

# Town of Dundee Town Commission Meeting Wawa and Big Dan's Carwash Site Development Plan Approval



<b>To:</b> Town Commission
<b>Agenda Date:</b> June 2, 2026
<b>Department:</b> Planning and Zoning
<b>Discussion Topic:</b> Site Development Plan Approval
<b>Requested Action:</b> To approve the site development plan for Wawa and Big Dan's Carwash
<b>Prepared By:</b> Lorraine Peterson, Development Director



## **SITE LOCATION**

The site proposed is situated on 2.92 +/- acres and located at the northeast corner of Highway 27 and Dundee Road in Dundee, FL, further 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 in Section 29, Township 28, Range 27. The proposed site has an existing Future Land Use (FLU) designation of commercial and the Zoning classification of Highway Commercial (CH).

## **BACKGROUND**

The Land Development Code requires a site development plan approval prior to the issuance of a building permit for all non-residential uses, please see section 7.02.02 of the LDC. Section 7.02.03 gives the procedures for such an approval.

The Development Review Committee has reviewed the site development plan submitted by Matthew Dundee Investments LLC for Wawa and Big dan's Carwash and determined the plan is consistent with the comprehensive plan and land development code for the Town of Dundee.

**SITE DEVELOPMENT PLAN** Per Section 7.02.01 of the Land Development Code, the purpose of the Site Development Plan is to ensure that site-specific development projects meet the requirements of this code prior to the issuance of a building permit. It is the intent of this section that the site development plan process be a part of the building permit application process, in that the site development plan is the instrument by which improvements to the site will be

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constructed and inspected, and by which final inspection and certificate of occupancy shall be issued. Approval Site Development Plans are valid for one year from the date of approval. Upon approval of the Site Development Plan, the applicant may proceed with submitting detailed construction drawings to the appropriate town staff for permitting. These shall include, but are not limited to, detailed building plans, drainage and stormwater management facilities, road and driveway construction specifications, and tree removal plans.

#### ANALYSIS

The proposed site has a future land use of Commercial and a zoning designation of Highway Commercial (CH). According to the LDC, Section 2.02.01 (A) Table of Land Uses, retail commercial stores with no outdoor use or storage, is a permitted use.

➤ Environmental

➤ Potable Water

The proposed Wawa will have a water demand of 1,912.2 gpd and the proposed Big Dan's Carwash water demand is 17,280 gpd. The Town has capacity.

➤ Solid Waste

Dundee transfers solid waste collected in the Town to the Polk County Landfill. As the operators of the landfill, the County plans for capacity for all municipalities in the county, as well as unincorporated areas. Polk County determined that there is sufficient landfill space for the county, including Dundee, to dispose of household garbage for approximately 65 years.

➤ Parking

Per section 3.03.02 off-street parking for general retail sales the minimum parking spaces is 4.0 per 1,000 sqft. gross floor area (SFGFA) and. For a building that is 6,374 square feet, 24 parking spaces is the minimum required, 54 parking spaces are provided, 3 of the 52 are ADA compliant, will also be 5 spaces for bicycles.

➤ Schools

Not Applicable

➤ Roads

A Transportation study was submitted to the Town and signed off on by the consulting transportation engineer, George Deakin of Deakin Property Services, Inc.

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**CONDITIONS**

Conditions related to Town Commission approving a text amendment for section 3.06.07- Underground Seepage Systems and completion of all technical review comments are included in the attachments.

**DEVELOPMENT REVIEW COMMITTEE**

As required by Section 7.02.03.01 (c) of the LDC, DRC members have reviewed the site development plan for Wawa and Big Dan's Car Wash with specific regard to the codes and ordinances of the Town of Dundee and have given their approval.

DRC:

TOD Fire Chief- Chief Joseph Carbone

TOD Public Works Director-Johnathan Vice

TOD Utilities Director-Tracy Mercer

TOD Utilities Supervisor- Raymond Morales

TOD Development Director-Lorraine Peterson

TOD Consulting Engineering Firm- Rayl Engineering and Surveying, LLC

TOD Consulting Attorney- Markeishia L. Smith, P.A.

TOD Transportation Subconsultant- George Deakin of Deakin Property Services, Inc.

**TOWN COMMISSION REVIEW**

Per Section 7.02.04, the Town Commission shall have the authority to review and approve or disapprove any site development plan. Alternatively, the development director may determine that a site development plan is inappropriate for administrative approval. In such cases, the town commission shall review and evaluate the site development plan with specific regard to the comprehensive plan, applicable town codes, and the advisory recommendations of town staff. The town commission shall approve, approve with conditions, or deny the site plan.

In the alternative, the commission may, for the purpose of allowing the applicant an opportunity to address unresolved issues, continue consideration of the site plan. In the event a site development plan is denied, the reason(s) for the denial shall be noted.

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**MOTION OPTIONS:**

1. I move **approval of the Site Development Plan** for Wawa and Big Dan's Car Wash by the applicant Matthew Dundee Investments, LLC.
  2. I move **approval with conditions of the Site Development Plan** for Wawa and Big Dan's Car Wash by the applicant, Matthew Dundee Investments, LLC.
  3. I move **denial of the Site Development Plan** for Wawa and Big Dan's Car Wash by the applicant, Matthew Dundee Investments, LLC.
  4. I move **continuing the Site Development Plan** for Wawa and Big Dan's Car Wash by the applicant, Matthew Dundee Investments, LLC.
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Attachments: Location Map

Aerial Map

Site Plan

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Location Map





