



Meeting Agenda Coversheet

MEETING DATE:	April 21, 2026	Submitted By: Lorraine Peterson- Planning & Zoning Department	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>	DISCUSSION & ACTION, ORDINANCE 26-02 2 nd READING WAWA ZONING MAP AMENDMENT		
STAFF RECOMMENDATION: (MOTION READY)	I move the Town Commission approve Ordinance 26-02 of the request by Matthew Dundee Investments, LLC to amend the Zoning Map for property located in the Town of Dundee from General Retail Commercial (CC) to Highway Commercial on 2.86+/- acres of land. The subject property is located at the northeast corner of Hwy. 27 & Dundee Rd, further described as parcels: 272829-848000-001430, 272829-848000-001060, 272829-848000-001082, 272829-848000001080, 272829-848000-001102, 272829-848000-001101, 272829-848000-001121, 272829-848000-001122, 272829-848000-001142, 272829-848000-001141, 272829-848000-001371, 272829-848000-001372, 272829-848000-001390 in Section 29, Township 28, and Range 27.		
SUMMARY and/or JUSTIFICATION:	<p>The Applicant, Matthew Dundee Investments, LLC is requesting an amendment to the Zoning Map for property located in the Town of Dundee. The current Zoning is General Retail Commercial (CC), the proposed zoning is Highway Commercial (CH) on 2.86 +/- acres. The proposed site is located at the northeast corner of Highway 27 and Dundee Road on 2.86 +/- acres in the Town of Dundee in Section 29, Township 28, Range 27, further described as parcels:</p> <p style="text-align: center;">272829-848000-001430, 272829-848000-001060, 272829-848000-001082, 272829-848000-001080, 272829-848000-001102, 272829-848000-001101, 272829-848000-001121, 272829-848000-001122, 272829-848000-001142, 272829-848000-001141, 272829-848000-001371, 272829-848000-001372, 272829-848000-001390</p>		
SELECT, if applicable	AGREEMENT:		BUDGET:
	STAFF REPORT:	X	PROCLAMATION:
	EXHIBIT(S):	X	OTHER:
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>	Staff Report Ordinance 26-02 BIE		
SELECT, if applicable	RESOLUTION:		ORDINANCE: 26-02 2nd reading

<p>IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(If Item is not a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank.)</i></p>	<p>AN ORDINANCE OF THE TOWN OF DUNDEE, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF DUNDEE, FLORIDA; SPECIFICALLY, CHANGING THE ZONING DESIGNATION FROM GENERAL RETAIL COMMERCIAL (CC) TO HIGHWAY COMMERCIAL (CH) ON APPROXIMATELY 2.86 +/- ACRES, LOCATED AT THE NORTHEAST CORNER OF HIGHWAY 27 AND DUNDEE ROAD IN THE TOWN OF DUNDEE IN SECTION 29, TOWNSHIP 28, RANGE 27, FUTHER DESCRIBED AS PARCELS: 272829-848000-001430, 272829-848000 001060,272829-848000-001082,272829-848000-001080, 272829-848000 001102,272829-848000-001101,272829-848000-001121, 272829-848000 001122,272829-848000-001142,272829-848000-001141,272829-848000 001371,272829-848000-001372,272829-848000-001390 ; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH, PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.</p>	
<p>FISCAL IMPACT <i>(if any):</i></p>	<p>This Ordinance will not produce any fiscal impacts to the Town.</p>	<p>\$0.00</p>