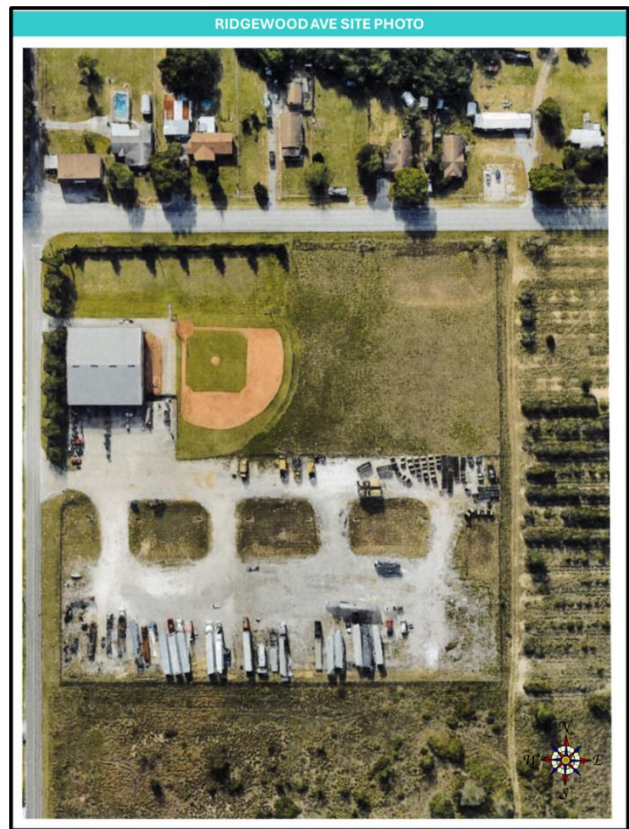


## TOWN OF DUNDEE RIDGEWOOD AVENUE MINI-WAREHOUSE FACILITY PARKING VARIANCE REQUEST STAFF REPORT

<b>Planning and Zoning Date:</b> N/A <b>Town Commission Date:</b> May 5, 2026 <b>Applicant:</b> Wood & Associates Engineering, LLC	<b>Project Type:</b> Variance (Parking) <b>Project Name:</b> Ridgewood Ave. Property <b>Project Planner:</b> Lorraine Peterson, Development Director
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<b>Request:</b>	<b>Variance:</b> Mini-Warehouse/ Self Storage Center Parking Deferral
<b>Location:</b>	Located on the east side of Center Street, north side of Ridgewood Avenue, east of Crystal Lake, west of 8 <sup>th</sup> Street N., Town of Dundee, in Section 21, Township 28, Range 27.
<b>Property Owner:</b>	Crow Investments, LLC
<b>Parcel Size/Number:</b>	8.26 +/- acres 272821-832000-001000 & 272821-832000-002071
<b>Future Land Use and Zoning:</b>	FLUM-Commercial/ Industrial Corridor      Zoning- Industrial (IL)
<b>DRC/Staff Recommendation:</b>	DRC Team Recommends Approval
<b>Planning &amp; Zoning Vote:</b>	N/A
<b>Town Commission Vote:</b>	Pending



**Property Information:**

The site proposed is situated on 8.26 +/- acres and located at 205 Ridgewood Avenue and 0 Center Street in Dundee, FL, further described as parcels 272821-832000-001000 and 272821-832000-002071, in Section 21, Township 28, Range 27. The proposed site has an existing Future Land Use (FLU) designation of commercial/industrial corridor and the Zoning classification of industrial (IL).

**REQUEST:**

This is an applicant-initiated request by Mr. John Bannon of Wood & Associates Engineering, LLC for a variance to the required fifty (50) standard parking spaces at 0.4 for every 1,100 square foot floor area (SFGFA), according of 126,158 square feet of buildings to twelve (12) standard parking spaces, two (2) accessible (ADA) spaces, fifty (50) boat accessible spaces, and pull up lanes for storage units for a mini-warehouse/storage center on approximately 8.26+/- acres zoned Industrial (IL) located at 205 Ridgewood Avenue and 0 Center Street.

**PROJECT INFORMATION:**

The proposed use for the site shall be for a mini warehouse self-storage facility. Hours of Operation shall be from 8 AM to 5 PM. There shall be approximately 5 to 10 number of employees. Storage facility renters shall have 24-hour access to their units via access codes and pin pads at the entrance to the facility. The site will be secured with security fencing and video monitoring. There will be an estimated 10 metal mini-storage buildings, however, the number of storage units within the buildings is preliminary and may vary based on market demand for certain unit sizes, climate control, etc. We estimate approximately 600 to 700 storage units at site buildout. Also, there is currently one steel frame building that has four bays that are being used for mechanical shops.

**Land Development Code:**

The relevant sections of the Land Development Code that are applicable to the project request:

- Article 9 – Definitions-Variance
- Section 7.06.00- Criteria for granting a variance
- Section 7.02.08- Integration of other review procedures
- Section 3.03.00 (F)- Parking deferral

**Land Development Code Sections:**

- **ARTICLE 9 Variance:** A variance is a relaxation of the terms of this zoning ordinance where said variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the petitioner or

applicant, a literal enforcement of the requirements of this ordinance would result in unnecessary and undue hardship on the landowner. A variance is authorized only for height, area, and size of structure or size of yards in open spaces. Establishment or expansion of a use otherwise prohibited or not permitted shall not be allowed by variance; nor shall a variance be granted because of the presence of nonconformities in the zoning classification or district or adjoining zoning classifications or districts.

- **SECTION 7.06.00 -Criteria for granting a variance**

The granting of a variance shall be based on a determination by the development special magistrate that the request will not be contrary to the public interest and the intent of this code, and that strict enforcement of the regulation in question would create an undue and unnecessary hardship for the applicant. Considerations of health, convenience or economics shall not be considered as justification for a variance. Approval of a variance shall be based solely on the following criteria, all of which must be fully satisfied:

1. Special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same land use classification.
2. The special conditions and circumstances do not result from the actions of the applicant.
3. The requested variance, if approved, will not confer on the applicant any special privilege that is denied by the provisions of this code to other lands or structures in the same land use classification.
4. Literal interpretation of the provisions of this code would deprive the applicant of rights commonly enjoyed by other properties in the identical land use classification and will constitute an unnecessary and undue hardship on the applicant.
5. That the variance granted is the minimum variance that will make possible a reasonable use of the land or structure.
6. That the granting of the variance will be in harmony with the general intent of this code, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

For each variance granted, the development special magistrate shall approve and sign a written order listing the above criteria and attesting that each has been satisfied.

- **SECTION 7.02.08-Intergration of other review procedures**

Any development involving the following provisions of this code shall be coordinated as set forth below:

(A) *Development built in phases.* Development built in phases or stages must clearly show the various phases or stages of the proposed development on the site development plan and on all subsequent site development plans. Any amenity or stormwater management system proposed in any future phase shall be constructed in the first phase of development. A site development plan must be submitted for each successive phase of the development.

As part of the application for site development plan approval, the developer shall submit a proposed schedule for completion of such improvements. Once a schedule has been approved and made part of the site development plan requirements by the development director, no land may be used and no building may be occupied except in accordance with the schedule approved as part of the site plan. If no schedule has been approved, no more than two years shall elapse between the filing of successive site development plans.

(B) *Variance or waiver.* Those developments requiring a variance or a waiver from any applicable regulation of this code in conjunction with site development plan review shall have the appropriate request acted upon by the development special magistrate or the town commission. This shall include existing development sites, proposed for expansion or reconfiguration, which are nonconforming to any requirement of this code. The site development plan may be reviewed concurrently with review and action on the variance or waiver request, but the site development plan shall not be approved until the variance or waiver has been approved.

(C) *Special exceptions.* For developments requiring a special exception approval, a request for such approval shall be submitted to the planning and zoning board and the town commission, and the special exception shall be approved prior to final approval of the site development plan. A site development plan and a special exception request may be processed concurrently.

• **SECTION 3.03.00 (F)-Parking Deferral**

1. To avoid requiring more parking spaces than actually needed to serve a development, the town commission may waive the provision of some portion of the offstreet parking spaces required by this section if the conditions and requirements of this section are satisfied.

2. As a condition precedent to obtaining such a waiver by the town commission, the developer must show any one or more of the following:

a. A parking study prepared by a qualified professional indicates that there is not a present need for the deferred parking.

b. The developer has established or will establish an alternative means of access to the use that will justify deferring the number of parking spaces sought to be deferred. Alternative programs that may be considered by the town commission include, but are not limited to:

- (1) Private and public carpools and vanpools.
- (2) Charging for parking.
- (3) Subscription bus services.
- (4) Flexible work-hour scheduling.
- (5) Ride sharing.
- (6) Establishment of a transportation coordinator position to implement carpool, vanpool, and transit programs.

c. The percentage of parking spaces sought to be deferred corresponds to the percentage of residents, employees, and customers who regularly walk, use bicycles and other nonmotorized forms of transportation, or use mass transportation to come to the facility.

3. If the developer satisfies one or more of the criteria in (2), the town commission may approve a deferred parking plan submitted by the developer. The number of parking spaces deferred shall correspond to the estimated number of parking spaces that will not be needed because of the condition or conditions established.

4. A deferred parking plan shall:

a. Be designed to contain sufficient space to meet the full parking requirements of this section, shall illustrate the layout for the full number of parking spaces, and shall designate which are to be deferred.

b. Locate deferred spaces outside areas required for landscaping, buffer zones, setbacks, or areas that would otherwise be unsuitable for parking spaces because of the physical characteristics of the land or other requirements of this code.

c. Include a landscaping plan for the deferred parking area.

d. Include a written agreement with the town that, one year from the date of issuance of the certificate of occupancy, the deferred spaces will be converted to parking spaces that conform to this code at the developer's expense should the town commission determine from experience that the additional parking spaces are needed.

e. Include a written agreement that the developer will cover the expense of a traffic study to be undertaken or commissioned by the town to determine the advisability of providing the full parking requirement.

5. At any time after one year from the date of issuance of a certificate of occupancy for the development, the town commission shall have the authority to require that the deferred spaces be converted to operable parking spaces by the developer.

6. The developer may at any time request that the town commission approve a revised development plan to allow converting the deferred spaces to operable parking spaces.

### **MOTION OPTIONS:**

1. I move **approval of Resolution 26-12 a parking variance request** by John Bannon of Wood & Associates Engineering, LLC to obtain a variance to the required fifty (50) standard parking spaces at 0.4 for every 1,100 square foot floor area (SFGFA) of 126,158 square feet of buildings to twelve (12) standard parking spaces, two (2) accessible (ADA) spaces, fifty (50) boat accessible spaces, and pull up lanes for storage units for a mini-warehouse/self-storage center on approximately 8.26+/- acres zoned Industrial (IL) located at 205 Ridgewood Avenue and 0 Center Street.

2. I move **approval of Resolution 24-09 a Special Exception request with changes** by John Bannon of Wood & Associates Engineering, LLC to obtain a variance to the required fifty (50) standard parking spaces at 0.4 for every 1,100 square foot floor area (SFGFA) of 126,158 square feet of buildings to twelve (12) standard parking spaces, two (2) accessible (ADA) spaces, fifty (50) boat accessible spaces, and pull up lanes for storage units a for a mini-warehouse/storage center on approximately 8.26+/- acres zoned Industrial (IL) located at 205 Ridgewood Avenue and 0 Center Street.

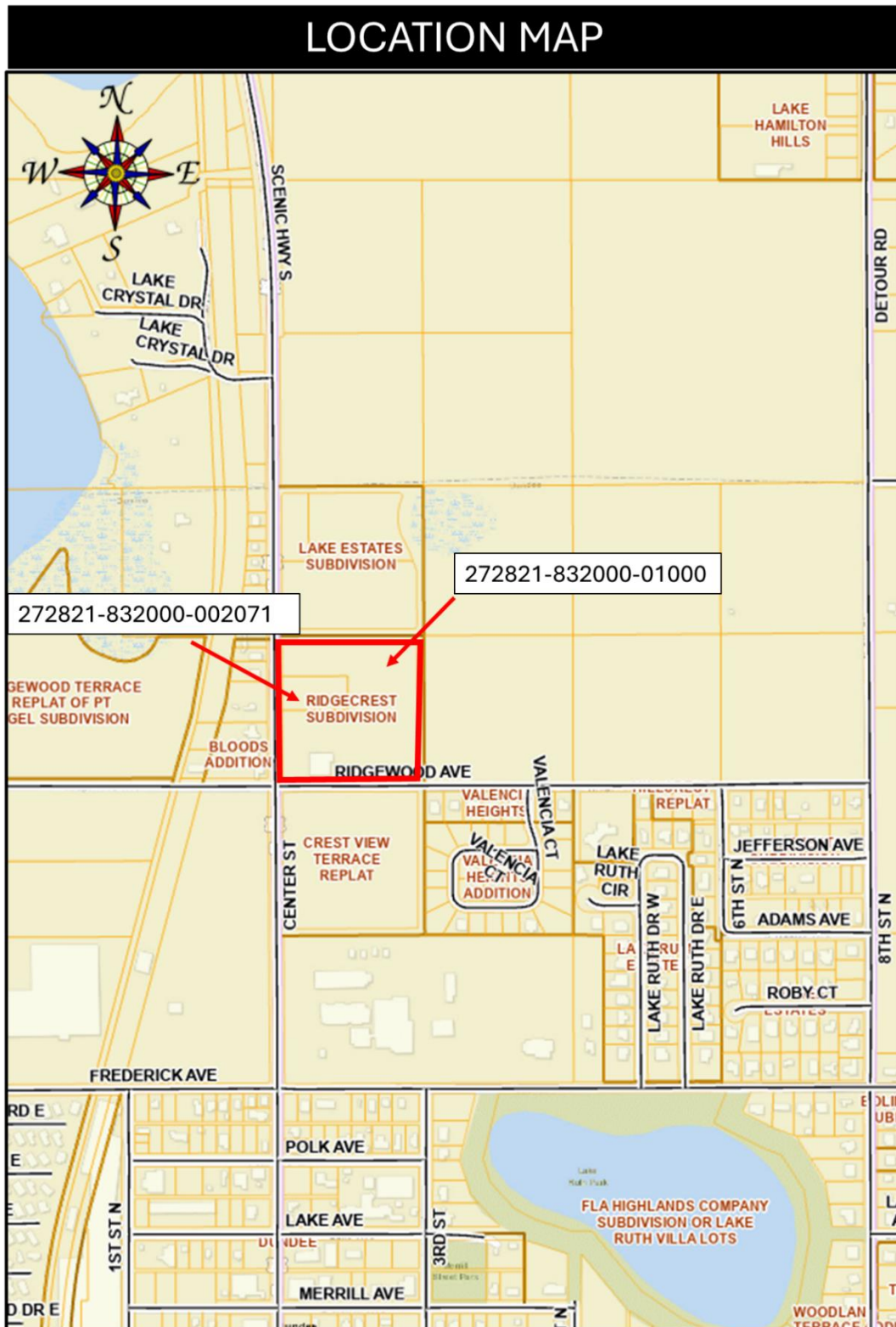
3. I move **denial of Resolution 24-09 a Special Exception request** by John Bannon of Wood & Associates Engineering, LLC to obtain a variance to the required fifty (50) standard parking spaces at 0.4 for every 1,100 square foot floor area (SFGFA) of 126,158 square feet of buildings to twelve (12) standard parking spaces, two (2) accessible (ADA) spaces, fifty (50) boat accessible spaces, and pull up lanes for storage units for a mini-warehouse/storage center on approximately 8.26+/- acres zoned Industrial (IL) located at 205 Ridgewood Avenue and 0 Center Street.

4. I move **continuation of Resolution 24-09 until a certain date.**

Town of Dundee, Florida  
Resolution 26-12, Parking Variance  
Ridgewood Avenue Mini-Warehouse Facility

**EXHIBITS:**

- Exhibit 1      Location Map
- Exhibit 2      Aerial Close Up
- Exhibit 3      Applicant's Site Plan Map



LOCATION MAP



AERIAL MAP CLOSE UP



Town of Dundee, Florida  
 Resolution 26-12, Parking Variance  
 Ridgewood Avenue Mini-Warehouse Facility

<b>SITE DATA TABLE</b>			
<b>Ridgewood Avenue Mini-warehouse Facility</b>			
<b>SITE SUMMARY</b>			
<b>Location:</b>	205 RIDGEWOOD AVENUE		
	DUNDEE, FLORIDA, 33838		
<b>Land Use:</b>	COMMERCIAL •		
<b>Parcel Number:</b>	27-28-21-832000-001000		
	27-28-21-832000-002071		
<b>Site Area:</b>	8.62 ACRES		
<b>PARKING COUNT</b>			
<b>Regular Spaces:</b>	•	12 EA	
<b>ADA Accessible Spaces:</b>		2 EA	
<b>Boat Accessible Carport Spaces:</b>		50 EA	
<b>Pull Up Parking For Storage Unit Access:</b>		1370 LF	
<b>OPEN SPACE</b>			
<b>Open Space Provided :</b>	2.89 ACRES		
<b>IMPERVIOUS COVER</b>			
	<b>EXISTING</b>	<b>PROPOSED</b>	<b>TOTAL</b>
<b>Total IC</b>	28218 SF	249462 SF	<b>249462 SF</b>
<b>Total Area</b>	375458 SF	375458 SF	<b>375458 SF</b>
<b>Impervious Cover</b>	8%	66%	<b>66%</b>

**CONDITIONS OF USE**

A Special Exception was approved via Resolution No. 24-09 to allow for the mini warehouse facility. Hours of Operation shall be from 8 AM to 5 PM. There shall be approximately 5 to 10 number of employees. As is typical, storage facility renters shall have 24-hour access to their units via access codes and pin pads at the entrance to the facility. The site will be secured with security fencing and video monitored.

**PROPERTY AREA**

Total Land Area: 8.26 ac+/-; 8.62 +/- acres after ROW vacation (North 1/2 Hillcrest to be vacated)

Impervious Area: 6.62 +/- acres

Pervious Area: 2.0 +/- acres

Existing Structures: 1 steel frame building to be demolished

Proposed Structures: 10 Buildings consisting of approximately 1100+/- units

<b><u>Proposed Structure</u></b>	<b><u>Proposed Building Square Footage</u></b>	<b><u>Proposed Number of Units</u></b>
Building 1 - Three Story	126,158 SF	950
Building 2 - Single Story	5,500 SF	23
Building 3 - Single Story	2,750 SF	11
Building 4 - Single Story	2,750 SF	11
Building 5 - Single Story	2,750 SF	11
Building 6 - Single Story	8,500 SF	30
Building 7 - Single Story	5,250 SF	15
Building 8 - Single Story	5,250 SF	21
Building 9 - Single Story	4,500 SF	18
Building 10 - Single Story	2,500 SF	10
<b>Total Number of Units</b>		<b>1100 +/-</b>

## SITE INFORMATION