



# TOWN COMMISSION MEETING

April 08, 2025, at 6:30 PM

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**AGENDA ITEM TITLE:**

Valencia Ridge Reserve Hardship Order No. 01-25

**SUBJECT:**

REQUEST: Pursuant to *Section 5(i) of the Town of Dundee Ordinance No. 24-09*, Welsh Road Land Investments, LLC (the "Applicant") requested an exception to the moratorium imposed by *Town of Dundee Ordinance No. 24-09* for the Valencia Ridge Reserve development arising out of extraordinary hardship(s).

**STAFF ANALYSIS:**

The Town has experienced significant and unprecedented residential growth in a short time resulting in new residential annexations, land use modifications, rezonings, major Planned Unit Development (PUD) amendments, master planned communities, and phased residential development(s) resulting in significant increased demand for Town-provided utility services which includes, but shall not be limited to, potable water utility service(s); and, as a direct result of the unprecedented number of proposed and/or approved new residential development projects within the corporate limits of the Town, the Town is at and/or has exceeded its maximum allocable daily potable water capacity permitted under the Town's current consumptive water use permits (WUPs) issued by the Southwest Florida Water Management District (SWFWMD).

**STAFF RECOMMENDATION:**

Staff recommends approval

**ATTACHMENTS:**

Hardship Order  
Exhibits A-D