



PLANNING AND ZONING BOARD MEETING MINUTES

December 18, 2025, at 5:30 PM

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

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

CALL TO ORDER by David Joubert at 5:33 P.M.

PLEDGE OF ALLEGIANCE led by David Joubert

ROLL CALL given by Deputy Town Clerk Melissa Glogowski

PRESENT

Julia Hunt

David Joubert

Dretextel Robinson

Michelle Thompson

DELEGATIONS-QUESTIONS & COMMENTS FROM THE FLOOR

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

Board member Joubert opened the floor for public comments, being none, the floor was closed.

APPROVAL OF MINUTES

1. October 16, 2025, P&Z Minutes

Motion to approve the minutes of the October 16, 2025 Planning & Zoning meeting minutes with changes, made by member Robinson.

Motion Seconded by member Thompson.

Voting in favor: Hunt, Joubert, Robinson, Thompson

The motion passed unanimously

DISCUSSION ITEMS

2. APPOINTMENT OF CHAIRPERSON AND VICE-CHAIRPERSON

Board member Joubert opened the floor for public comments, being none, the floor was closed.

Motion to table appointment of chair and vice-chair until February meeting made by unanimous consent.

Voting in favor: Hunt, Joubert, Robinson, Thompson

The motion passed unanimously

3. RIGHT-OF-WAY VACATION FOR THE SOUTHERN PORTION OF HILLCREST AVENUE (30' WIDE).

Board member Joubert opened the floor for public comments, being none, the floor was closed.

Motion to recommend approval to the Town Commission for the Right-Of-Way Vacation for the southern portion of Hillcrest Avenue, made by member Joubert.

Motion Seconded by member Thompson.

Voting in favor: Hunt, Joubert, Robinson, Thompson

The motion passed unanimously

4. CONTINUATION OF LAND USE TABLE CHANGES

Board member Joubert opened the floor for public comments.

Jennifer Knaus provided information regarding differences for day spas and message therapy, and how those should be listed. Jane Davis questioned if adult daycares fall within the towns code.

Jennifer Knaus, Jane Davis and Jenn Kiel spoke in opposition to proposed Wawa and car wash at the corner of US Hwy 27 and Dundee Rd.

Member Joubert closed the delegation floor for comments.

REPORTS FROM OFFICERS

Planning Department Comments

Administration Comments

There will be a special Meeting on January 8, 2026

Board Member Comments

Member Robinson reminded board members of upcoming events, Bingo on Monday 1/5 at the Main Street Center, MLK Parade 1/18, invited board members to participate on float & MLK Prayer Breakfast 1/19.

Chairperson's Comments

ADJOURNMENT at 7:00 PM

Respectfully submitted,

Melissa Glogowski

Melissa Glogowski, Deputy Town Clerk

APPROVAL DATE: _____

PUBLIC NOTICE: Please be advised that if you desire to appeal 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 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 street, 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.