



**RESOLUTION NO. 26-12**

**A RESOLUTION OF THE TOWN OF DUNDEE TOWN COMMISSION, GRANTING A VARIANCE TO THE REQUIRED OFFSTREET PARKING FOR THE RIDGEWOOD AVENUE MINI-WAREHOUSE FACILITY. PER SECTION 3.03.02- OFFSTREET PARKING, WAREHOUSING AND DISTRIBUTION CENTERS ARE REQUIRED TO HAVE 0.4 PARKING SPACES FOR EVERY 1,000 SQUARE FEET GROSS FLOOR AREA, FOR 126,158 SQUARE FEET THE REQUIREMENT WOULD BE FIFTY STANDARDS PARKING SPACE, TWO ACCESSIBLE (ADA) PARKING SPACES, AND FIVE BICYCLE SPACES. THE PROPOSED PARKING SPACES ARE AS FOLLOWS: TWELVE STANDARD PARKING SPACES, TWO ACCESSIBLE (ADA) PARKING SPACES, FIFTY BOAT ACCESSIBLE PARKING SPACES, AND PULL UP PARKING. THE PROPOSED MINI-WAREHOUSE IS LOCATED AT 205 RIDGEWOOD AVENUE (PARCELS: 272821-832000-002071 AND 272821-832000-001000); MAKING FINDINGS; AUTHORIZING THE TOWN MANAGER TO TAKE ALL NECESSARY FURTHER ACTION(S); PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Development Special Magistrate may approve a variance to the minimum area of a lot, lot width, front yard setback, side yard setback, rear yard setback, and/or height of a building, where, by reason of exceptional shape, size, or topography of the subject lot, or other exceptional situation(s) or condition(s) of

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the building or land, practical difficulty or an unnecessary hardship would result to the owner(s) of said property from a strict enforcement of these regulations; and

**WHEREAS**, the Town Commission held a public hearing to review the requested variance on May 5th, 2026; and

**WHEREAS**, based on the evidence, testimony, exhibits, comments of the Town of Dundee Planning and Zoning Department, comments of public officials and agencies, and comments from all interested parties, the Town Commission finds as follows:

1. That the hearing before the Town Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested parties were heard at said hearing.
2. That 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.
3. That the special conditions and circumstances do not result from the actions of the applicant.
4. That the requested variance(s), 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.
5. That 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.
6. That the variance(s) granted is/are the minimum variance(s) that will make possible a reasonable use of the land or structure.
7. That the granting of the variance(s) will be in harmony with the general intent of this code, and that such variance(s) will not be injurious to the area involved or otherwise detrimental to the public welfare.

**NOW, THEREFORE, BE IT RESOLVED**, by the Town Commission of the Town of Dundee that the following variances as explained in Exhibits “A” and “B” is hereby granted for the property located at 205 Ridgewood Avenue as shown in Exhibit “C” for the modification of the parking requirements.

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1. 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 lane parking for storage units.

**READ, PASSED AND ADOPTED** at a duly called meeting of the Town Commission of the Town of Dundee, Florida, assembled on the 5<sup>th</sup> day of May 2026

**TOWN OF DUNDEE, FLORIDA**

\_\_\_\_\_  
Joseph Garrison, Mayor

ATTEST WITH SEAL:

\_\_\_\_\_  
Erica Anderson, Town Clerk

Approved as to form:

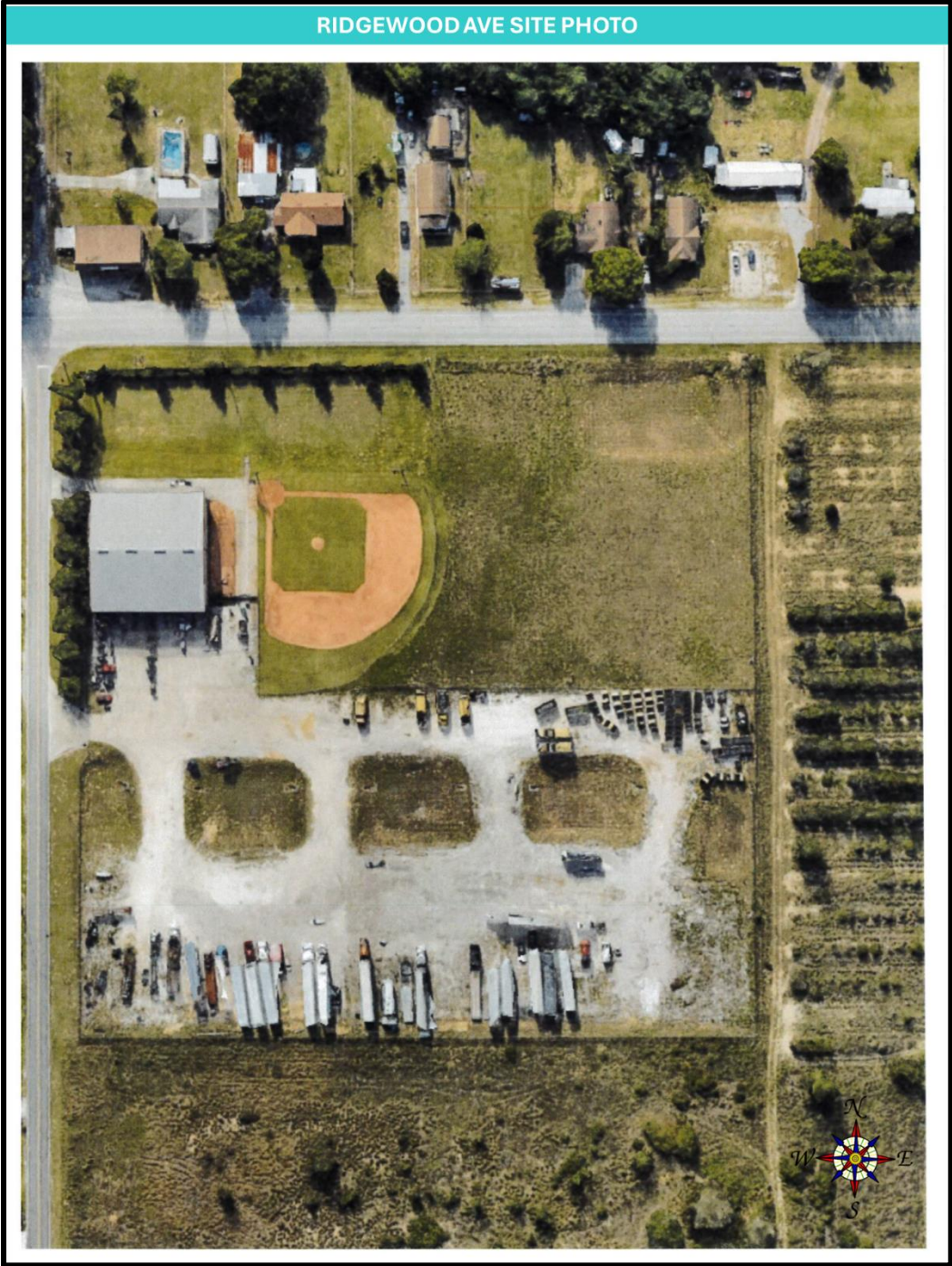
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Markeshia L. Smith, Town Attorney

**RESOLUTION 26-12  
Exhibit "A"  
FINDINGS OF FACT  
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**FINDINGS OF FACT:**

1. John Bannon with Quiddity Engineering, LLC (hereinafter referred to as the 'Applicant') has requested a variance to the required fifty (50) standard parking spaces for 126,158 square feet of buildings for a Mini-Warehouse Storage Facility. The applicant is proposing twelve (12) standard parking spaces, two (2) accessible (ADA) parking spaces, fifty (50) boat accessible parking spaces, and pull up lane parking for storage units.
2. Crow Investments LLC is the current owner of said property (parcel ID's 272821-832000-001000 and 272821-832000-002071).
3. The parcels are located at the northeast intersection of Center Street and Ridgewood Avenue.
4. The property has a Future Land Use Map designation of Commercial/Industrial Corridor.
5. The property is located within the Moderate-Density Single Family Residential (RSF-3) zoning district.
6. Table 3.03.02 requires 0.4 standard parking spaces for every 1,000 Square Feet Gross Floor Area (SFGFA), which for 126,158 square feet of buildings is fifty (50) standard required parking spaces, two (2) accessible (ADA) spaces, and five (5) bicycle spaces.

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Exhibit "B"  
Photographs and Site Plan  
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 Exhibit "C"  
 Aerial Map for 205 Ridgewood Avenue  
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