



PLANNING AND ZONING BOARD MEETING MINUTES

June 20, 2024 at 5:30 PM

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

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

CALL TO ORDER by Chair Gunter at 5:33PM

PLEDGE OF ALLEGIANCE led by Chair Gunter

ROLL CALL given by Town Clerk Douthat

Jeff Gunter

Annette Wilson

Drexcextel Robinson

David Joubert

ABSENT

Jill Kitto

DELEGATIONS-QUESTIONS & COMMENTS FROM THE FLOOR

(Each speaker shall be limited to three (3) minutes)

Chair Gunter opened the floor for public comment. Seeing no public come forth, the floor was closed.

PUBLIC HEARINGS

1. DISCUSSION ITEM - 205 RIDGEWOOD AVE. SPECIAL EXCEPTION

Development Director Peterson gave the analysis.

Assistant Town Attorney Claytor asked if a consistency analysis was performed as related to the comprehensive plan, if the findings were consistent with the comprehensive plan and compatible with the land development code and regulations. Development Director Peterson answered both inquiries in the affirmative.

Chair Gunter opened the floor for comments from the public.

John Bandon, Wood and Associates Engineering, asked about the “duration” condition and stood for questions.

Chair Gunter asked if the structures would be single story.

Seeing no further public come forth, the floor was closed.

***MOTION TO RECOMMEND APPROVAL of the special exception for 205 Ridgewood Avenue with conditions presented by staff made by Gunter, Seconded by Robinson. Passed unanimously.
Voting Yea: Joubert, Wilson, Gunter, Robinson***

2. DISCUSSION ITEM - CYPRESS CREEK VILLAGE MHP FUTURE LAND USE MAP AMENDMENT

Development Director Peterson gave the analysis.

Assistant Town Attorney Claytor asked, as the Floodplain Administrator pursuant to Section 5.01.03.01 of the Land Development Code, if the requested change(s) to the FLUM are a consistent with the goals, policies and objectives of the comprehensive plan and compatible with the applicable provision(s) of the land development code related to development in floodprone areas. Development Director Peterson answered the inquiries in the affirmative.

Chair Gunter opened the floor for comments from the public.

Dennis Lester, 380 Cypress Circle, asked about the entrance(s) to phase 5.

Seeing no further public come forth, the floor was closed.

***MOTION TO RECOMMEND APPROVAL to the Town Commission of the future land use application for Cypress Creek Mobile Home Park made by Gunter, Seconded by Wilson. Passed unanimously.
Voting Yea: Joubert, Wilson, Gunter, Robinson***

3. DISCUSSION ITEM - CYPRESS CREEK VILLAGE MHP ZONING MAP AMENDMENT

Development Director Peterson gave the analysis.

Chair Gunter opened the floor for public comment. Seeing no public come forth, the floor was closed

***MOTION TO RECOMMEND APPROVAL to the Town Commission of the zoning application for Cypress Creek Mobile Home Park phase 5 made by Gunter, Seconded by Wilson. Passed unanimously.
Voting Yea: Joubert, Wilson, Gunter, Robinson***

Assistant Town Attorney requested a five minute recess.

Recessed at 6:25 PM

Called back to order at 6:32 PM

4. DISCUSSION ITEM - BOULEVARD TIRE FUTURE LAND USE MAP AMENDMENT

Development Director Peterson gave the analysis.

Chair Gunter opened the floor for public comment. Seeing no public come forth, the floor was closed

***MOTION TO RECOMMEND APPROVAL to the Town Commission of the future land use application for Boulevard Tire made by Gunter, Seconded by Joubert. Passed unanimously.
Voting Yea: Joubert, Wilson, Gunter, Robinson***

5. DISCUSSION ITEM - BOULEVARD TIRE ZONING MAP AMENDMENT

Development Director Peterson gave the analysis.

Chair Gunter opened the floor for public comment. Seeing no public come forth, the floor was closed

***MOTION TO RECOMMEND APPROVAL to the Town Commission of the zoning map amendment application for Boulevard Tire made by Gunter, Seconded by Wilson. Passed unanimously.
Voting Yea: Joubert, Wilson, Gunter, Robinson***

ADJOURNMENT at 6:47PM

Respectfully Submitted,

Trevor Douthat

Trevor Douthat, Town Clerk

APPROVAL DATE: _____