

Town of Dundee
Town Commission
Staff Report
Town – Initiated Texted Amendment to 3.06.07
Underground Seepage Systems
2ND READING

To: Town Commission
Agenda Date: July 07, 2026
Department: Planning and Zoning
Discussion Topic: Town-Initiated Text Amendment to 3.06.07-Underground Seepage Systems
Applicant: Town of Dundee
Planning & Zoning Board Recommendation: Approved, 4-0
Town Commission Transmittal Hearing: Approved, 5-0
Town Commission Adoption Hearing: Pending Hearing
DEO Comments: Pending
Prepared By: Lorraine Peterson, Development Director


REQUESTED ACTION

The proposed amendment to section 3.06.07 of the Land Development Code regarding the allowance of Underground Seepage Systems.

The Town is proposing a text amendment to the Town of Dundee Land Development Code (LDC) specifically regarding Section 3.06.07. Currently, the code contains a blanket prohibition on underground seepage systems. The proposed amendment seeks to allow these systems under strict engineering and environmental criteria to provide developers and the Town with modern, space-efficient stormwater management options.

BACKGROUND

Existing language in Section 3.06.07 states: *"Underground seepage systems are not allowed."* This restriction was historically implemented to protect the local water table and ensure ease of maintenance for surface-level retention ponds.

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However, as land availability for traditional open-air ponds decreases and stormwater technology improves, many municipalities have transitioned to allowing underground systems. These systems allow for "hidden" drainage under parking lots or green spaces, facilitating higher-density development while maintaining recharge rates for the Floridan Aquifer.

PROPOSED LANGUAGE- LAND DEVELOPMENT CODE

~~**3.06.07. Underground seepage systems.**~~

3.06.07 Underground Stormwater Systems

~~Underground seepage systems are not allowed.~~

- A. Permitted Use: underground stormwater systems, including but not limited to exfiltration pipes, chambers, and vaults, may be permitted for the management of stormwater runoff, provided they meet the design and performance standards set forth in this Code and the Town's engineering manual.
- B. Design Requirements: All underground stormwater systems must be designed by a Florida Licensed Professional Engineer. The design must account for:
 - 1. Soil Suitability: A geotechnical report must be submitted proving that the soil conditions and seasonal high-water table (SHWT) levels are suitable for the proposed seepage rate.
 - 2. Pre-treatment: To prevent clogging and system failure, all systems must include a pre-treatment mechanism (such as a baffle box or sediment trap) to remove debris and oils before the water enters the seepage chamber.
 - 3. Vertical Clearance: A minimum of two (2) feet of separation is required between the bottom of the storm water system and the seasonal high-water table.
- C. Maintenance: The property owner shall be responsible for the perpetual maintenance of the underground stormwater system. An Operation and Maintenance (O&M) plan must be approved by the Town. Every five years, or more frequently if required by SWFWMD, a civil engineer or qualified inspector

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as defined by the Florida Department of Environmental Protection (FDEP) must inspect the system to ensure conformance with the approved O&M plan that it is working as permitted, a copy of the inspection report must be sent to the Public Works Director.

- D. Additional Requirements: The Town Engineer may require additional analysis, inspection access, maintenance provisions, or monitoring where site conditions warrant.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed amendment is consistent with the following goals of the Town of Dundee Comprehensive Plan:

1. **Infrastructure Element:** Encourages the use of innovative drainage techniques to manage stormwater runoff efficiently.
2. **Conservation Element:** Protects groundwater quality through required pre-treatment and vertical clearance from the water table.
3. **Future Land Use Element:** Supports the efficient use of land within the Town's limits.

FISCAL IMPACT

There is no direct fiscal impact on the Town. All costs associated with the design, installation, and maintenance of these systems will be the responsibility of the private developer or property owner.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of Ordinance 26-07.

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MOTION OPTIONS:

1. I move **approval of Ordinance 26-07 at 2nd reading** by the Town Commission for the proposed Town – Initiated request for a Land Development Code Text Amendment to section 3.06.07-Underground Seepage Systems.
2. I move **approval with changes at 2nd reading** by the Town Commission for the proposed Town - Initiated request for a Land Development Code Text Amendment to section 3.06.07- Underground Seepage Systems.
3. I move **denial at 2nd reading** by the Town Commission for the proposed Town- Initiated request for a Land Development Code Text Amendment to section 3.06.07-Underground Seepage Systems.

ATTACHMENTS:

Ordinance 26-07

BIE Report