



Meeting Agenda Coversheet

MEETING DATE:	June 2, 2026	Submitted By: Lorraine Peterson- Planning & Zoning	
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>	DISCUSSION & ACTION, ORDINANCE 26-09 – AN APPLICANT-INITIATED MAJOR PUD AMENDMENT TO ORDINANCE 15-05 FOR ESTES GROVE SUBDIVISION.		
STAFF RECOMMENDATION: (MOTION READY)	I move approval of Ordinance 26-09 by the Town Commission, a Major Amendment to PUD-MU 15-05, for Estes Grove Subdivision, a request by Heather Wertz of Absolute Engineering, Inc., amending the Master Development Plan, special conditions, adding parcels 272835-000000-023010 and 272901-000000-012000, moving the 15 acre school site and the 5 acre public use site from the eastside of Lake Mabel Loop Road to the westside of Lake Mabel Loop Road, adding project phasing, reducing the overall project density, redefining the lot layout and lot sizes per original PUD conditions, changes to the external access points, and adding the Welsh Road extension right-of-way dedication.		
SUMMARY and/or JUSTIFICATION:	<p>The developer is requesting a Major Modification to PUD Ordinance No. 15-05, including:</p> <ul style="list-style-type: none"> •Addition of Parcels- 272835-000000-023010& 272901-000000-012000 •Moving a 15-acre school site & 5-acre public use site from east side of Lake Mabel Loop Road to west side of Lake Mabel Loop Road North of Almburg Road. •Defining lot layout and lot sizes per original PUD conditions. •Changes to external access points. •Reduction in overall project density. •Add Welsh Road extension right-of-way dedication. •Adding project phasing. <p>The total acreage of the parcels is 638.76. The parcels are on the southeast side of the Town of Dundee, west of Lake Pierce and east of Lake Annie. They are located on the east and west side of Lake Mabel Loop Road and on the north and south side of Cana Road. The present use of the parcels is citrus groves. The adjacent parcels have land use designations of Dundee LDR to the west and south, and County A/RR to the north and east. The proposed land use change to LDR designates 5 units per acre. The Major Modification of PUD Ordinance 15-05 will satisfy the intent of the land development code, as well as meeting the need for residential, commercial, and school property growth in the area. Roadway and utility infrastructure will be determined based on detailed traffic analysis and engineered construction plans. The project will be constructed in 4 phases starting in 2026 and will complete each phase per year thereafter, ending in 2030</p>		
SELECT, if applicable	AGREEMENT:		BUDGET:
	STAFF REPORT:	X	PROCLAMATION:
	EXHIBIT(S):	X	OTHER:

<p>IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i></p>	<p>Staff Report Ordinance 26-09 BIE</p>		
<p>SELECT, if applicable</p>	<p>RESOLUTION: N/A</p>	<p>ORDINANCE: 26-09</p>	
<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 style="text-align: center;">ORDINANCE 26-09</p> <p>AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA, AMENDING ORDINANCE 15-05, A PLANNED UNIT DEVELOPMENT - MIXED USE (PUD-MU) ZONING CLASSIFICATION FOR THE ESTES GROVE SUBDIVISION; AMENDING THE MASTER DEVELOPMENT PLAN AND SPECIAL CONDITIONS REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.</p>		
<p>FISCAL IMPACT (if any):</p>	<p>This Ordinance will not produce any fiscal impacts to the Town.</p>		<p>\$0.00</p>