



PUBLIC WORKSHOP #2 – TRANSPORTATION IMPACT FEE MINUTES

September 24, 2024 at 6:00 PM

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

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

CALL TO ORDER at 6:00 p.m.

PLEDGE OF ALLEGIANCE led by Mayor Pennant

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

ROLL CALL taken by Town Clerk O'Neill

PRESENT

Commissioner Glenn
Commissioner Quarles
Commissioner Richardson
Vice Mayor Goddard
Mayor Pennant

NEW BUSINESS

1. DISCUSSION & ACTION, ORDINANCE 24-10, TRANSPORTATION IMPACT FEES

Assistant Town Attorney Claytor provided the analysis. He reviewed the credentials for Mr. Alex Anaya, who is a civil and transportation engineer with ESRP Corporation and has more than 20 years of experience working as a licensed engineer in the state of Florida on transportation projects. Mr. Anaya had notified staff in advance of the public workshop that he would be unable to attend; however, Mr. Anaya would be able to attend the public hearing at the 6:30pm Town Commission meeting, where he would be able to answer any questions about the Transportation Study performed by ESRP.

Pursuant to Florida Statutes, Section 163.31801, the Florida Impact Fee Act, when a municipality or local government is increasing impact fees in excess of the phase-in limitations set, said municipality is required to meet certain requirements, which include two duly noticed public workshops and two public hearings, the second of which was advertised on September 11, 2024 and is taking place at the Town Commission meeting tonight.

The Florida Impact Fee Act requires a demonstrated needs study, meaning that the most recent and localized data needs to be demonstrated, in addition to identifying the extraordinary circumstances existing that necessitate the municipality to increase its impact fees in excess of the phase-in limitation schedules.

The study that is being presented and discussed tonight provides most recent and localized data. Attorney Claytor summarized population growth data and transportation data from the study.

By the year 2045, population growth will increase by more than 199%. It is estimated that this growth would increase the population in Dundee from about 6,000 to about 25,000 residents, which is unprecedented growth. Attorney Claytor noted that the growth rate in Dundee exceeded that of the average growth rate across Polk County overall. He further noted that there is a proposed project within Town limits that is not accounted for in these numbers, but it is a 2,100-unit master plan community.

He asked the Town Commission if there were any questions.

Commissioner Quarles asked about the area that the study explored. Attorney Claytor stated the study evaluated the current and future level of service and that it also addressed the thoroughfare network within the Town. He noted that the study identified substandard streets. Mr. Claytor explained that substandard streets would be addressed in future amendments to the Town's Land Development Code.

Commissioner Glenn asked whether the Town would be able to work with developers to incur the costs of improving roadways. Attorney Claytor responded in the affirmative. He noted that developers would be able to assist with capital improvements that are necessitated or brought upon by the development.

Attorney Claytor stated that the proposed increased impact fees would cover roughly 80% of the transportation improvements necessary, and Commissioner Glenn commented this was a good number.

Could any of the costs be rolled into the new subdivision project costs? Attorney Claytor stated that by increasing the impact fees through this ordinance, the Town will have more dedicated funding to make improvements as unprecedented growth occurs in the Town of Dundee over the next twenty years.

Vice-Mayor Goddard asked whether the proposed transportation impact fees would cover the improvements that come with Duke Energy. Attorney Claytor noted the differences between impact fees and other public utility/service providers.

Discussion ensued about concurrency and how impact fees may be used to assist with funding as corporate limits and population continue to grow. Impact fees provide a necessary source of restricted funding for municipal capital expenditures in order to maintain levels of service for municipal services.

Commissioner Glenn asked whether impact fees would fund a future fire station as the Town grows. Attorney Claytor stated that Ms. Peterson in Development Services would be best able to address that question. Commissioner Glenn commented on costs to meet the needs of anticipated growth. Town Manager Davis stated that Ms. Mercer, Special Projects Manager, is currently looking at grants to fund municipal projects, such as safety complexes. Commissioner Glenn recommended looking at the areas of growth to plan for future municipal services and projects. Mayor Pennant noted that the east side of Town is where most growth is occurring.

Mayor Pennant opened the floor for public comments and questions.

Michelle Thompson, 406 4th Street South, asked how developers work with the Town to arrange agreements. Attorney Claytor responded that the Town provides developers with incentives that the Town is legally permitted to provide. He also noted that no member of staff, including legal staff, has the authority to enter into a binding legal agreement with any entity. All agreements must be presented to the Town Commission, and the Town Commission makes decisions.

Attorney Claytor noted that Mr. Anaya arrived, and he would be available for questions during the public hearing that will take place during the Town Commission meeting at 6:30 p.m.

ADJOURNMENT by the Mayor at 6:25 p.m.

Respectfully submitted,

Lita O'Neill
Lita O'Neill, Town Clerk

APPROVAL DATE: _____

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.