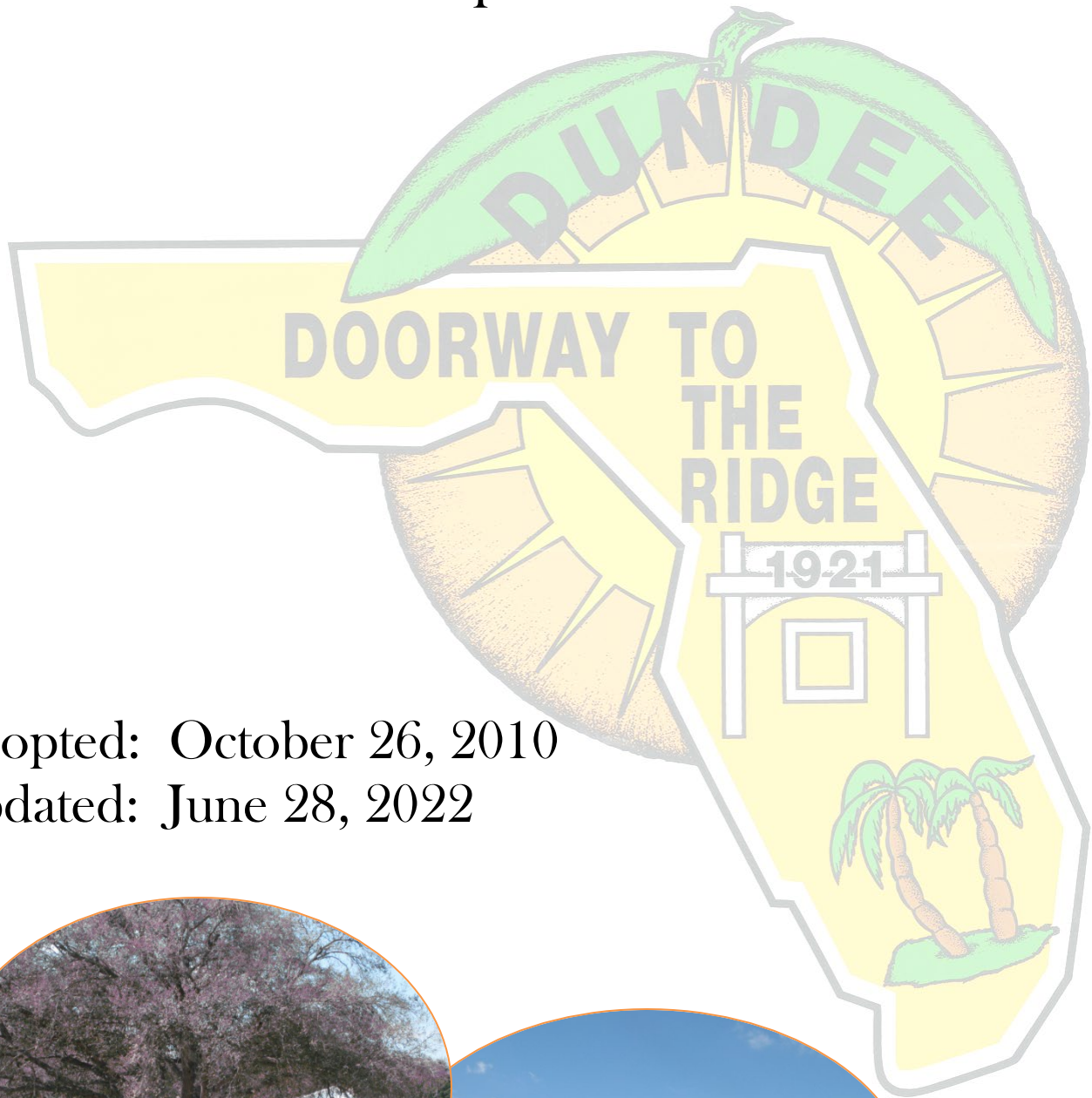


Town of Dundee

2030 Comprehensive Plan



Adopted: October 26, 2010

Updated: June 28, 2022



Town of Dundee

Polk County, Florida

2030 Comprehensive Plan



Adopted: October 26,
2010

Updated: June 28, 2022

**TOWN OF DUNDEE
2030 COMPREHENSIVE PLAN**

HISTORY OF AMENDMENTS AFTER 2030 COMPREHENSIVE PLAN ADOPTION ON OCTOBER 26, 2010

ORDINANCE NUMBER	ADOPTED DATE	FLUM AMENDMENT	SECTION(S) AMENDED	SUMMARY OF CHANGES
Ordinance 10-03	10/26/10	No	EBA	2010 EAR Based Amendments
Ordinance 10-05	01/11/11	No	Capital Improvements Element	Updated CIP
Ordinance 12-03	05/22/12	Yes	N/A	FLUM amendment
Ordinance 13-01	05/14/13	Yes	N/A	FLUM amendment
Ordinance 14-02	06/24/14	No	Future Land Use Element	Removed site specific Condition 2.14(G)
Ordinance 14-03	06/24/14	Yes	N/A	FLUM amendment
Ordinance 14-05	06/24/14	Yes	N/A	FLUM amendment
Ordinance 14-06	06/24/14	Yes	N/A	FLUM amendment
Ordinance 15-04	05/26/15	No	Future Land Use Element	removed site specific Condition 2.14(p)
Ordinance 15-14	10/27/15	Yes	N/A	FLUM amendment
Ordinance 15-15	12/08/15	Yes	Future Land Use Element	Text amendment to remove 2.14(j) & FLUM amendment
Ordinance 16-01	02/23/16	No	Capital Improvements Element	Updated CIP
Ordinance 17-03	06/13/17	No	Infrastructure, Water Supply, Conservation, Intergovernmental Coordination, Capital Improvements	Water Supply Plan amendments
Ordinance 18-07	01/22/19	No	Definitions	2017 EAR Based Amendments
Ordinance 19-05	06/10/19	Yes	N/A	FLUM amendment
Ordinance 19-12	02/11/20	No	Future Land Use Element	Removed Site Specific Condition 2.14(C)
Ordinance 19-13	02/11/20	Yes	N/A	FLUM Amendment

ORDINANCE NUMBER	ADOPTED DATE	FLUM AMENDMENT	SECTION(S) AMENDED	SUMMARY OF CHANGES
Ordinance 20-08	09/29/20	Yes	N/A	FLUM Amendment
Ordinance 20-10	09/29/20	Yes	N/A	FLUM Amendment
Ordinance 20-12	09/29/20	Yes	N/A	FLUM Amendment
Ordinance 21-01	04/13/21	No	Future Land Use Element	Removed Site Specific Condition 2.14(B)
Ordinance 21-02	04/13/21	Yes	N/A	FLUM Amendment
Ordinance 21-09	06/27/21	Yes	N/A	FLUM Amendment
Ordinance 21-14	11/09/21	No	Property Rights Element	Adopted Property Rights Element consistent with FL Statutes requirement
Ordinance 21-15	11/09/21	No	Future Land Use Element	Removed Site Specific Condition 2.14(L)
Ordinance 21-16	11/09/21	No	Future Land Use Element	Removed Site Specific Condition 2.14(N)
Ordinance 21-17	11/09/21	Yes	N/A	FLUM Amendment
Ordinance 21-31	01/11/22	Yes	N/A	FLUM Amendment
Ordinance 21-33	01/11/22	Yes	N/A	FLUM Amendment
Ordinance 22-08	02/22/22	Yes	N/A	FLUM Amendment
Ordinance 22-13	04/21/22	Yes	N/A	FLUM Amendment
Ordinance 22-09	06/28/22	No	Future Land Use Element	Removed site specific Condition 2.14(F)
Ordinance 22-19	06/28/22	Yes	N/A	FLUM Amendment

**TOWN OF DUNDEE
2030 COMPREHENSIVE PLAN**

TABLE OF CONTENTS

FUTURE LAND USE ELEMENT

- FLU Map 1 – 2030 Future Land Use Map
- FLU Map 2 – Historic Resources
- FLU Map 3 – Wetlands
- FLU Map 4 – Floodplains
- FLU Map 5 – Soils
- FLU Map 6 – Energy Conservation

TRANSPORTATION ELEMENT

- TE Map 1 – 2030 Future Functional Classification and Maintenance Responsibility
- TE Map 2 – 2030 Future Number of Lanes
- TE Map 3 – 2030 Future Level of Service
- TE Map 4 – 2030 Future Traffic Circulation
- TE Map 5 – 2030 Evacuation Routes

HOUSING ELEMENT

INFRASTRUCTURE ELEMENT

- INF Map 1 – Generalized Topography
- INF Map 2 – Floridan Aquifer Recharge Areas

CONSERVATION ELEMENT

RECREATION AND OPEN SPACE ELEMENT

- ROS Map 1 – Parks and Recreation Facilities

INTERGOVERNMENTAL COORDINATION ELEMENT

CAPITAL IMPROVEMENTS ELEMENT

- Dundee 5 Year CIE Schedule of Projects
- Dundee Long Range Planning Period Needs List

PUBLIC SCHOOL FACILITIES ELEMENT

- PSFE Map 1 – School District Facilities
- PSFE Map 2 – Elementary Schools: 2009/2010 Attendance Zones
- PSFE Map 3 – Middle Schools: 2009/2010 Attendance Zones

PSFE Map 4 – High Schools: 2009/2010 Attendance Zones
PSFE Map 5 – Proposed New Schools

PROPERTY RIGHTS ELEMENT

DEFINITIONS AND ACRONYMS

ADMINISTRATION

Town of Dundee

2030 Comprehensive Plan



Future Land Use Element

Adopted: October 26, 2010

FUTURE LAND USE ELEMENT

Adopted October 26, 2010 (Ordinance 10-03)

Update Adopted June 24, 2014 (Ordinance 14-02)

Update Adopted May 26, 2015 (Ordinance 15-04)

Update Adopted December 8, 2015 (Ordinance 15-15)

Update Adopted February 11, 2020 (Ordinance 19-12)

Update Adopted April 13, 2021 (Ordinance 21-01)

Update Adopted November 9, 2021 (Ordinances 21-15 and 21-16)

Update Adopted June 28, 2022 (Ordinance 22-09)

GOAL: **IT SHALL BE THE GOAL OF THE TOWN OF DUNDEE TO PROVIDE A SYSTEM FOR ORDERLY GROWTH AND DEVELOPMENT TO ENSURE THAT THE CHARACTER, MAGNITUDE, AND LOCATION OF ALL LAND USES FOSTERS A HEALTHY AND PLEASANT SOCIAL AND ECONOMIC ENVIRONMENT. [9J-5.006(3)(A)]**

OBJECTIVE 1: **LAND DEVELOPMENT REGULATIONS**

MANAGE FUTURE GROWTH AND DEVELOPMENT THROUGH THE PREPARATION, ADOPTION, IMPLEMENTATION, AND ENFORCEMENT OF LAND DEVELOPMENT REGULATIONS. [9J-5.006(3)(B)9]

Policy 1.1: Consistent with the time frames outlined in Chapter 163, Florida Statutes, adopt Land Development Regulations containing specific and detailed provisions sufficient to implement the adopted Comprehensive Plan. The existing Land Development Regulations shall be reviewed and updated for consistency with the Comprehensive Plan. Consideration shall be given to making the regulation of land development as efficient and effective as possible and to integrating all appropriate Land Development Regulations into a unified code.

Policy 1.2: The adopted Land Development Regulations shall regulate the use of land consistent with the Future Land Use Element and the Future Land Use Map Series, shall ensure the compatibility of adjacent land uses, and, at a minimum, shall:

- a) Regulate the subdivision of land;
- b) Regulate land development to provide for parks and open space;
- c) Regulate land development to protect lakes, wetlands, and other environmentally-sensitive areas;
- d) Regulate land development in areas subject to periodic flooding and provide for drainage and stormwater management;
- e) Regulate land development to protect potable water wells and

- aquifer recharge areas;
 - f) Regulate signage; and
 - g) Regulate parking, vehicular site access, and on-site traffic flow.
- J-5.006(3)(c)1,4,5]

Policy 1.3: The adopted Land Development Regulations shall establish standards for densities and intensities of use for each Future Land Use category on the Future Land Use Map Series consistent with Policies 2.2 through 2.13 of the Future Land Use Element. [9J-5.006(3)(c)1,7]

Policy 1.4: The adopted Land Development Regulations shall permit and encourage the use, where appropriate, of development techniques such as mixed use planned development projects (PUD), zero-lot-line home subdivisions, and cluster housing. [9J-5.006(3)(c)5]

OBJECTIVE 2: LOCATION AND DENSITY CRITERIA

THE LOCATION AND DENSITY OF FUTURE DEVELOPMENT AND REDEVELOPMENT SHALL BE DIRECTED IN APPROPRIATE AREAS AS DEPICTED ON THE FUTURE LAND USE MAP SERIES IN CONSISTENCY WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE COMPREHENSIVE PLAN.

Policy 2.1: The following land use categories are hereby established for the purpose of managing future development and redevelopment activities:

- a) Very Low Density Residential
- b) Low Density Residential
- c) Medium Density Residential
- d) High Density Residential
- e) Downtown Transitional
- f) Commercial/Industrial Corridor
- g) Commercial
- h) Multi Use Village Center

- i) Parks/Lake Boulevards
- j) Public Buildings and Grounds
- k) Conservation
[9J-5.006(3)(c)7]

Policy 2.2: Very Low Density Residential

The primary function of the Very Low Density Residential classification is to accommodate low-density residential development consisting primarily of single-family dwellings. Maximum density is 3.0 residential dwelling units per acre; Agricultural uses are permissible in this category.

Policy 2.3: Low Density Residential

The primary function of the Low Density Residential classification is to accommodate low density residential development consisting primarily of single-family dwellings. Maximum density is 5.0 residential dwelling units per acre; Agricultural uses are permissible in this category.

Policy 2.4: Medium Density Residential

The primary function of the Medium Density Residential classification is to accommodate medium density residential development. Permitted uses include duplexes, townhouses, apartments, condominiums, mobile home parks or subdivisions, and single-family houses. Maximum density is 12.0 residential dwelling units per acre.

Policy 2.5: High Density Residential

The primary function of the High Density Residential classification is to accommodate medium density residential development. Permitted uses include duplexes, townhouses, apartments, condominiums, and other forms of high-density residential construction design. Maximum density is 25.0 residential dwelling units per acre.

Policy 2.6: Downtown Transitional

The primary function of the Downtown Transitional classification is to permit a gradual transition from residential to commercial and industrial uses with proper buffering. Permitted residential uses include single-family houses, duplexes, apartments, and condominiums up to 12.0

dwelling units per acre. Permitted commercial uses include retail stores, offices, services, financial institutions, hotels, motels, and restaurants. Permitted industrial uses include citrus processing, light manufacturing and assembly, warehousing and storage facilities excluding uses generating potentially harmful nuisance impacts. Floor area ratios for commercial structures shall not exceed 2.0.

Policy 2.7: Commercial/Industrial Corridor

The primary function of the Commercial/Industrial Corridor classification is to accommodate commercial and light industrial needs of the market area. Residential uses may be permitted with proper buffering, including single-family houses, duplexes, apartments, and condominiums up to 9.99 dwelling units per acre. A maximum of 15% of the total acreage allocated to the Commercial/Industrial Corridor Future Land Use Category may include residential uses. Permitted commercial uses include retail stores, shopping centers, offices, services, financial institutions, hotels, motels, and restaurants. Permitted light industrial uses include light manufacturing and assembly, truck and bus terminal facilities, warehousing and storage facilities excluding uses generating potentially harmful nuisance impacts. Floor area ratios for commercial structures shall not exceed 2.0.

Policy 2.8: Commercial

The primary function of the Commercial classification is to accommodate shopping needs of residents living in and near the town. Permitted uses include retail stores, shopping centers, offices, services, financial institutions, hotels, motels, and restaurants. Residential uses may be permitted with proper buffering, including single-family houses, duplexes, apartments, and condominiums up to 9.99 dwelling units per acre. A maximum of 35% of the total acreage allocated to the Commercial Future Land Use Category may include residential uses. Floor area ratios for commercial structures shall not exceed 2.0.

Policy 2.9: Multi Use Village Center

The primary function of the Multi Use Village Center (MUVC) classification is to promote a balance mix of activates including residence , shops, schools, work places, parks and other urban uses that make up the fabric of a growing Town. It allows residential use with densities ranging from 5 dwelling units per acres up to 12 dwelling units per acre. It also allows for nonresidential uses with intensities ranging up to 1.0 FAR. The

development opportunities afforded by the mixed use classification's wide range of densities and intensities require the statement of an integrated development strategy with standards that promote diversity, and the approval of an overall development design. To provide an orderly framework for public and private development decisions, development activity within the Mixed Use Village Center classification shall support and further the design characteristics specified in the following:

Policy 2.9.1: Neighborhoods form the basic building blocks for development and they are characterized by a mix of residential housing types distributed on a well connected street system where the majority of housing is within a reasonable walking distance of the non-residential land uses.

Policy 2.9.2: The Village Center provides a public/civic focal point in neighborhoods through a combination of appropriately scaled retail and office uses, parks, schools, and community centers, which include places of worship.

Policy 2.9.3: The pattern of access in the neighborhood is a network of interconnected streets and travel ways that support the needs of all users, including pedestrians, bicyclists and motor vehicles, because it offers multiple, safe routes to destinations and reduces reliance on arterial roadways.

- (a) The primary priority is creation of a safe, comfortable, and attractive pedestrian environment that emphasizes accessibility. Vehicular mobility is secondary.
- (b) A pedestrian environment is formed through the provision of sidewalks, street trees, on-street parking capable of providing distinct separation between pedestrians and traffic, and the creation of inviting public spaces with adequate lighting, seating and signage that has a pedestrian orientation.
- (c) The Village Center is designed with pedestrian scale blocks with dimension capable of accommodating different types of land uses and enabling the site to evolve over time to other land uses.

Policy 2.9.4: Within the MUVC classifications, commercial, office and industrial development shall take the form of a Village center. The standards and criteria governing such centers are as follows:

- (a) In the MUVC neighborhood serving convenience retail, personal, business, professional and public services shall be permitted. Such use shall be restricted to those that fit the size, scale and intensity of

the neighborhood setting and may include, but not be limited to, laundry facilities, barbers and hair salons, restaurants, gas station and convenience stores, libraries, schools, emergency services, police and fire stations, offices, and shopping centers with grocery store.

- (b) Development intensity shall be limited to a maximum FAR of 1.0.
- (c) The site shall be a minimum of 4.0 acres.
- (d) The MUVC design and land uses shall be based on an analysis of market conditions that clearly indicates that there is a sufficient economic base to sustain the proposed Village Center.
- (e) Development shall be permitted adjacent to a collector or arterial roadway and other roadway designs that can be shown to have equivalent or greater capacity.
- (f) Residential development is required as a part of a Village Center. This may occur as independent structures or part of a non-residential structure, or both separate residential structures shall be integrated into the Village Center in such a way that there is a blending of residential and non-residential uses. Allowable densities range from 5 to 12 dwelling units per acre.
- (g) A retail strategy shall be prepared that includes an analysis of the primary and secondary trade area, the proposed mix of land uses, and relationship to other local and regional centers.

Policy 2.9.5:

For the hierarchy of places within the Village Center, the following percentage distribution among the mix of land uses shall be achieved at build-out.

- | | |
|---------------------------------|-----------|
| (a) Multi-family residential | 15 to 35% |
| (b) Commercial | 40 to 65% |
| (c) Office | 10 to 40% |
| (d) Public/Civic | 10 to 20% |
| (e) Public parks and open space | 5 to 10% |

Policy 2.10: Parks/Lake Boulevards

The primary function of the Parks/Lake Boulevards classification is to provide for areas for existing or future public parks and open space areas. Permitted uses include public open space and parks.

Policy 2.11: Public Buildings and Grounds

The primary function of the Public Buildings and Grounds classification is to provide for areas for existing or future government-owned or leased buildings or grounds including schools, libraries, medical facilities, parks and open space areas; and private buildings or grounds such as hospitals, camps, clubs, private schools, museums, and similar land uses.

Policy 2.12: Conservation

The primary function of the Conservation classification is to protect natural resources, improve lake and groundwater quality. The Conservation designation includes land within the 100-year floodplain, wetlands, soils-limited areas, wellhead protection areas and ancient scrub lands of the Lake Wales Ridge as identified by the United States government for the Lake Wales Ridge National Wildlife Refuge. Commercial and industrial land uses are not permissible within conservation areas. Recreational land uses, such as boat docks, public beaches and hiking trails are permissible. The approximate range of Density/Intensity for this land use category shall not exceed one residential unit per twenty acres. Single family residences allowed in this category shall be accessory and integral to the recreation use (e.g. ranger residence). No other forms of non-conservation uses are allowed in this classification.

Policy 2.13: Public Schools

Public schools are allowed in all land use classifications except Conservation and Parks/Lake Boulevards. This provision applies to lands contiguous to existing schools, as well as development of vacant land for new schools. Further, the Town hereby encourages the collocation of public facilities such as parks, libraries, and community centers, with schools, when planning and reviewing a proposed site for new or expanded facilities, and shall adopt criteria for collocation in the Unified Land Development Code.

Policy 2.14: Site Specific Policies

The development phasing of the Town of Dundee Amendment Cycle 10-2ER (Ordinance 10-03) shall be controlled by the total density and intensity of all amendments. Individual amendments may not exceed the individual amendment density and intensity phasing limit for development established in the site specific conditions for that amendment during a phasing period. Upon achieving the individual amendment's maximum density or intensity allotted in the phasing period, the individual amendment development must stop until the next phasing period or until such time as the Capital Improvements Element and 5-Year Schedule of Capital Improvements are revised to provide for central water and wastewater services, paved roads, and public school facilities to accommodate the increased need and development potential associated with these sites. At such time, this policy shall be amended to provide for increased development potential consistent with the Future Land Use designations of the sites, analysis supporting need, and the capacities of the aforementioned systems to serve identified need.

While the development of these amendment sites are phased, the sites will be developed in conformance with the Urban Form standards established in Policy 6.5 so as to not preclude future development phases of the sites.

- a. Ordinance 10-03: The 64.5+/- acres, generally located at the northwestern edge of the town limits (Site 1 of the 10-2ER FLU Amendments, incorporated into Data and Analysis), shall be designated "Very Low Density Residential" on the Future Land Use Map; identified by reference to this Policy on the Future Land Use Map, shall be limited to development occurring on the uplands portions of the site, in the areas outside of the 100 year floodplain, which may only be crossed by roads and utilities where such crossings are unavoidable; and shall be subject to other applicable policies of the Comprehensive Plan and Land Development Regulations within the Town (Ordinance 10-03, October 26, 2010, adoption)
- b. The site-specific Condition for Site 5 of the 10-2ER FLU Amendments is removed per Ordinance 21-01, adopted April 13, 2021.
- c. The site-specific Condition for Site 6 of the 10-2ER FLU Amendments is removed per Ordinance 19-12, adopted February 11, 2020.

- d. Ordinance 10-03: The 40.0+/- acres, generally located at the northeastern edge of the town limits (Site 7 of the 10-2ER FLU Amendments, incorporated into Data and Analysis), shall be designated “Commercial” on the Future Land Use Map; identified by reference to this Policy on the Future Land Use Map, shall be limited to a maximum development potential of 25,000 square feet of non-residential uses consistent with the Commercial Future Land Use and characteristic of convenience center type uses through the 2030 planning horizon; and shall be subject to other applicable policies of the Comprehensive Plan and Land Development Regulations within the Town (Ordinance 10-03, October 26, 2010, adoption)
- e. Ordinance 10-03: The 285.0+/- acres, generally located at the northeastern edge of the town limits (Site 8 of the 10-2ER FLU Amendments, incorporated into Data and Analysis), shall be designated “Low Density Residential” on 126 acres, “Conservation” on 59 acres, and “Lake” on 100 acres on the Future Land Use Map; identified by reference to this Policy on the Future Land Use Map, shall be limited to a maximum development potential of 252 dwelling units on the 126 acres designated Low Density Residential through the 2030 planning horizon; and shall be subject to other applicable policies of the Comprehensive Plan and Land Development Regulations within the Town (Ordinance 10-03, October 26, 2010, adoption)
- f. The site-specific Condition for Site 9 of the 10-2ER FLU Amendments (Ordinance 10-03) is removed per Ordinance 22-09, adopted June 28, 2022.
- g. The site-specific condition for Site 10 of the 10-2ER FLU Amendments is removed per Ordinance 14-02, adopted June 24, 2014.
- h. Ordinance 10-03: The 63.0 +/- acres, generally located in the central part of the town limits within the curve of State Road 17 (Site 11 of the 10-2ER FLU Amendments, incorporated into Data and Analysis), shall be designated “Commercial” on the Future Land Use Map; identified by reference to this Policy on the Future Land Use Map, shall be limited to a maximum development potential of 100,000 square feet of non-residential uses consistent with the Commercial Future Land Use and characteristic of neighborhood commercial type uses through the 2030 planning horizon; and shall

be subject to other applicable policies of the Comprehensive Plan and Land Development Regulations within the Town (Ordinance 10-03, October 26, 2010, adoption)

- i. Ordinance 10-03: The 76.0+/- acres, generally located in the southeast part of the town limits (Site 12 of the 10-2ER FLU Amendments, incorporated into Data and Analysis), shall be designated “Multi Use Village Center” on the Future Land Use Map; identified by reference to this Policy on the Future Land Use Map, shall be limited to a maximum development potential of 380 dwelling units and 25,000 square feet of non-residential uses consistent with the Multi Use Village Center Future Land Use and characteristic of convenience center type uses through the 2030 planning horizon; and shall be subject to other applicable policies of the Comprehensive Plan and Land Development Regulations within the Town (Ordinance 10-03, October 26, 2010, adoption)
- j. The site-specific condition for Site 10 of the 10-2ER FLU Amendments is removed per Ordinance 15-15, adopted December 8, 2015.
- k. Ordinance 10-03: The 20.0+/- acres, generally located at the southern edge of the town limits (Site 14 of the 10-2ER FLU Amendments, incorporated into Data and Analysis), shall be designated “Low Density Residential” on the Future Land Use Map; identified by reference to this Policy on the Future Land Use Map, shall be limited to a maximum development potential of 40 dwelling units through the 2030 planning horizon; and shall be subject to other applicable policies of the Comprehensive Plan and Land Development Regulations within the Town (Ordinance 10-03, October 26, 2010, adoption)
- l. Ordinance 10-03: The 152.0+/- acres, generally located in the southern edge of the town limits (Site 15 of the 10-2ER FLU Amendments, incorporated into Data and Analysis), shall be designated “Low Density Residential” on the Future Land Use Map; identified by reference to this Policy on the Future Land Use Map, shall be limited to a maximum development potential of 152 dwelling units through the 2030 planning horizon; and shall be subject to other applicable policies of the Comprehensive Plan and Land Development Regulations within the Town (Ordinance 10-03, October 26, 2010, adoption). Subject to applicable law, a solar power generation facility is an allowed use on and/or for the 152.0

+/- acres generally located in the southern edge of the town limits (Site 15 of the 10-2ER FLU Amendments, incorporated into Data and Analysis).

- m. Ordinance 10-03: The 70.0+/- acres, generally located at the southern edge of the town limits (Site 16 of the 10-2ER FLU Amendments, incorporated into Data and Analysis), shall be designated “Low Density Residential” for 49.5 acres, “Conservation” for 10 acres , and “Lake” for 10.5 acres on the Future Land Use Map; identified by reference to this Policy on the Future Land Use Map, shall be limited to a maximum development potential of 93 dwelling units on the 49.5 acres designated Low Density Residential through the 2030 planning horizon; and shall be subject to other applicable policies of the Comprehensive Plan and Land Development Regulations within the Town (Ordinance 10-03, October 26, 2010, adoption).
- n. Ordinance 10-03: The 30.0+/- acres, generally located at the southeastern edge of the town limits (Site 17 of the 10-2ER FLU Amendments, incorporated into Data and Analysis), shall be designated “Low Density Residential” on the Future Land Use Map; and identified by reference to this Policy on the Future Land Use Map, shall be limited to a maximum development potential of 60 dwelling units through the 2030 planning horizon; and shall be subject to other applicable policies of the Comprehensive Plan and Land Development Regulations within the Town (Ordinance 10-03, October 26, 2010, adoption). Subject to applicable law, a solar power generation facility is an allowed use on and/or for the 152.0 +/- acres generally located in the southern edge of the town limits (Site 17 of the 10-2ER FLU Amendments, incorporated into Data and Analysis).
- o. Ordinance 10-03: The 134.0+/- acres, generally located at the southeastern edge of the town limits (Site 18 of the 10-2ER FLU Amendments, incorporated into Data and Analysis), shall be designated “Low Density Residential” on the Future Land Use Map; identified by reference to this Policy on the Future Land Use Map, shall be limited to a maximum development potential of 268 dwelling units through the 2030 planning horizon; and shall be subject to other applicable policies of the Comprehensive Plan and Land Development Regulations within the Town (Ordinance 10-03, October 26, 2010, adoption)

- p. Ordinance 10-03: The site specific condition for Site 19 of the 10-2ER FLU Amendments is removed per Ordinance 15-04 adopted May 26, 2015. If the project approaches Development of Regional Impact (DRI) thresholds, the applicant will be notified of the DRI application process and coordination will begin with the Florida Department of Economic Opportunity and the Central Florida Regional Planning Council.

OBJECTIVE 3: PROTECTION OF NATURAL, HISTORICAL, AND CULTURAL RESOURCES

TO THE MAXIMUM EXTENT POSSIBLE, PROTECT NATURAL, HISTORICAL, AND CULTURAL RESOURCES FROM THE NEGATIVE IMPACTS OF DEVELOPMENT AND REDEVELOPMENT. [9J-5.006(3)(B)1,4]

Policy 3.1: The Town shall require developers to obtain all required permits from the Department of Environmental Protection (FDEP), the Southwest Florida Water Management District (SWFWMD), and the Polk County Health and Rehabilitative Services, when a proposed development: (a) is located within the 100-year flood plain as delineated by the Federal emergency Management Agency (FEMA); or, (b) contains jurisdictional wetlands designated by FDEP and/or SWFWMD, or wetland areas identified on the National Wetland Inventory maps prepared by the U.S. Department of the Interior, Fish and Wildlife Service; or, (c) contains soils rated as having "severe limitations" by the Polk county Conservation Service. The Town shall require evidence of appropriate permits from State and Federal regulatory agencies prior to the issuance of a development permit.

Policy 3.2: The Town of Dundee shall require that all development proposals be accompanied by evidence that an inventory of wetlands; soils posing severe limitations to construction; unique habitat; endangered species of wildlife and plants; and areas prone to periodic flooding has been conducted. The Town shall further require that the extent to which any development or redevelopment is proposed to be placed in/on, to disturb, or to alter the natural functions of any of these resources be identified. Such identification shall occur at a phase in the development review process that provides the opportunity for the Town to review the proposed project to ensure that direct and irreversible impacts on the identified resources are minimized, or in the extreme, mitigated.

Where development is determined to encroach upon a resource, the Town shall require a specific management plan to be prepared by the developer, which results in no net loss of wetlands and which includes necessary

modifications to the proposed development, specific setback and buffers, and clustering of development away from site resources, to ensure the protection, preservation or natural functions of the resource. Where mitigation is approved by appropriate State or Federal agencies, wetlands shall be replaced with the same type and form that perform the same function as the wetland lost to development. Residential development in wetlands is permitted at a density not greater than one dwelling unit per five acres (1 du/5 ac). The minimum setback shall be 25 feet and the average of all setbacks from the resource shall be 40 feet. Development shall always be clustered away from wetlands on the upland portion of the site. Where no upland exists, development may occur so long as all applicable environmental permit requirements can be satisfied.

All future subdivision of land shall contain adequate uplands for the permitted use. Areas designated as buffers shall preserve all natural vegetative cover, except where drainage-ways and access paths are approved to cross the buffer. Buffers may be supplemented only with native trees, shrubs and ground covers. Final development orders shall be contingent upon implementation of every aspect of the approved management plan, which plan shall be consistent with all natural resource protection policies of the Conservation Element of this Plan.

Policy 3.3: The Town of Dundee shall enforce the 150 foot radius interim zone of protection for each public supply potable water wellfield within the Town's jurisdiction. Proposed land uses which are incompatible with the designated interim protection zones shall be disapproved. The use or storage of hazardous substances within these designated interim protection zones shall also be disapproved. The Town shall complete a detailed mapping of cones of influence for public supply potable water wellfields. Assistance from the SWFWMD and/or the FDER shall also be requested to accomplish this task. [9J-5.006(3)(c)6]

Policy 3.4: Dundee shall seek state and federal funds to conduct a survey of historically significant properties within the Town limits. [9J-5.006(3)(c)8]

Policy 3.5: Criteria for local designation of historically significant properties will be developed in Land Development Regulations. All sites listed on the Florida Master Site File or National Register shall be considered for local designation. Local designation of sites or structures, as well as authorization for the demolition or alteration of locally designated sites or structures shall be by action of the Town Council. This procedure does not replace or diminish established procedures for the alteration or demolition of structures or sites in the Town, but is an additional safeguard to protect structures and

sites designated by the Town Council as meriting protection. [9J-5.006(3)(c)8]

OBJECTIVE 4: **DEVELOPMENT OF A PHASING SYSTEM TO ESTABLISH THE DENSITY AND INTENSITY OF LAND USE BASED ON THE AVAILABILITY OF NECESSARY PUBLIC FACILITIES AND SERVICES.**

Policy 4.1: The Town will set phasing levels to regulate the amount of development and ensure that development is concurrent with infrastructure improvements. These phasing levels will be determined based on transportation, water wastewater, public schools, and recreation and open space.

Policy 4.2: The Town will develop a system to track development to ensure levels set through phasing are not exceeded.

Policy 4.3: When feasible, the Town will require agricultural wells to be transferred to the Town upon final plat. This requirement will be established through a developer's agreement.

OBJECTIVE 5: **CONCURRENCY OF DEVELOPMENT WITH THE AVAILABILITY OF PUBLIC FACILITIES AND SERVICES**

ESTABLISH THE DENSITY AND INTENSITY OF LAND USE ON THE AVAILABILITY OF NECESSARY PUBLIC FACILITIES AND SERVICES.

Policy 5.1: Direct higher densities and intensity of use to areas where public facilities and services are available or are projected to be available. Limit the density and intensity of use in areas where public facilities and services are not available. [9J-5.006(3)(c)3]

Policy 5.2: Ensure that development orders or permits for future development and redevelopment are issued only if the public facilities and services necessary to meet the adopted level of service standards are available concurrent with the impacts of the development as established within all Elements of the Town of Dundee Comprehensive Plan, including the level of service standards listed within the following Elements:

1. Infrastructure Element
2. Transportation Element
3. Capital Improvements Element
4. Public School Facilities Element

[9J-5.006(3)(c)3]

- Policy 5.3:** Development on soils that may preclude the installation of wastewater absorption fields or sewage lagoons, depending on the projected wastewater flows of the project, shall be timed and staged in conjunction with the provision and availability of central sewer service. Generally, such soils are those rated as "Severe" for the purpose by the United State Department of Agriculture, Soil Conservation Service. [9J-5.006(3)(c)3]
- Policy 5.4:** Agricultural land uses shall not be converted to uses of higher density or intensity until adequate public facilities and services are available concurrent with the impacts of the proposed new development.
- Policy 5.5:** The density of any residential development in the annexation area of 480 acres known as the Raley Property and for all vacant property already within the Town limits known as the Raley Property shall be restricted to four units per acre for all units with septic tanks. Further, the residential development of the property of homes on septic tanks shall be limited to 30% of the total units for all three phases as defined in Amendment 95-3. Further, that when the number of units built reaches 30% of the total units, development shall cease until a sanitary sewer system can be provided for the total number of units. Further, that before a Preliminary Subdivision Plat is approved for development of any portion of the property, a formal Development Agreement shall be executed that includes the following:
- a) That all residential and commercial units built as part of the development of the Raley Property shall be constructed for conversion to a sanitary sewer system, by including capped sewer lines for each residential unit and commercial building, such lines shall include service lines from the building to the point of projected hookup in the street system;
 - b) That all connection fees shall be collected by the developer "up front," when the units are originally sold, so that the units can be connected without further charge;
 - c) That any new street system constructed shall be designed for conversion to a sanitary sewer system;
 - d) That when the sanitary sewer system is activated, all units and buildings on the Raley Property that were previously on septic tanks shall be converted to the sanitary sewer system immediately, and at no additional charge to the homeowner or business owner; and,

- e) That a deed restriction be placed in each and every deed executed for residential or commercial units sold that explains the requirement that the unit or building be connected to the sanitary sewer system when the system is built or available for connection.

Policy 5.6:

In support of the 2035 Polk County Mobility Plan, the Town shall require new development and redevelopment to conform with the following criteria:

1. Provide access to transit facilities;
2. Connect to centralized potable water and wastewater systems;
3. Incorporate design features that promote green building principles;
4. Integrate pedestrian-oriented features, including sidewalks, trail, or walkways into all development including pedestrian shelters or awnings;
5. Provide accesses to civic space, parks, green areas, and open space and other amenities;
6. Be supported by public safety (fire, EMS, law enforcement); and
7. Have access to public schools.

Policy 5.7:

The density, timing, and character of the developing areas of the Town shall be supported by the following:

- a) Development will be implemented through the Planned Unit Development zoning district with an approved Development Order.
- b) Developers shall receive municipal services from the Town.
- c) Untreated runoff (from roads, parking, or other impervious surfaces) will not be permitted.
- d) Developers shall submit for approval adequate safeguards for the protection of area lakes and the naturalization of public lands and corridors.
- e) Agriculture, and the protection of agricultural property rights, shall be managed during the transformation of agricultural lands into urban use.
- f) All developments within the developing area of Dundee are to be interconnected internally, and where applicable, provide interconnectivity to adjacent external development, to accommodate both vehicle and pedestrian access, providing unimpeded access for emergency services

and that community services, both commercial and public, are within walking distance, if that mode is preferred.

- g) Proposed new road alignments shall be facilitated, where applicable, when required as part of the Town's Transportation Plan and the broader County-wide Long Range Transportation Plan. New development shall incorporate multi-modal transportation design standards for accommodating bus service, pedestrians and bicycles and other non-vehicular modes of travel.
- h) The US Highway 27 and State Road 17 corridors provide the primary access to the general Dundee area and constitute a major public resource to be protected and managed. Developers shall coordinate with the Town to provide for alternative transportation facilities (a transportation grid and pathways) to lessen the reliance on the US 27 and SR 17 corridors, and to support urban growth.

OBJECTIVE 6: DESIRED URBAN GROWTH PATTERN AND URBAN FORM

PROMOTE AN URBAN GROWTH PATTERN AND URBAN FORM THAT IS ORDERLY, COMPACT, AND COMPATIBLE WITH THE EXISTING AND PROPOSED LAND USES AND CHARACTER OF DUNDEE, AND THAT IS COORDINATED WITH POLK COUNTY, ADJACENT MUNICIPALITIES, AND ANY APPROPRIATE RESOURCE PLANNING AND MANAGEMENT PLAN PREPARED PURSUANT TO CHAPTER 380, F.S. [9J-5.006(3)(B)6,7]

Policy 6.1: Locate Future Land Uses at densities and intensities that will reduce greenhouse gas emissions while encouraging energy efficiency and will discourage urban sprawl and leap-frog development that unduly depletes the physical, social, and fiscal resources of the Town. [9J-5.006(3)(c)3]

Policy 6.2: Promote compact urban growth through the location of public facility expansions contiguous to existing developed areas. [9J-5.006(3)(c)3]

Policy 6.3: The Town of Dundee shall coordinate with the Florida Department of Transportation and the Polk TPO to mitigate traffic impacts on US Highway 27 which may be caused by development within the highway corridor. At a minimum, this coordination should address access management, facility design options, right-of-way needs, and on-site traffic flow. [9J-5.006(3)(c)3,4]

Policy 6.4: During the site plan review process, review the impact of future land use activities with respect to Polk County, adjacent municipalities, and any applicable resource planning and management plan prepared pursuant to Chapter 380, F.S. in an effort to reduce potential conflicts.

Policy 6.5: Urban Form

The Town shall create a development pattern that is formed around the Smart Growth practices and greenhouse gas reduction strategies. To accomplish this, the Town shall:

- a. Establish, promote, and incentivize well-designed urban environments that create vibrant, livable places to live, work, and play.
- b. Encourage compact and medium scale development, particularly of unique design to enhance Dundee's urban character.
- c. Provide for a greater variety of allowable development patterns, which encourage good community design and which reflect the character of the surroundings.
- d. Incorporate urban design principles into new development patterns to achieve a higher concentration and more diverse mix of housing, employment, and transportation options in the Town.
- e. Create regulations and incentives in the Town's Land Development Regulations that support high-quality, mixed use development at densities that will support Dundee's diverse housing needs and future public transportation alternatives.
- f. Promote lot clustering so as to not preclude future urban development
- g. Promote a range of uses in close proximity to each other. These uses shall include, but are not limited to: mixed density housing with a variety of housing options, local-serving goods and services, civic uses, and employment generators.
- h. Reinforce and enhance neighborhood and community edges with either natural open space or urban enhancements (streetscape improvements, public art, landscape and architectural themes) to celebrate gateways and entrances.

- i. Review and adjust remaining Future Land Use capacities of the Comprehensive Plan, population, and employment, subject to the evaluation of their impacts.

OBJECTIVE 7: REDEVELOPMENT AND RENEWAL OF BLIGHTED AREAS

ACTIVELY IDENTIFY, DEVELOP, AND IMPLEMENT PROGRAMS FOR THE REDEVELOPMENT OR RENEWAL OF BLIGHTED AREAS. [9J-5.006(3)(B)2]

Policy 7.1: Continue to implement Housing Element directives for the renewal and revitalization of substandard housing. [9J-5.006(3)(c)2]

Policy 7.2: Promote infill development and redevelopment through designation of appropriate land uses and densities on the Future Land Use Map Series.

OBJECTIVE 8: ELIMINATION OF INCOMPATIBLE USES

ELIMINATE EXISTING LAND USES, CONDITIONS, AND ZONING THAT ARE INCONSISTENT WITH THE COMPREHENSIVE PLAN AND THE PROPOSED FUTURE LAND USES AS DEPICTED ON THE FUTURE LAND USE MAP SERIES. [9J-5.006(3)(B)2,3]

Policy 8.1: Identify, reevaluate, and work toward the elimination of existing land uses that are inconsistent with the Town's character and the proposed future land uses. [9J-5.006(3)(c)2]

Policy 8.2: Identify, reevaluate, and where necessary, eliminate zoning that is inconsistent with this Comprehensive Plan. [9J-5.006(3)(c)2]

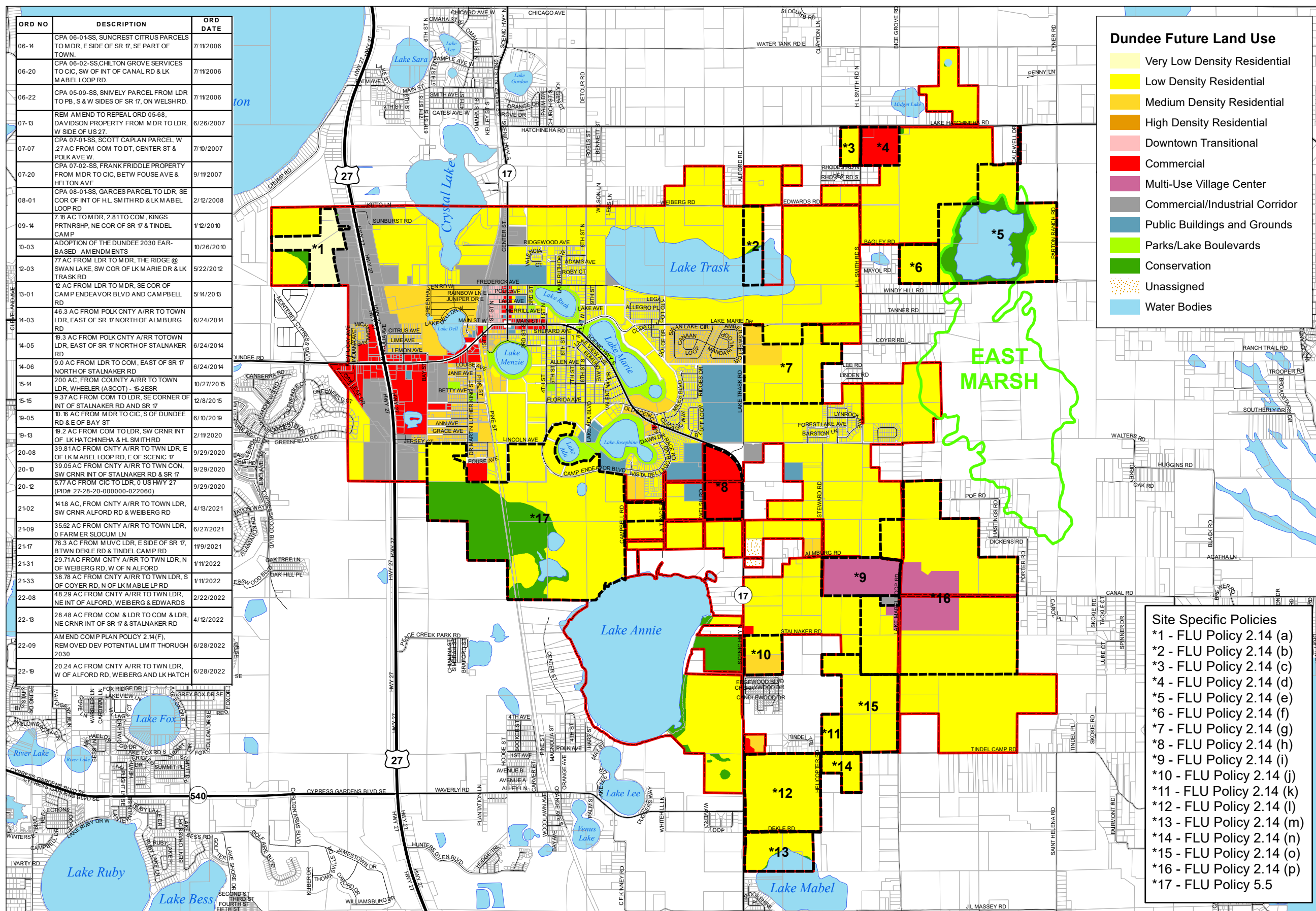
OBJECTIVE 9: AVAILABILITY OF UTILITY FACILITIES

IN CONFORMANCE WITH THE CONCURRENCY OBJECTIVES OF THE COMPREHENSIVE PLAN, ENSURE THAT SUITABLE LAND IS AVAILABLE FOR UTILITY FACILITIES AS NECESSARY TO SUPPORT PROPOSED DEVELOPMENT. [9J-5.006(3)(B)8]

Policy 9.1: Public utilities that provide essential service to existing and future land uses authorized by this plan shall be permitted in all Future Land Use categories and shall conform to appropriate location criteria.

Policy 9.2: Prior to the issuance of a development order, the Town shall require developers to confirm that required utility services are available or are committed to be available concurrent with completion of the development.
[9J-5.006(3)(c)3]

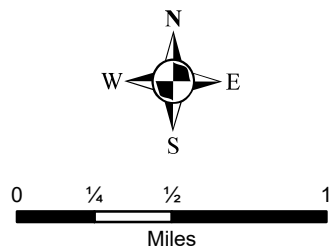
TOWN OF DUNDEE - 2030 FUTURE LAND USE MAP



ORD NO	DESCRIPTION	ORD DATE
06-14	CPA 06-01-SS, SUNCREST CITRUS PARCELS TO MDR, E SIDE OF SR 17, SE PART OF TOWN.	7/11/2006
06-20	CPA 06-02-SS, CHILTON GROVE SERVICES TO CIC, SW OF INT OF CANAL RD & LK MABEL LOOP RD.	7/11/2006
06-22	CPA 05-09-SS, SNIVELY PARCEL FROM LDR TO PB, S & W SIDES OF SR 17, ON WELSH RD.	7/11/2006
07-13	REM AMEND TO REPEAL ORD 05-68, DAVIDSON PROPERTY FROM MDR TO LDR, W SIDE OF US 27.	6/26/2007
07-07	CPA 07-01-SS, SCOTT CAPLAN PARCEL, W 27 AC FROM COM TO DT, CENTER ST & POLK AVE W.	7/10/2007
07-20	CPA 07-02-SS, FRANK FRIDDLE PROPERTY FROM MDR TO CIC, BETW FOUSE AVE & HELTON AVE.	9/11/2007
08-01	CPA 08-01-SS, GARCES PARCEL TO LDR, SE COR OF INT OF H.L. SMITH RD & LK MABEL LOOP RD.	2/12/2008
09-14	7.18 AC TO MDR, 2.81 TO COM, KINGS PRTRNSHP, NE COR OF SR 17 & TINDEL CAMP.	1/12/2010
10-03	ADOPTION OF THE DUNDEE 2030 EAB-BASED AMENDMENTS.	10/26/2010
12-03	77 AC FROM LDR TO MDR, THE RIDGE @ SWAN LAKE, SW COR OF LK MARIE DR & LK TRASK RD.	5/22/2012
13-01	12 AC FROM LDR TO MDR, SE COR OF CAMP ENDEAVOR BLVD AND CAMP BELL RD.	5/14/2013
14-03	46.3 AC FROM POLK CNTY A/RR TO TOWN LDR, EAST OF SR 17 NORTH OF ALMBURG RD.	6/24/2014
14-05	19.3 AC FROM POLK CNTY A/RR TOTOWN LDR, EAST OF SR 17 NORTH OF STALNAKER RD.	6/24/2014
14-06	9.0 AC FROM LDR TO COM, EAST OF SR 17 NORTH OF STALNAKER RD.	6/24/2014
15-14	200 AC, FROM COUNTY A/RR TO TOWN LDR, WHEELER (ASCOT) - 15-2ESR.	10/27/2015
15-15	9.37 AC FROM COM TO LDR, SE CORNER OF INT OF STALNAKER RD AND SR 17.	12/8/2015
19-05	10.16 AC FROM MDR TO CIC, S OF DUNDEE RD & E OF BAY ST.	6/10/2019
19-13	19.2 AC FROM COM TO LDR, SW CRNR INT OF LK HATCHINEHA & H.L. SMITH RD.	2/11/2020
20-08	39.81 AC FROM CNTY A/RR TO TOWN LDR, E OF LK MABEL LOOP RD, E OF SCENIC 17.	9/29/2020
20-10	39.05 AC FROM CNTY A/RR TO TOWN LDR, SW CRNR INT OF STALNAKER RD & SR 17.	9/29/2020
20-12	5.77 AC FROM CIC TO LDR, 0 US HWY 27 (PID# 27-28-20-000000-022060).	9/29/2020
21-02	1418 AC, FROM CNTY A/RR TO TOWN LDR, SW CRNR ALFORD RD & WEIBERG RD.	4/13/2021
21-09	35.52 AC FROM CNTY A/RR TO TOWN LDR, 0 FARMER SLOCUM LN.	6/27/2021
21-17	76.3 AC FROM MUVG LDR, E SIDE OF SR 17, BTWN DEKLE RD & TINDEL CAMP RD.	11/9/2021
21-31	29.71 AC FROM CNTY A/RR TO TOWN LDR, N OF WEIBERG RD, W OF N ALFORD.	1/11/2022
21-33	38.78 AC FROM CNTY A/RR TO TOWN LDR, S OF COYER RD, N OF LK MABEL UP RD.	1/11/2022
22-08	48.29 AC FROM CNTY A/RR TO TOWN LDR, NE INT OF ALFORD, WEIBERG & EDWARDS.	2/22/2022
22-13	28.48 AC FROM COM & LDR TO COM & LDR, NE CRNR INT OF SR 17 & STALNAKER RD.	4/12/2022
22-09	AMEND COM PLAN POLICY 2.14(F), REMOVED DEV POTENTIAL LIMIT THOROUGH 2030.	6/28/2022
22-19	20.24 AC FROM CNTY A/RR TO TOWN LDR, W OF ALFORD RD, WEIBERG AND LK HATCH.	6/28/2022

- ### Dundee Future Land Use
- Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Downtown Transitional
 - Commercial
 - Multi-Use Village Center
 - Commercial/Industrial Corridor
 - Public Buildings and Grounds
 - Parks/Lake Boulevards
 - Conservation
 - Unassigned
 - Water Bodies

- ### General Legend
- Dundee Town Boundary
 - Site-Specific Area Boundaries
 - East Marsh
 - Parcels
 - US Highways
 - State Roads
 - County Roads
 - Local Roads
 - Railroads
 - Water Bodies



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Town Boundary Updated per
Ordinance no.22-16
May 10, 2022

Future Land Use Updated per
Ordinance no. 22-19
June 28, 2022

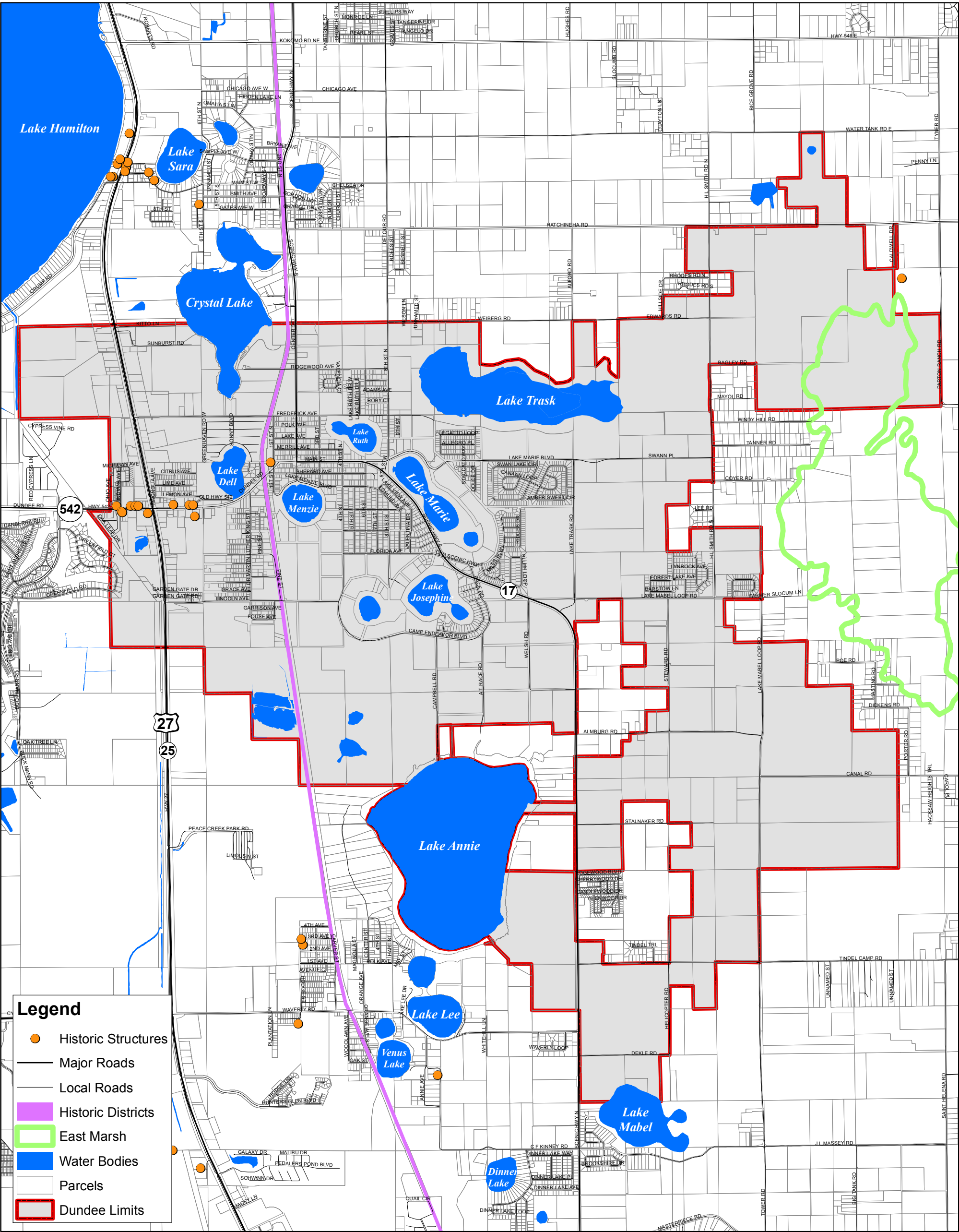
DISCLAIMER:
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Data Sources:
Central Florida Regional Planning Council
Florida Department of Transportation
Polk County Property Appraiser
Town of Dundee

Date: 7/6/2022
Document Path: D:\Projects\Current_Jurisdiction_maps\Dundee\Dundee_FLU_index_070622.mxd

- ### Site Specific Policies
- *1 - FLU Policy 2.14 (a)
 - *2 - FLU Policy 2.14 (b)
 - *3 - FLU Policy 2.14 (c)
 - *4 - FLU Policy 2.14 (d)
 - *5 - FLU Policy 2.14 (e)
 - *6 - FLU Policy 2.14 (f)
 - *7 - FLU Policy 2.14 (g)
 - *8 - FLU Policy 2.14 (h)
 - *9 - FLU Policy 2.14 (i)
 - *10 - FLU Policy 2.14 (j)
 - *11 - FLU Policy 2.14 (k)
 - *12 - FLU Policy 2.14 (l)
 - *13 - FLU Policy 2.14 (m)
 - *14 - FLU Policy 2.14 (n)
 - *15 - FLU Policy 2.14 (o)
 - *16 - FLU Policy 2.14 (p)
 - *17 - FLU Policy 5.5

FLU MAP 2 - TOWN OF DUNDEE - HISTORIC RESOURCES



DISCLAIMER:
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Data Sources:
Town of Dundee
Polk County Property Appraiser
Florida Department of Transportation
Central Florida Regional Planning Council
Historic Data: Bureau of Archaeological Research

Adoption Date:
October 26, 2010

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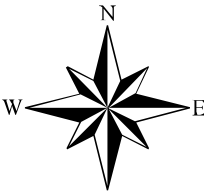
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1 inch = 0.5 miles



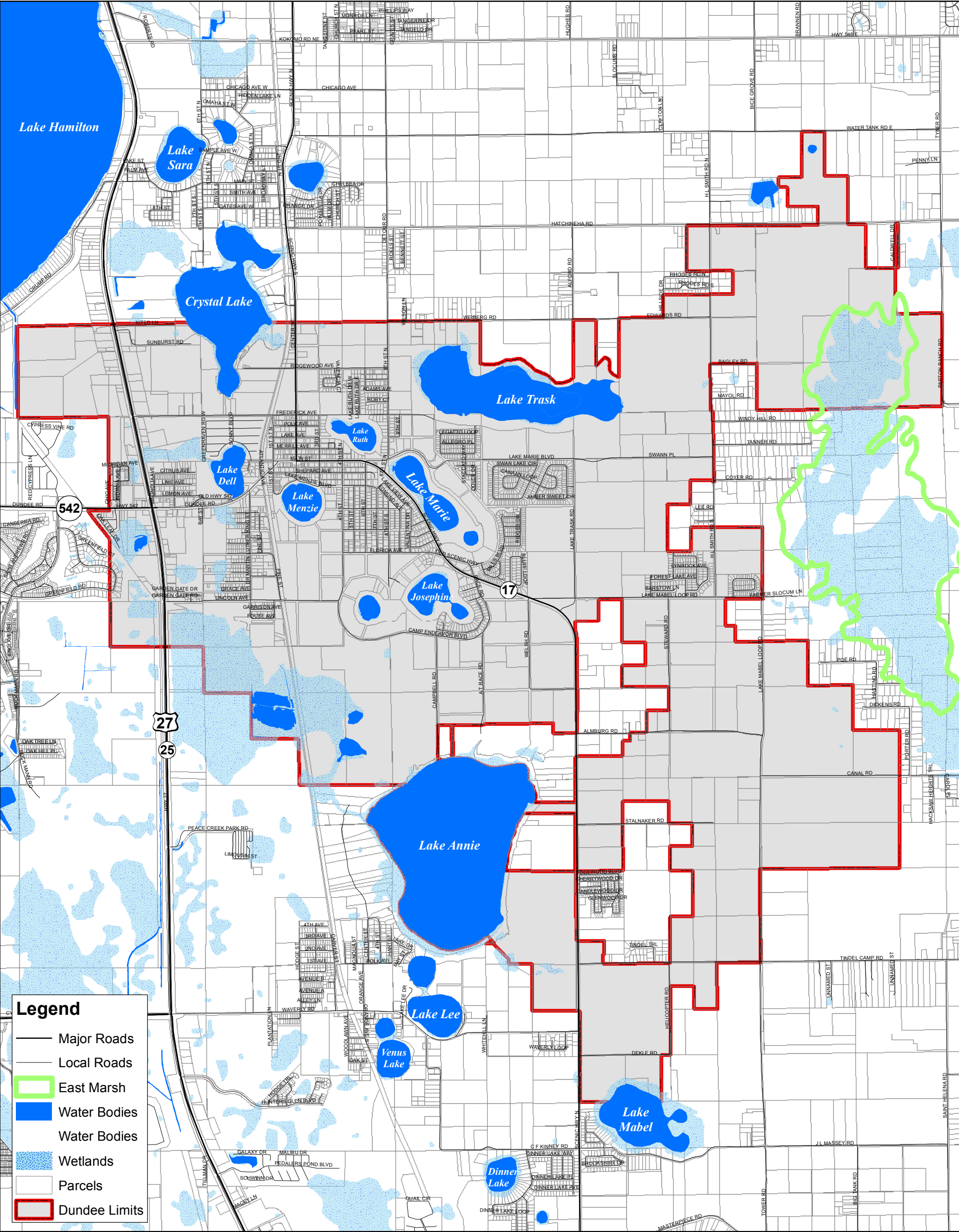
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FLU MAP 3 - TOWN OF DUNDEE - WETLANDS



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Data Sources:
Town of Dundee
Polk County Property Appraiser
Florida Department of Transportation
Central Florida Regional Planning Council
Wetlands: US Fish & Wildlife Service – National Wetlands Inventory

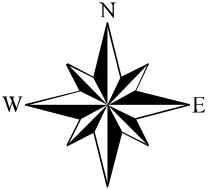
Adoption Date:
October 26, 2010



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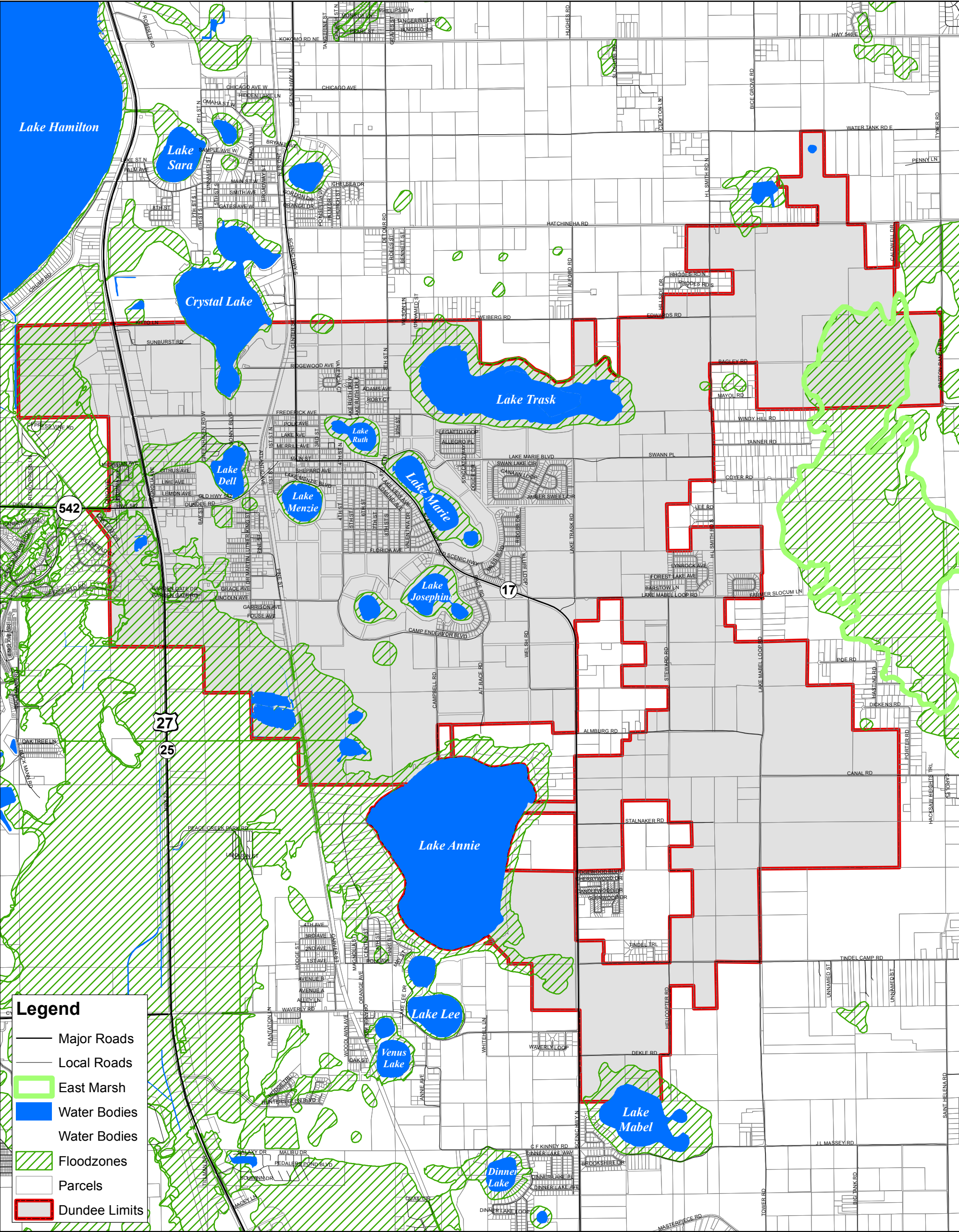
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1 inch = 0.5 miles

FLU MAP 4 - TOWN OF DUNDEE - FLOODPLAINS



DISCLAIMER:
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Data Sources:
Town of Dundee
Polk County Property Appraiser
Florida Department of Transportation
Central Florida Regional Planning Council
Floodplain Data: Federal Emergency Management Agency

Adoption Date:
October 26, 2010

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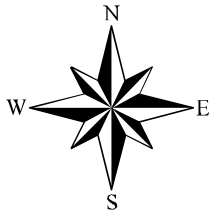
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1 inch = 0.5 miles



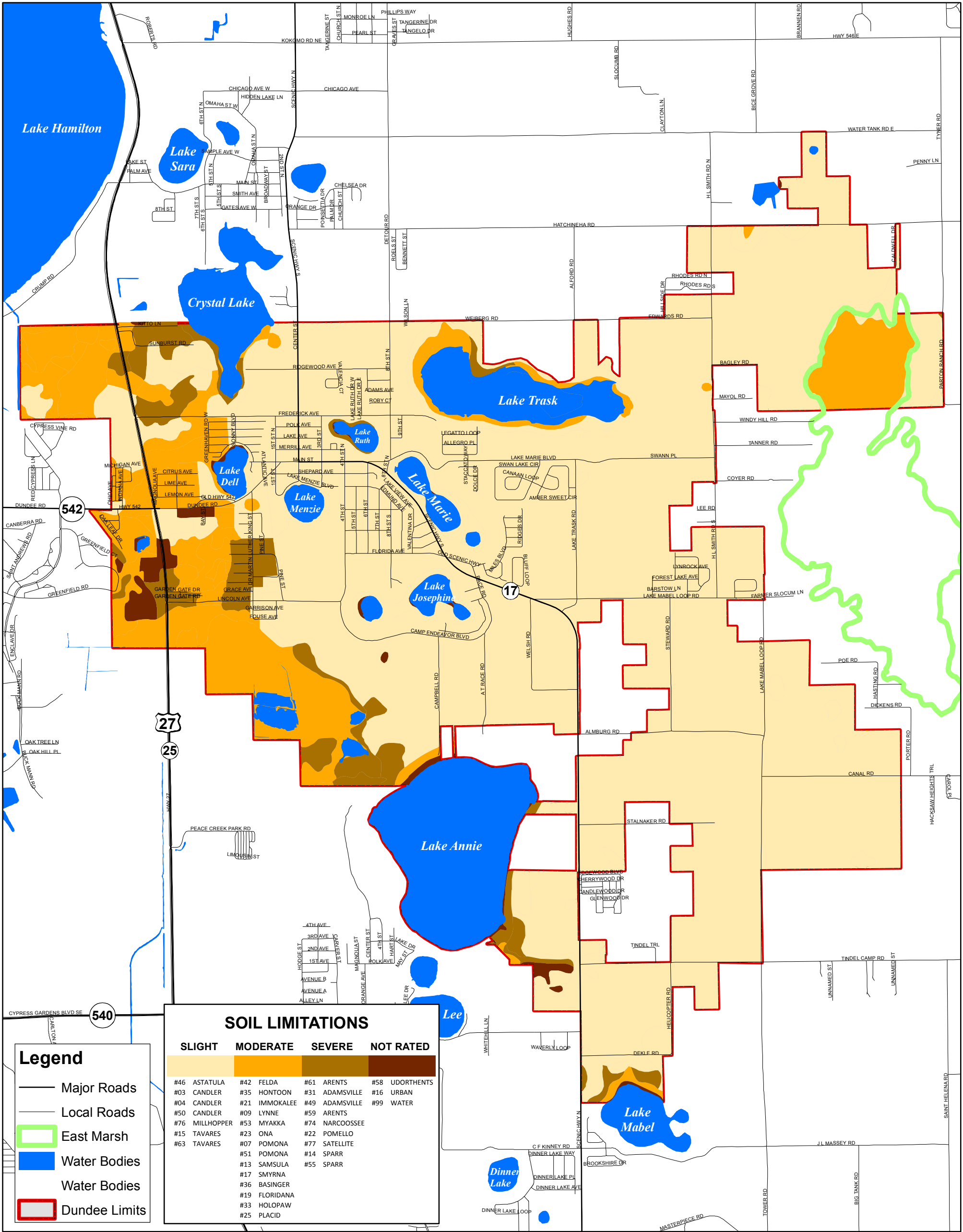
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FLU MAP 5 - TOWN OF DUNDEE - GENERALIZED SOILS



DISCLAIMER:
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Data Sources:
Town of Dundee
Polk County Property Appraiser
Florida Department of Transportation
Central Florida Regional Planning Council
Soils Data: US Department of Agriculture, Natural Resources Conservation Services, FGDL

Adoption Date:
October 26, 2010

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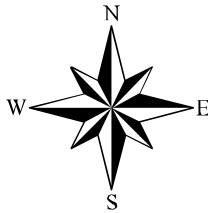
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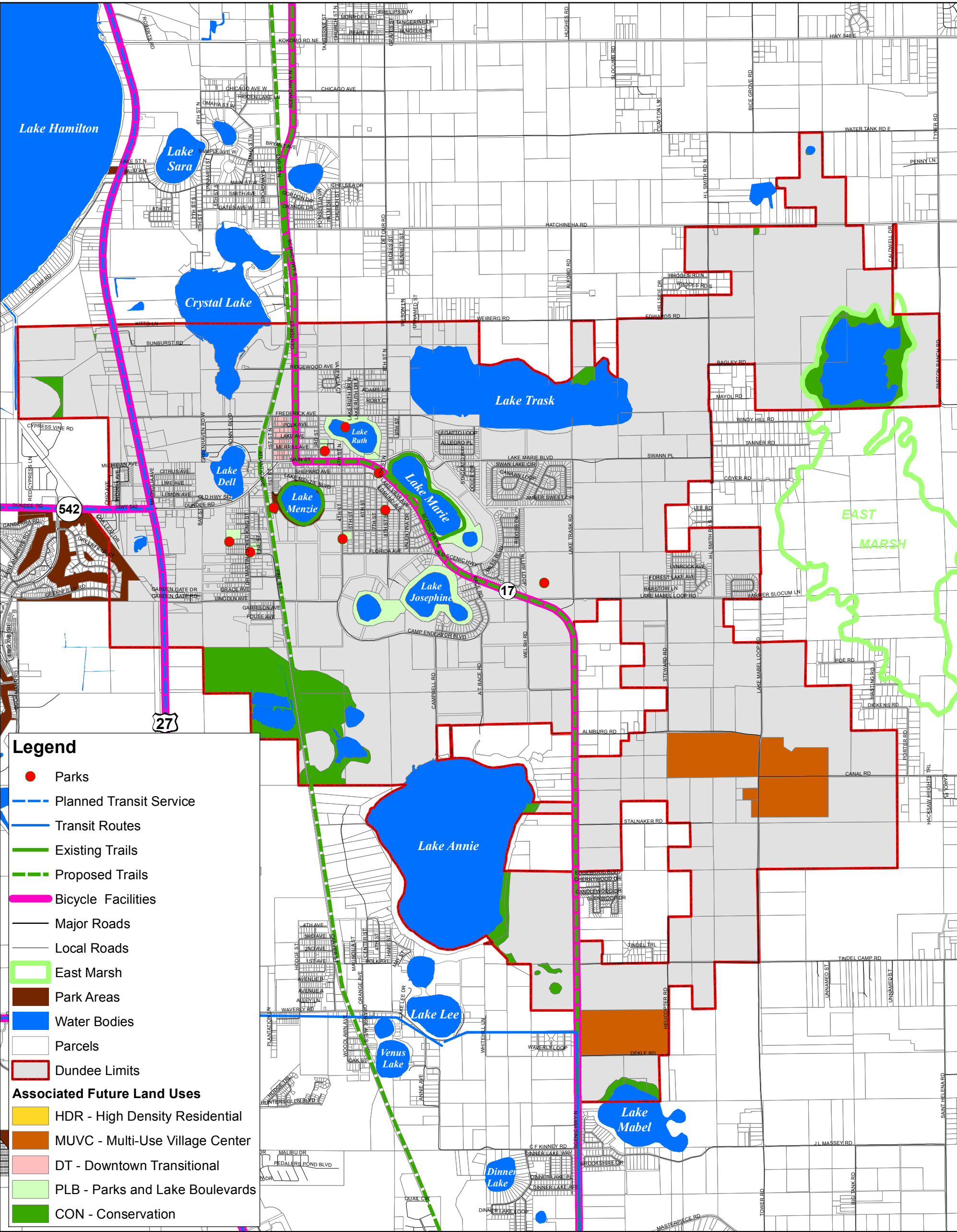
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FLU MAP 6 - TOWN OF DUNDEE - 2030 ENERGY CONSERVATION



DISCLAIMER:
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Data Sources:
Town of Dundee
Polk County Property Appraiser
Florida Department of Transportation
Central Florida Regional Planning Council

Adoption Date:
October 26, 2010

0 0.5 1 Miles

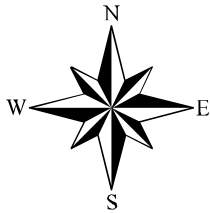
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Town of Dundee

2030 Comprehensive Plan



Transportation Element

Adopted: October 26, 2010

TRANSPORTATION ELEMENT

GOAL: IT SHALL BE THE GOAL OF THE TOWN OF DUNDEE TO PROVIDE A SAFE AND EFFICIENT TRANSPORTATION SYSTEM FOR ALL MODES OF TRAVEL THAT IS FINANCIALLY FEASIBLE, CONSISTENT WITH COMMUNITY NEEDS, AND ENVIRONMENTALLY SOUND. [9J-5.007(3)(A)]

OBJECTIVE 1: MAINTENANCE OF LEVEL OF SERVICE

PROVIDE A SAFE AND EFFICIENT SYSTEM OF ROADS BY MAINTAINING AN ACCEPTABLE LEVEL OF SERVICE (LOS) ON ALL SEGMENTS OF THE ROADWAY SYSTEM. [9J-5.007(3)(B)1]

Policy 1.1: The Town of Dundee shall coordinate with the Polk Transportation Planning Organization (PTPO) and the Central Florida Regional Planning Council to adopt and apply multi-modal levels of service which shall be the minimum acceptable standards for State, County, and local roads within the Town Limits of Dundee. Said multi-modal LOS standards shall promote transit by lowering levels of service where transit is available. The Town hereby adopts multi-modal levels of service as set forth in Figures 1.1.1 and 1.1.2.

Figure 1.1.1:

	Highway Minimum Standard	Highway Minimum Duration	Transit	Pedestrian	Bicycle
M1	LOS "D" peak direction	Average of two highest peak hours	60 minute headway	Sidewalk access to bus stop	Bike racks on buses
M2	LOS "E" peak direction	Average of two highest peak hours	30 minute headway	Sidewalk access to bus stop	Bike racks on buses Bike route/system

*Does not supersede SIS LOS Standard as set by Rule 14-94, F.A.C.

For roadways outside the multi-modal service area, the Town hereby adopts the following peak season/peak hour standards as the minimum level of service (LOS) standard:

Figure 1.1.2
Base Highway Level of Service Standards ⁽¹⁾

Facility Type	Level of Service
Principal arterial roadways: SIS facilities Non-SIS facility	Subject to Policy 1.2 D
Minor arterial roadways	D
All other roadways	D
⁽¹⁾ LOS is measured for the peak hour/peak direction using the average of the two highest peak hours.	

[9J-5.007(3)(c)1]

- Policy 1.2:** The minimum level-of-service standard for roadways on the Strategic Intermodal System (SIS) and the Florida Intrastate Highway System (FIHS), shall be in accordance with the Statewide Minimum Level of Service Standards for the State Highway System published in Rule 14-94, F.A.C., or any rule variance issued by the Florida Department of Transportation.
- Policy 1.3:** The Town shall coordinate with the Florida Department of Transportation, the Polk Transportation Planning Organization, and the Central Florida Regional Planning Council to ensure through the Land Development Regulations, transportation improvement standards, and the Concurrency Management System that no road segment will be permitted to deteriorate to a LOS below those established in Policies 1.1. and 1.2. [9J-5.007(3)(c)1]
- Policy 1.4:** When reviewing development proposals for properties abutting or impacting traffic on State or County-maintained roadways, the Town shall coordinate with the Florida Department of Transportation and the Polk Transportation Planning Organization to ensure consistency with state, regional, and county standards, and determine impacts on adopted levels of service. [9J-5.007(3)(c)4]
- Policy 1.5:** Cooperate to the extent possible in regard to any Traffic System Management (TSM) program proposed for Polk County by the Polk Transportation Planning Organization (PTPO) or the Florida Department of Transportation (FDOT). [9J-5.007(3)(c)1]

OBJECTIVE 2: ACCESS CONTROL

PRESERVE THE CAPACITY AND SAFETY OF ARTERIAL AND COLLECTORS BY COORDINATING AND CONTROLLING ACCESS POINTS, MEDIAN OPENINGS, AND INTERSECTION LOCATIONS. [9J-5.007(3)(B)1,3]

Policy 2.1: Enforce transportation improvement standards and Land Development Regulations to control access to arterial and collector roads from adjacent development. [9J-5.007(3)(c)2]

Policy 2.2: The Town of Dundee shall require the use of shared driveways and frontage roads in commercial, industrial, and multi-family residential area and shall regulate the number and location of entrances to single-family subdivision to control access to arterial and collector roads. [9J-5.007(3)(c)2]

Policy 2.3: Coordinate with the Polk County Transportation Division, the PTPO, and FDOT in the review of site plans to ensure safe and efficient access to arterial and collector roads from adjacent development. [9J-5.007(3)(c)2]

OBJECTIVE 3: RIGHTS-OF-WAY

PROTECT EXISTING AND PLANNED ROAD RIGHTS-OF-WAY FROM ENCROACHMENT BY INCOMPATIBLE DEVELOPMENT. [9J-5.007(3)(B)1,4]

Policy 3.1: Enforce Land Development Regulations that require minimum building setback lines and land dedication through the plat and site plan review approval process. The Polk County Transportation Division, PTPO, and FDOT shall be consulted concerning rights-of-way and driveway permits on county and state-maintained highways. [9J-5.007(3)(c)4]

Policy 3.2: Indicate on the Transportation Map planned rights-of-way for arterial, collector, and local roads to serve the projected land uses. [9J-5.007(3)(c)4]

OBJECTIVE 4: COORDINATION WITH OTHER ELEMENTS AND PLANS

COORDINATE THE TRAFFIC CIRCULATION SYSTEM WITH THE FUTURE LAND USE ELEMENT AND WITH THE PLANS OF THE PTPO, THE FDOT,

AND ADJACENT MUNICIPALITIES. [9J-5.007(3)(B)1,2,3]

- Policy 4.1:** The Transportation Element shall support the land use designations and concepts of the Future Land Use Element.
- Policy 4.2:** The Transportation Element shall, to the extent possible, be consistent with the adopted long-range plans of the PTPO, FDOT, and any resource planning and management plan prepared pursuant to Chapter 380, F.S.
- Policy 4.3:** The Transportation Element, to the extent possible, shall be coordinated with the traffic circulation plans of the Town of Lake Hamilton.
- Policy 4.4:** The Town shall request the Florida Department of Transportation or Polk County to submit any proposed facility plans affecting segments of state and/or county-maintained roadways within the Town limits of Dundee for consistency review. [9J-5.007(3)(c)1]

OBJECTIVE 5: PROVIDE A SAFE TRAFFIC CIRCULATION SYSTEM**PROVIDE A SAFE TRAFFIC CIRCULATION SYSTEM THAT PRESERVES ROADWAY CAPACITY AND SAFETY BY REGULATING ACCESS POINTS AND ON-SITE TRAFFIC FLOW. [9J-5.007(3)(B)1,2]**

- Policy 5.1:** Construction projects on principal arterial roads shall be reviewed for environmental impacts and consistency with the Conservation Element.
- Policy 5.2:** The treatment of stormwater runoff shall be included as an integral component of all new roadway construction and reconstruction. [9J-5.013(2)(c)1]
- Policy 5.3:** Design and construct the traffic circulation system to slow and limit arterial and cut-through traffic that would damage the character and integrity of residential neighborhoods or significant cultural or historic resources.
- Policy 5.4:** Enforce Land Development Regulations that contain design criteria for the safe and efficient flow of on-site traffic and for the provision of adequate parking for vehicles and bicycles. [9J-5.007(3)(b)3]
- Policy 5.5:** Enforce Land Development Regulations that contain design criteria for the landscape buffering of new arterial roads located adjacent to or in close proximity to residential areas.

OBJECTIVE 6: NON-MOTORIZED TRANSPORTATION**PROVIDE FOR NON-AUTOMOTIVE MOBILITY NEEDS AS A MEANS OF REDUCING LOCAL MOTOR VEHICLE TRAFFIC. [9J-5.007(3)(B)1,3]**

- Policy 6.1:** To encourage energy efficiency and savings, alternative modes of transportation shall be accommodated to create a community that is not solely reliant on the automobile for all transportation trips. At a minimum, this will address conceptual designs to accommodate transit, pedestrians, bicycles, and alternative vehicles (i.e. electric vehicles, etc.)
- Policy 6.2:** Consider the needs of bicyclists and pedestrians in conjunction with all road construction, reconstruction, or maintenance projects. The PTPO's recommended evaluation criteria should be used to determine which projects, if any, will be considered for upgrading to AASHTO bicycle facility standards as outlined in The PTPO's Guide to Bicycle Planning in Polk County June, 1989. [9J-5.007(3)(c)5]
- Policy 6.3:** Evaluate the need for improved bicycle and pedestrian access-ways connecting residential areas and shopping centers, parks, schools, and public buildings. The PTPO's evaluation criteria should be used for evaluating bicycle needs. The evaluation process should be coordinated with the Recreation Advisory Committee in regard to access to parks and recreation areas (See Recreation and Open Space Element, policies 2.2 and 3.4) and the Polk County School Board in regard to access to public schools. The Town shall seek to provide connections to the Polk County Trail System. [9J-5.007(3)(c)5]
- Policy 6.4:** Within financial constraints, include annually those bicycle and pedestrian facility improvements that are identified as needed in the Capital Improvements Program. [9J-5.007(3)(c)5]
- Policy 6.5:** Enforce as part of Land Development Regulations criteria for non-motorized access for new residential and commercial developments. [9J-5.007(3)(c)5]
- Policy 6.6:** Dundee shall coordinate with and participate in the PTPO's Bicycle and Pedestrian Programs. [9J-5.007(3)(c)5]
- Policy 6.7:** The Town will continue to require new commercial and residential developments to provide and dedicate sidewalks. Where feasible, new

sidewalks should be linked to Dundee's existing sidewalk system. [9J-5.007(3)(c)3,5]

Policy 6.8: The Town shall prioritize new sidewalk construction for those areas of the Town lacking an existing sidewalk network. [9J-5.007(3)(c)3,5]

OBJECTIVE 7: SUPPORT OF PUBLIC TRANSIT

THE TOWN WILL PROMOTE ACCESS TO AND RIDERSHIP ON THE COUNTYWIDE BUS SYSTEM, COORDINATING WITH TRANSIT PROVIDERS TO LOCATE STOPS AND TERMINALS NEAR MAJOR TRIP GENERATORS AND EMPLOYMENT CENTERS, AND COORDINATING WITH THE MULTI-MODAL PLANS OF POLK COUNTY FOR TRANSIT SUPPORTIVE DEVELOPMENT AREAS WHICH INCLUDE TRANSIT CORES, TRANSIT CENTERS, AND TRANSIT CORRIDORS. [9J-5.019(4)(B)4.]

Policy 7.1: The Town will promote the development of future major trip generators and employers on transit routes, to decrease the number of vehicle trips within the Town, and to accommodate the transportation disadvantaged, including the elderly and those without a vehicle. [9J-5.019(4)(c) 9, 12.]

Policy 7.2: The Town will coordinate with the Polk Transit Authority and participate in the planning process in order to provide Dundee with improved transit connectivity with other parts of Polk County as well as regional transportation hubs and facilities. [9J-5.019(4)(c) 11.]

Policy 7.3: The Town shall support the Polk County multi-modal transportation system by being designated as a Transit Supportive Development Area (TSDA), which includes transit centers along travel corridors connecting Dundee to other TSDAs.

Policy 7.4: The Town will coordinate with the PTPO, FDOT, and transit providers to implement plans for park-and-ride lots, as identified in Transportation Improvement Plans and Long-Range Transportation Plans, as updated. [9J-5.019(4)(c) 6, 11, 13.]

OBJECTIVE 8: SCENIC HIGHWAY

PRESERVE THE BEAUTY, SAFETY, AND CAPACITY OF THE RIDGE SCENIC HIGHWAY (STATE ROAD 17) THROUGH THE TOWN OF DUNDEE.

Policy 8.1: Attend meetings, support, and advance the policies of the Ridge Scenic

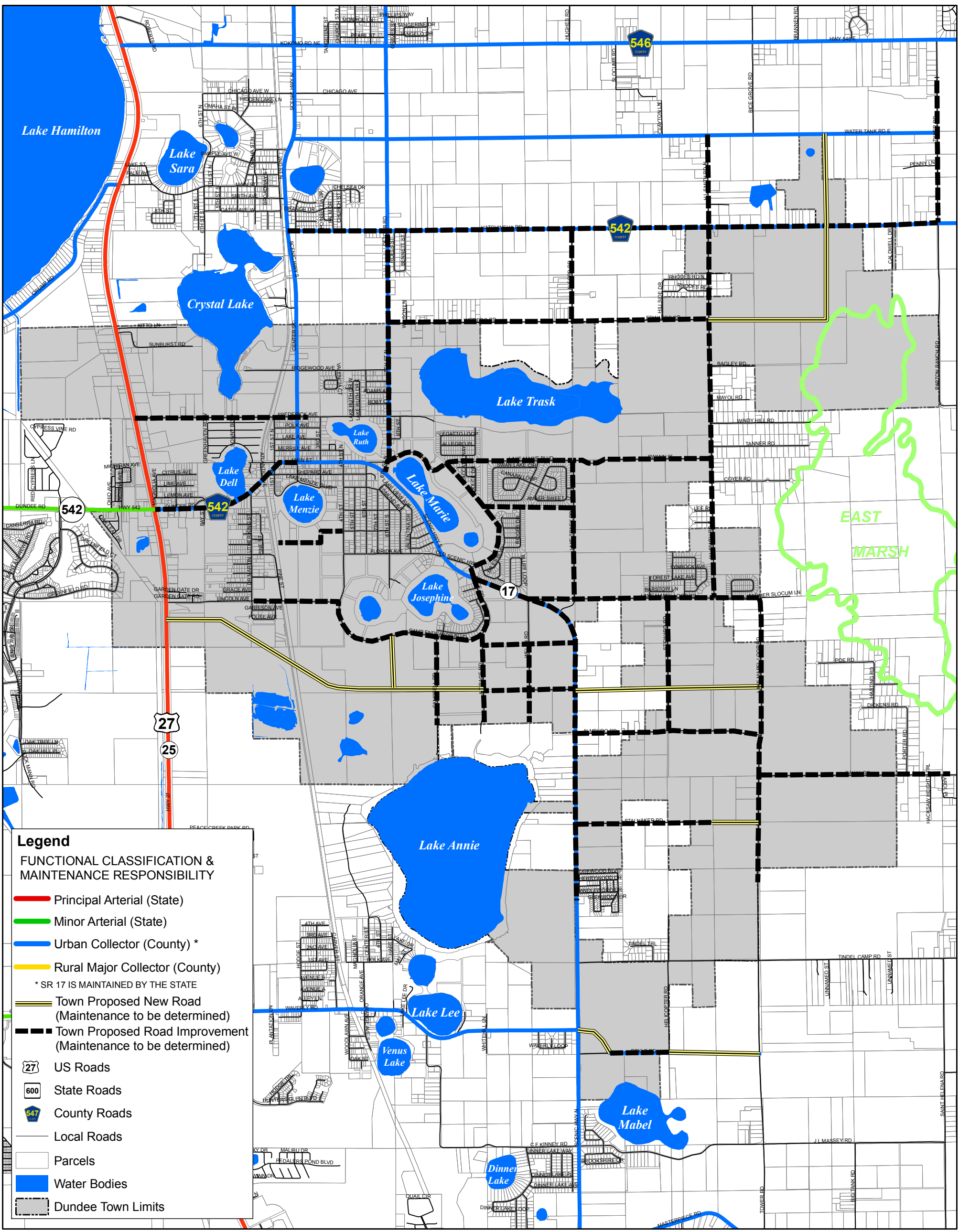
Highway Corridor Management Entity (CME), which is the scenic highway corridor advocacy group for the 38.7 mile Ridge Scenic Highway through Polk County.

Policy 8.2: Review the Unified Land Development Code and adopt new Land Development Regulations to carry out the goals and objectives of the Ridge Scenic Highway designation application and plans.

Policy 8.3: Include the Ridge Scenic Highway corridor and its development standards in the Neighborhood Park and Recreation Plan for the Town.

TE MAP 1 - TOWN OF DUNDEE

2030 FUTURE FUNCTIONAL CLASSIFICATION & MAINTENANCE RESPONSIBILITY



DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.

Data Sources:
Town of Dundee
Polk County Property Appraiser
Florida Department of Transportation
Central Florida Regional Planning Council
Polk County Transportation Planning Organization

Adoption Date:
October 26, 2010

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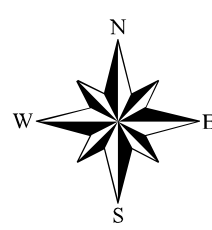
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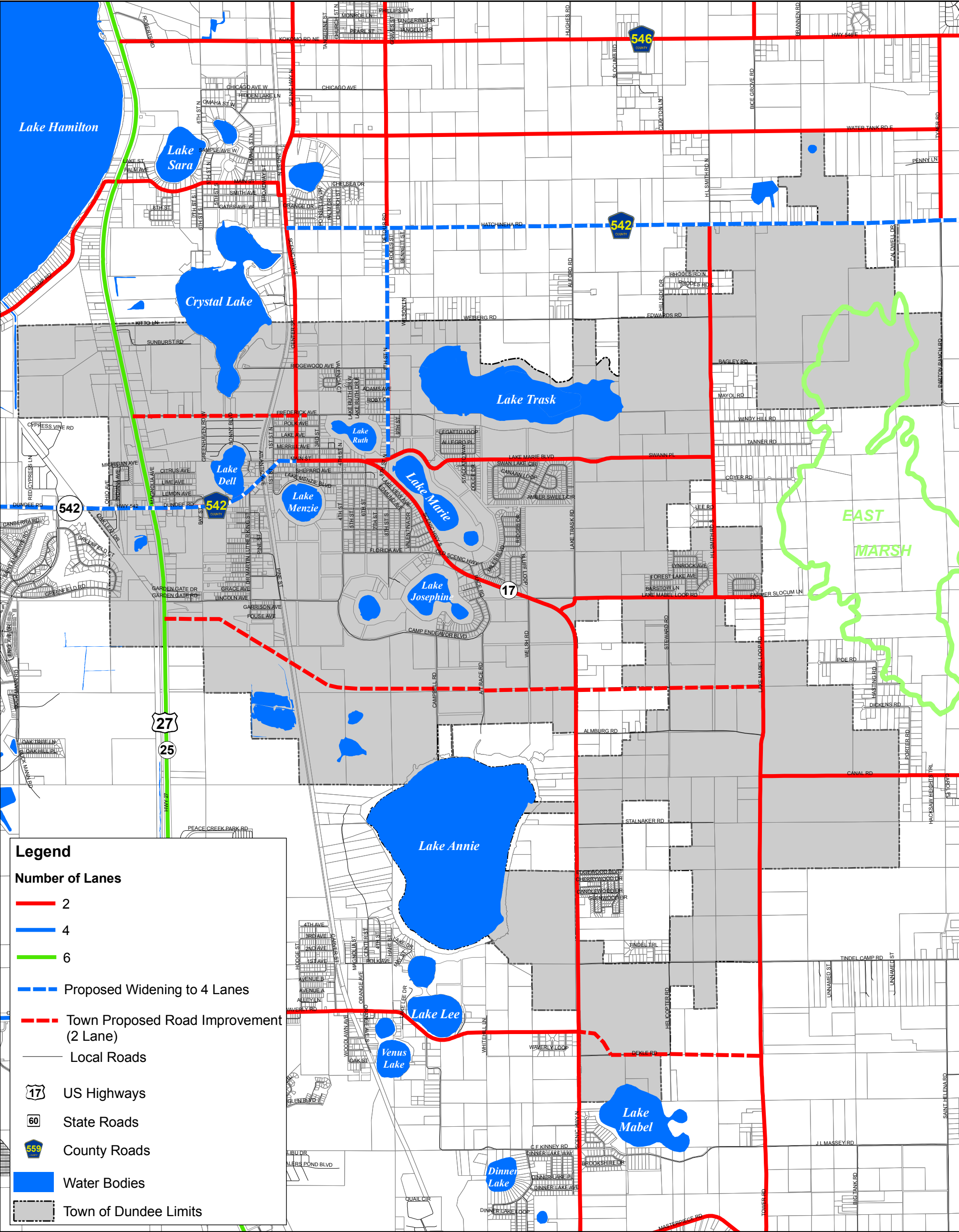
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TE MAP 2 - TOWN OF DUNDEE - 2030 FUTURE NUMBER OF LANES



DISCLAIMER:
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Polk County Property Appraiser
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Central Florida Regional Planning Council
Polk County Transportation Planning Organization

Adoption Date:
October 26, 2010

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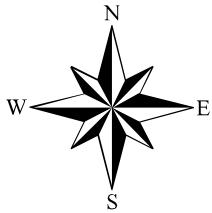
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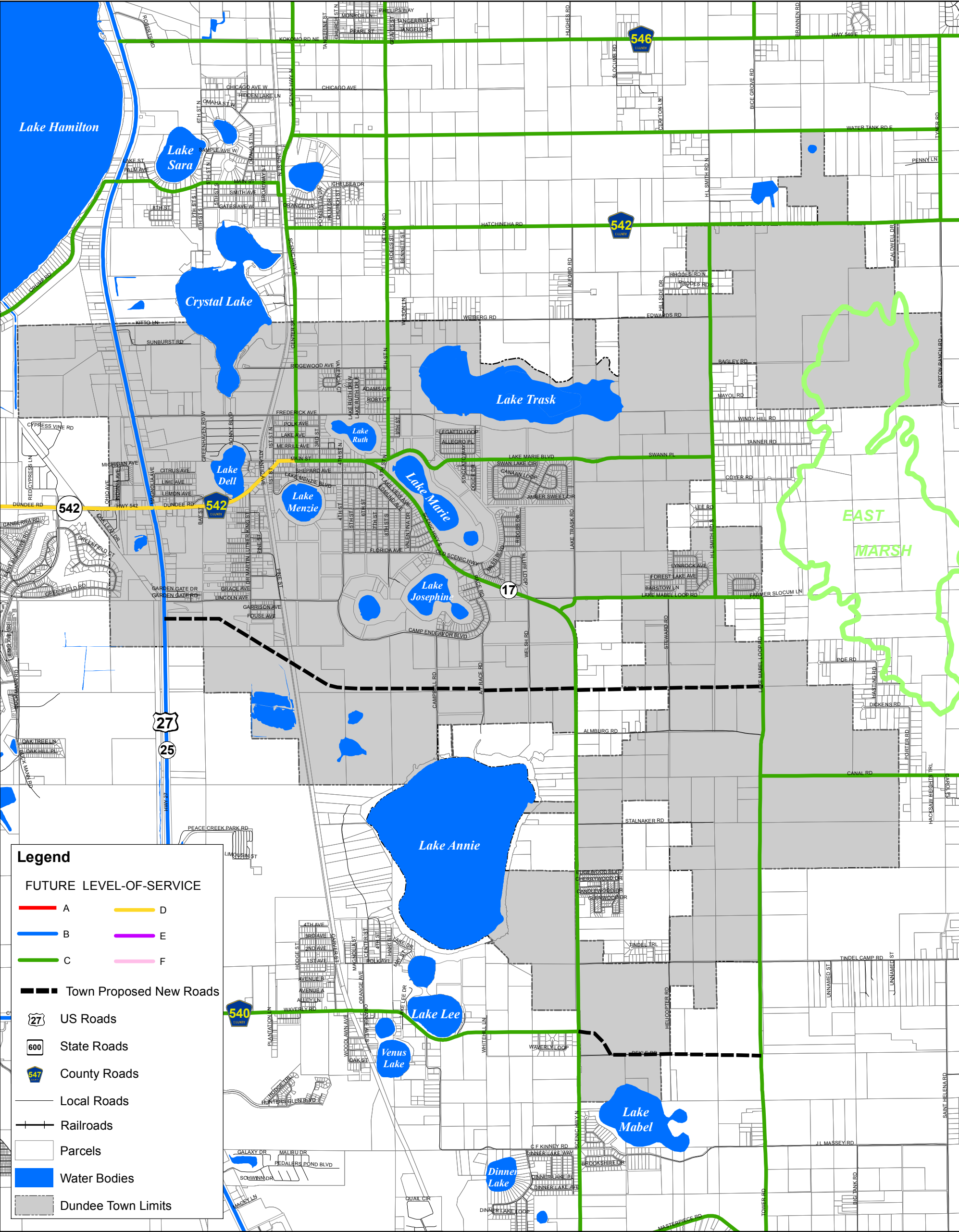
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TE MAP 3 - TOWN OF DUNDEE - 2030 FUTURE LEVEL-OF-SERVICE



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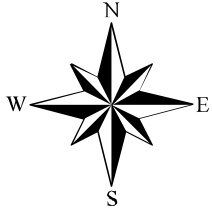
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1 inch = 0.5 miles



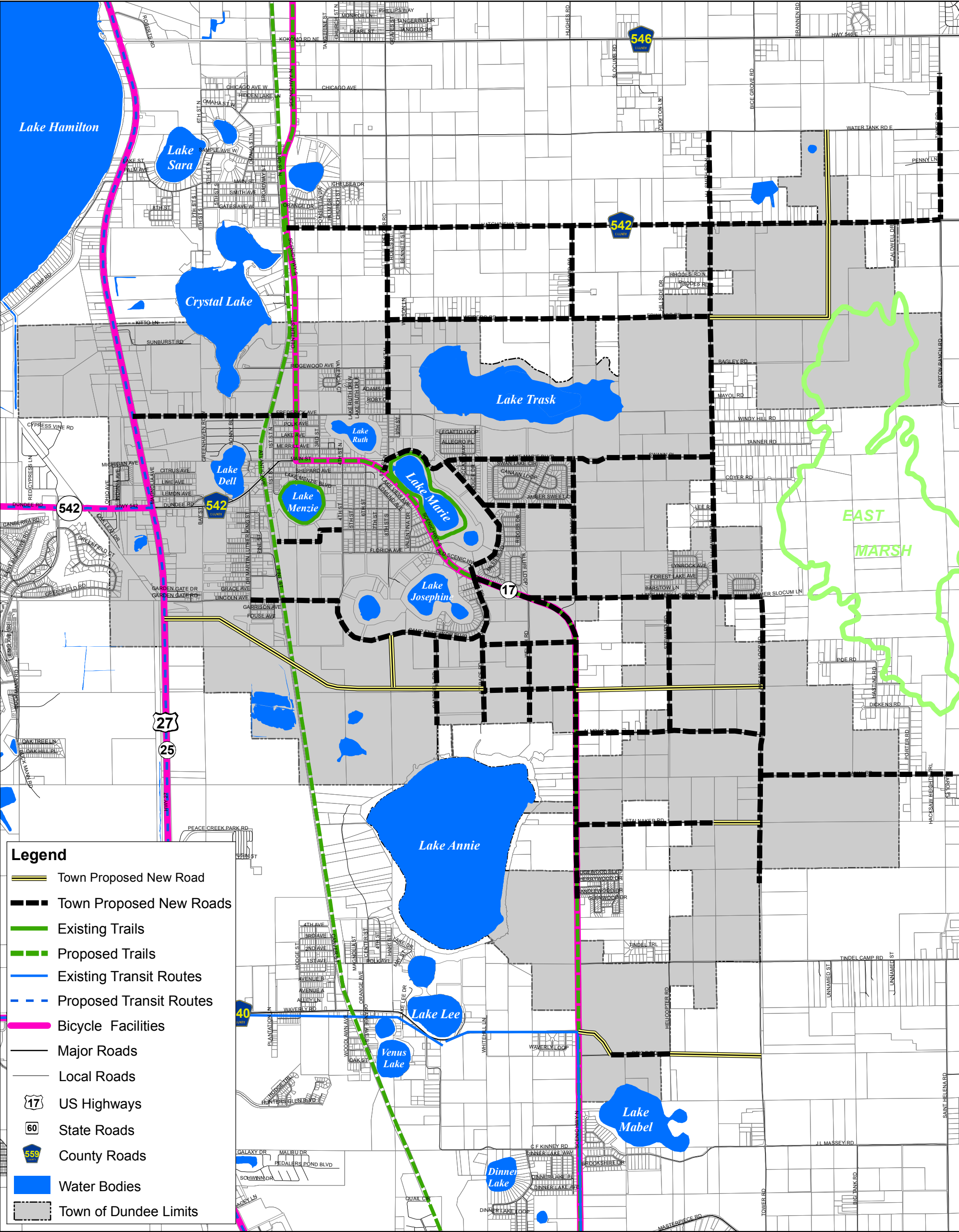
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TE MAP 4 - TOWN OF DUNDEE - 2030 FUTURE TRAFFIC CIRCULATION



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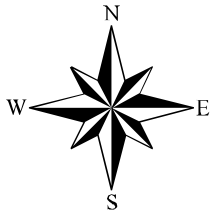
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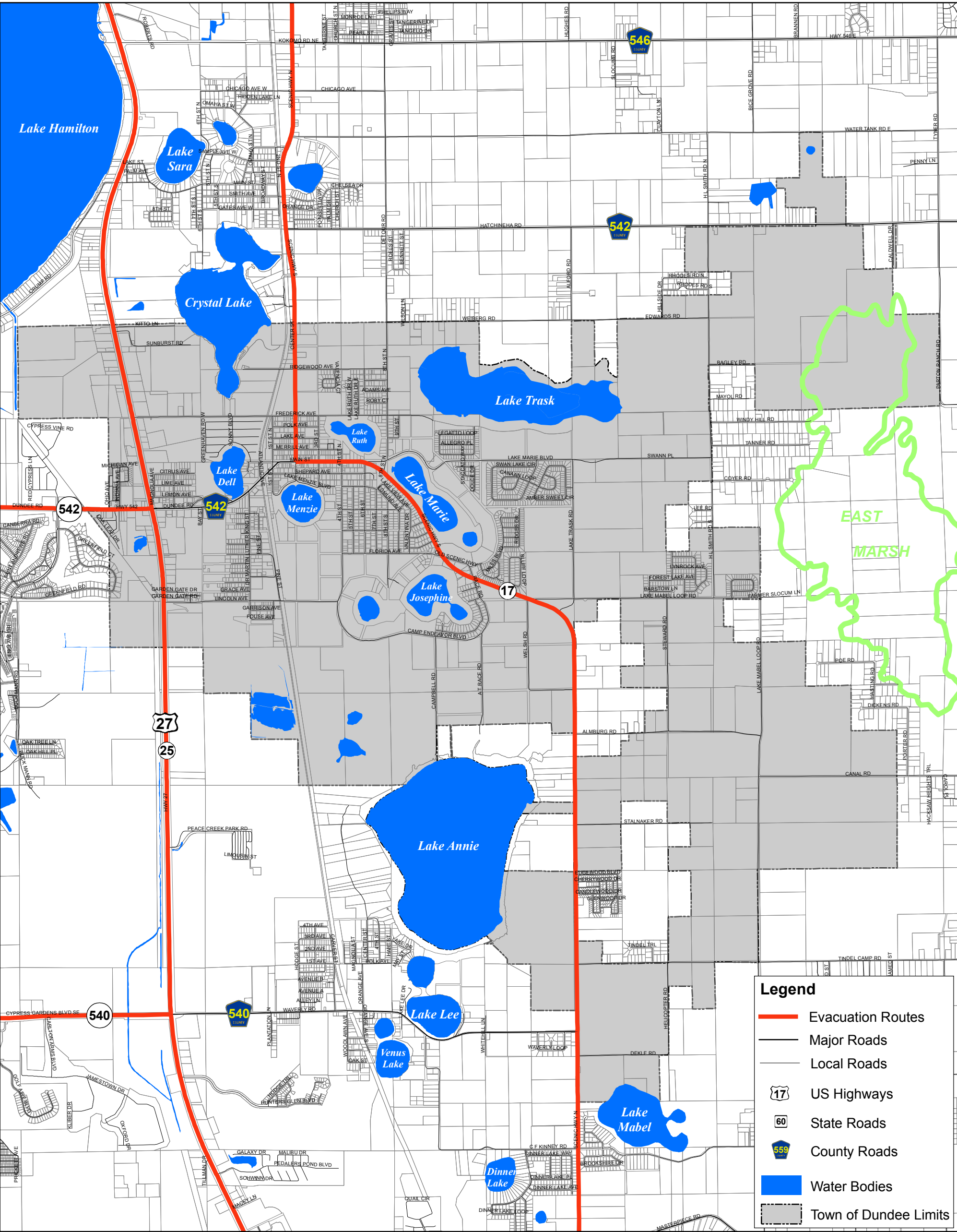
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TE MAP 5 - TOWN OF DUNDEE - 2030 EVACUATION ROUTES



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Polk County Property Appraiser
Florida Department of Transportation
Central Florida Regional Planning Council
Polk County Transportation Planning Organization

Adoption Date:
October 26, 2010

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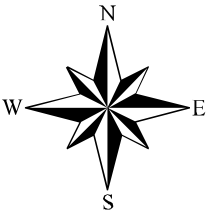
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Town of Dundee

2030 Comprehensive Plan



Housing Element

Adopted: October 26, 2010

HOUSING ELEMENT

GOAL: IT SHALL BE THE GOAL OF THE TOWN OF DUNDEE TO PROVIDE OPPORTUNITIES FOR SAFE, SOUND, AND AFFORDABLE HOUSING FOR ALL PRESENT AND FUTURE RESIDENTS, WHILE RECOGNIZING THE PRIVATE SECTOR AS THE PRIMARY PROVIDER OF HOUSING. [9J-5.010(3)(A)]

OBJECTIVE 1: PROVISION OF ADEQUATE AND AFFORDABLE HOUSING

DUNDEE SHALL PROVIDE INFORMATION AND TECHNICAL ASSISTANCE TO THE PRIVATE SECTOR TO MAINTAIN A HOUSING PRODUCTION CAPACITY SUFFICIENT TO MEET THE REQUIRED PRODUCTION. "TECHNICAL ASSISTANCE" WILL INCLUDE, AT A MINIMUM: A) DISCUSSIONS WITH, AND REFERRALS TO THE FLORIDA LOW INCOME HOUSING COALITION OR OTHER NON-PROFIT HOUSING ORGANIZATIONS; AND B) SOLICITATION AND MARKETING OF NEW LOW INTEREST HOUSING LOANS FROM BANKS. [9J-5.010(3)(B)1]

Policy 1.1: Assure the availability of adequate sites for the projected number and type of housing units through the Future Land Use Element and Future Land Use Map Series. [9J-5.010(3)(c)5]

Policy 1.2: Dundee will review its regulations and permitting process to increase private sector participation in meeting housing needs, while maintaining the health, welfare and safety of the population. Conflicting or excessive Town regulations shall be eliminated or modified. As part of its review and amendment of ordinances and regulations, the Town will consider: a) the establishment of a maximum time limit for the review of development proposals; b) consolidation of multiple public hearings; and c) waiving of processing fees for affordable housing projects. [9J-5.010(3)(c)2]

Policy 1.3: Enforce Land Development Regulations to ensure consistency with capital needs. The Town may modify impact fee and utility connection fee structures and policies as an incentive to encourage private sector participation in meeting affordable housing needs. [9J-5.010(3)(c)1,2]

Policy 1.5: The Town Manager shall notify the U.S. Department of Housing and Urban Development of any alleged violations of the adopted Fair Housing Ordinance to prevent unfair and discriminatory real estate marketing and financing practices.

- Policy 1.6:** Throughout the planning period, in accordance with the schedule outlined in the Capital Improvements Element, provide public facilities and services to new residential neighborhoods and households with special housing needs. [9J-5.010(3)(c)5]
- Policy 1.7:** Permit and encourage mixed commercial-residential development or redevelopment.
- Policy 1.8:** The Town of Dundee shall continue to seek Community Development Block Grant funds through the Polk County Community Development Department to apply to housing demolition and replacement activities. Substandard housing units shall be addressed through code enforcement by the Town and referrals made to the Polk County Community Development Department for demolition. [9J-5.010(3)(c)(7)]
- Policy 1.9:** The Town of Dundee shall enforce its Land Development Regulations to provide for adequate sites for extremely low, very-low, low, and moderate income families. The principles and criteria for siting extremely low, very-low, low, and moderate income housing shall be:
1. To ensure extremely low, very-low, low, and moderate income families adequate public facilities and services on a fair-share cost basis;
 2. To reduce concentrations of extremely low, very-low, low, and moderate income housing; and
 3. To ensure that zoning and other local regulations provide a variety of lot sizes, minimum housing sizes, densities, and alternatives such as multi-unit or zero-lot line developments. [9J-5.010(3)(c)5]
- Policy 1.10:** For sites specifically identified by the Town as suitable for extremely low, very-low, and low income families, the Town shall continue to implement zoning regulations which provide inducements to increase the supply of affordable housing including density bonuses and the consideration of accessory dwelling units. No additional density shall be granted that exceeds the maximum density of the Future Land Use designation without a corresponding Future Land Use Amendment.
- Policy 1.11:** New residential development shall be located so as to minimize adverse impacts on the environment, in accordance with the Future Land Use Element and Future Land Use Map. [9J-5.010(3)(c)5]

- Policy 1.12:** The principles and criteria for siting mobile homes shall be:
1. To ensure that mobile home residents have adequate public facilities and services based on a fair-share distribution of costs; and
 2. To require developers of new mobile home parks or subdivisions to designate adequate hurricane shelter space for the projected buildout populations of such parks or subdivisions; and
 3. To allow mobile homes within all residential land use categories, provided that they are anchored or attached to permanent foundations, meet safety codes and all other applicable requirements of the Town's Land Development Regulations. [9J-5.010(3)(c)(5)]
- Policy 1.13:** The Town shall identify and map existing and candidate sites for affordable and workforce housing serviceable by adequate infrastructure and accessible to transit corridors as part of a comprehensive strategy to promote sustainable housing and neighborhoods.
- OBJECTIVE 2:** **MAINTENANCE AND IMPROVEMENT OF HOUSING STOCK**
- ELIMINATE SUBSTANDARD HOUSING CONDITIONS BY THE YEAR 2000, PROVIDE FOR RELOCATION HOUSING, AND ENCOURAGE OWNERS AND OCCUPANTS TO MAINTAIN AND IMPROVE THE STRUCTURAL AND AESTHETIC CONDITION OF DWELLING UNITS. [9J-5.010(3)(B)2,5,6]**
- Policy 2.1:** The Town of Dundee shall implement a program of conservation, rehabilitation, and demolition targeting substandard housing. The principles and criteria for the conservation, rehabilitation, and demolition of housing units shall be:
1. To encourage property owners to make repairs to housing units before serious problems develop;
 2. Reduce blight and decay of neighborhoods;
 3. Maintain the value of the housing stock and;
 4. Encourage private investment in residential areas. [9J-5.010(3)(c)4]
- Policy 2.2:** The Town shall enforce a minimum housing code. [9J-5.010(3)(c)3]
- Policy 2.3:** The Town shall increase code enforcement activities in areas with

concentrations of substandard housing units through a program of systematic inspections. [9J-5.010(3)(c)3]

Policy 2.4: In accordance with the schedule outlined in the Capital Improvements Element, upgrade infrastructure in residential neighborhoods with concentrations of substandard housing units to encourage infill and private investment. [9J-5.010(3)(c)5]

Policy 2.5: The Town shall enforce the Town's housing codes and standards relating to the care and maintenance of residential and neighborhood environments and facilities. [9J-5.005(3)(c)3]

Policy 2.6: If CDBG funds are available through the Polk County Community Development Department, 10 dwelling units shall be rehabilitated or demolished and replaced per year. Rehabilitated or replacement housing units shall be targeted to extremely low, very low, low, and moderate income families. A program of code enforcement shall be used to prevent standard condition housing from becoming substandard. [9J-5.010(3)(c)3]

Policy 2.7: Beginning upon adoption of this plan, Dundee shall abide by the mandates of the federal Uniform Relocation Act, ensuring that those temporarily or permanently replaced as a result of federally-assisted actions regarding housing rehabilitation or demolition, will be provided adequate relocation assistance. [9J-5.010(3)(c)8]

Policy 2.8: With the assistance of the Polk County Community Development Division, the Town shall continue to implement an information and referral system to make available information on housing maintenance and rehabilitation programs to Town residents. [9J-5.010(3)(c)1,7]

Policy 2.9: The Town shall, through its Land Development Regulations, promote a mix of housing types, densities, and affordable housing.

OBJECTIVE 3: SITES FOR SPECIAL NEEDS HOUSING

PROVIDE ADEQUATE SITES FOR HOUSEHOLDS WITH SPECIAL HOUSING NEEDS, INCLUDING SITES FOR GROUP HOMES, FOSTER CARE FACILITIES, AND SEASONAL OR MIGRATORY WORKERS. [9J-5.010(3)(B)1,4]

Policy 3.1: The principles and criteria for siting State-licensed or -funded group homes and foster care facilities shall be as follows:

1. To ensure that group homes and foster care facilities of a residential scale will be located in areas of residential character
2. Zoning shall not be used to prohibit such facilities of a residential scale in areas of residential character so long as proposed facilities are compatible with surrounding residential densities
3. To provide clients of such facilities adequate public facilities and services on the basis of a fair-share distribution of costs. [9J-5.010(3)(c)5,6]

Policy 3.2: Through the Future Land Use Element and the Future Land Use Map Series, assure that potential sites are available for facilities for family care and special needs populations. [9J-5.010(3)(c)5]

Policy 3.3: Continue to implement the Town's Land Development Regulations that assure that group homes and foster care facilities licensed or funded by the State of Florida are permitted in areas of residential character. [9J-5.010(3)(c)6]

Policy 3.4: The Town will continue to evaluate the housing needs of seasonal and migratory workers in Dundee and amend the Housing Element to account for this need as necessary. [9J-5.010(3)(c)5]

Policy 3.5: The principles and criteria for the location of housing for households with special housing needs, including elderly, rural and farm worker households shall be:

1. To provide for adequate sites for housing for households with special housing needs based on projections and demand for such units;
2. To ensure that households with special housing needs have adequate public facilities and services based on a fair-share distribution of costs;
3. To provide for sites for households with special housing needs in close proximity to grocery stores, educational facilities and/or public health facilities, as appropriate; and
4. Assist non-profit agencies and other support groups to plan and coordinate arrangements for low-cost rental housing and other non-housing support services for farm worker households.

[9J-5.010(3)(c)1,5]

Policy 3.6: Dundee shall provide technical assistance to the private and nonprofit organizations in an effort to meet the housing needs of households with special housing needs, including elderly and farm worker households. "Technical assistance" will include, at a minimum: a) information from the Polk County Housing Task Force which addresses private sector involvement in the affordable housing issue; b) information on the Florida Low Income Housing Coalition or other non-profit housing organizations; and c) solicitation and/or marketing of information on new low interest housing loans from banks. [9J-5.010(3)(c)1]

OBJECTIVE 4: HOUSING IMPLEMENTATION PROGRAM

ESTABLISH A MECHANISM FOR THE TIMELY IMPLEMENTATION OF THE ADOPTED HOUSING GOAL, OBJECTIVES, AND POLICIES. [9J-5.010(3)(B)7]

Policy 4.1: The Town shall solicit the involvement, including partnerships, of local government with private and non-profit sectors to implement and monitor the adopted housing goal, objectives, and policies. [9J-5.010(3)(c)1]

Policy 4.2: Throughout the planning period, the Town shall coordinate with the Polk County Housing and Neighborhood Development Division to establish an information and referral system to make available technical assistance and information on housing maintenance and rehabilitation programs for Town residents. [9J-5.010(3)(c)1,7]

Policy 4.3: The Town will solicit the involvement, including partnerships, of local government with private and non-profit groups, and with economic development groups, for the utilization of job training, job creation, and economic solutions in order to prepare its citizens for home ownership, and in order to take advantage of any affordable housing programs within the jurisdiction of the Town. [9J5.010(3)(c)8]

Policy 4.4: The Town will designate within its jurisdiction sufficient sites at sufficient densities to accommodate the needs for affordable housing units over the planning timeframe. [9J5.010(3)(c)11]

OBJECTIVE 5: THE TOWN OF DUNDEE SHALL ESTABLISH PROCEDURES TO LOCALLY DESIGNATE AND PROTECT HISTORICALLY SIGNIFICANT HOUSING. [9J-5.010(3)(B)5]

- Policy 5.1:** Develop criteria for local designation of historically significant properties. All sites listed on the Florida Master Site File or National Register shall be considered for local designation. Local designation of sites or structures, as well as authorization for the demolition or alteration of locally designated sites or structures, shall be by action of the Town Council. This procedure does not replace or diminish established procedures for the alteration or demolition of structures or sites in the Town, but is an additional safeguard to protect structures and sites designated by the Town Council as meriting protection. [9J-5.010(3)(c)3]
- Policy 5.2:** The Town shall develop and implement a process of consideration of historically significant housing for local designation by the Town. [9J-5.010(3)(c)3]
- Policy 5.3:** The conservation, rehabilitation, or demolition of locally designated historic housing units shall be carried out in cooperation with recognized historic preservation organizations. [9J-5.010(3)(c)3]
- OBJECTIVE 6:** **REDUCTION OF GREENHOUSE GASES AND INCREASE IN ENERGY EFFICIENCY**
- THE TOWN SHALL SUPPORT ENERGY EFFICIENCY AND THE USE OF RENEWABLE ENERGY RESOURCES IN EXISTING HOUSING AND IN DESIGN AND CONSTRUCTION OF NEW HOUSING.**
- Policy 6.1:** The Town shall encourage support for residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, or another nationally recognized, high performance green building rating system as recognized by the Florida Department of Management Services.
- Policy 6.2:** The Town shall not prohibit the appropriate placement of photovoltaic panels. The Town shall develop and adopt review criteria to establish standards for the appropriate placement of photovoltaic panels.
- Policy 6.3:** The Town shall provide educational materials on the strategic placement of landscape materials to reduce energy consumption.
- Policy 6.4:** The Town shall, through the Future Land Use Map and Future Land Use

Categories, encourage a higher concentration of densities, pedestrian-oriented urban neighborhoods having convenient access to regional transit stations where the mix of activity provides access to a full range of residential services and amenities, and opportunities for people to live within walking distance of employment.

Town of Dundee

2030 Comprehensive Plan



Infrastructure Element

Adopted: October 26, 2010

INFRASTRUCTURE ELEMENT

Adopted October 26, 2010

Update Adopted June 13, 2017(Ordinance 17-03)

GOAL 1: SANITARY SEWER

IT SHALL BE THE GOAL OF THE TOWN OF DUNDEE TO ENSURE THE ENVIRONMENTALLY SOUND TREATMENT AND DISPOSAL OF WASTEWATER GENERATED BY ALL RESIDENTS AND BUSINESSES. [9J-5.011(2)(A)]

OBJECTIVE 1.1: DEVELOPMENT OF TREATMENT AND DISPOSAL SYSTEMS

CONCURRENT WITH THE IMPACTS OF NEW DEVELOPMENT, ENSURE THAT SYSTEMS AND FACILITIES FOR THE TREATMENT AND DISPOSAL OF WASTEWATER ARE AVAILABLE. THE EXPANSION OF MUNICIPAL WASTEWATER FACILITIES WILL TAKE PLACE IN A MANNER THAT ALLOWS THE TOWN TO BOTH MAXIMIZE THE USE OF CURRENT FACILITIES, AND PROMOTE ORDERLY AND COMPACT GROWTH WITHIN NEW SERVICE AREAS. SPECIFICALLY, IT IS THE OBJECTIVE OF THE TOWN TO INCREASE SANITARY SEWER CAPACITY AT THE EXISTING TREATMENT PLANT TO 1.5 MGD AND TO EXPLORE THE DEVELOPMENT OF ADDITIONAL CAPACITY IN THE NORTHERN PORTION OF THE TOWN'S SERVICE AREA TO ACCOMMODATE GROWTH BEYOND THE YEAR 2010. [9J-5.011(2)(B)2,3]

Policy 1.1.1: The following level of service standard for wastewater treatment and disposal is hereby established:

Sanitary Sewer	
Flow capacity: 1.5 MGD	
Average daily flow:	105 gpcd
Maximum daily flow:	2 times average daily flow

[9J-5.011(2)(c)2]

Policy 1.1.2: Central sewer service shall be in place not later than the issuance of a certificate of occupancy in areas designated on the Future Land Use Map as Multi-Family Residential, Commercial, or Industrial and that are located on soils rated as having severe or moderate limitations for the installation of wastewater absorption fields and lagoons. [9J-5.011(2)(c)1]

Policy 1.1.3: The Town shall design and develop a wastewater reuse system with the expansion of treatment capacity to 1.5 MGD at the existing WWTP and expand as additional capacity is added through the year 2020. [9J-5.011(2)(c)1]

Policy 1.1.4: The density of any residential development in the annexation area of 480 acres known as the Raley Property and for all vacant property already within the Town limits known as the Raley Property shall be restricted to four units per acre for all units with septic tanks. Further, the residential development of the property of homes on septic tanks shall be limited to 30% of the total units for all three phases as defined in Amendment 95-3. Further, that when the number of units built reaches 30% of the total units, development shall cease until a sanitary sewer system can be provided for the total number of units. Further, that before a Preliminary Subdivision Plat is approved for development of any portion of the property, a formal Development Agreement shall be executed that includes the following:

- a. That all residential and commercial units built as part of the development of the Raley Property shall be constructed for conversion to a sanitary sewer system, by including capped sewer lines for each residential unit and commercial building, such lines shall include service lines from the building to the point of projected hookup in the street system;
- b. That all connection fees shall be collected by the developer "up front," when the units are originally sold, so that the units can be connected without further charge;
- c. That any new street system constructed shall be designed for conversion to a sanitary sewer system;
- d. That when the sanitary sewer system is activated, all units and buildings on the Raley Property that were previously on septic tanks shall be converted to the sanitary sewer system immediately, and at no additional charge to the homeowner or business owner; and,
- e. That a deed restriction be placed in each and every deed executed for residential or commercial units sold that explains the requirement that the unit or building be connected to the sanitary sewer system when the system is built or available for connection.

GOAL 2: POTABLE WATER

PROVIDE FOR THE RELIABLE DELIVERY OF POTABLE WATER TO MEET THE NEEDS OF ALL RESIDENTS AND BUSINESSES.

OBJECTIVE 2.1: ELIMINATION OF SYSTEM DEFICIENCIES

ELIMINATE IDENTIFIED DEFICIENCIES IN THE MUNICIPAL WATER SYSTEM BY REPLACING WORN-OUT AND OBSOLETE SYSTEM COMPONENTS. [9J-5.011(2)(B)1]

Policy 2.1.1: Periodically complete a study of the Dundee water system to include an evaluation of fire flow needs, leakage, pressure, and system integrity. Amend the Comprehensive Plan accordingly. [9J-5.011(2)(c)1]

OBJECTIVE 2.2: EXPANSION OF SYSTEM TO MEET FUTURE NEEDS

EXPAND THE MUNICIPAL WATER SERVICE SYSTEM AS NEEDED TO MEET THE NEEDS OF FUTURE RESIDENTS AND BUSINESSES IN SUCH A MANNER AS TO MAXIMIZE THE USE OF EXISTING FACILITIES, DISCOURAGE URBAN SPRAWL, AND MEET THE WATER CONSERVATION OBJECTIVES ESTABLISHED IN THE CONSERVATION ELEMENT.

Policy 2.2.1: The Town establishes the following future level of service standards for potable water use, storage, and minimum pressure, effective January 1 of the respective years, in accordance with the Southern Water Use Caution Area, as enacted by the Southwest Florida Water Management District Board of Directors:

Potable Water Level of Service	140 gpcd
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Policy 2.2.2: The Town of Dundee shall continue to maintain and update a water supply facilities plan covering at least a ten (10) year planning period, for construction of public, private, and regional water supply facilities, including development of alternative water supplies, which are identified as being necessary to serve existing and new development not later than the issuance of a certificate of occupancy.

- Policy 2.2.3:** Consistent with the policies of the Future Land Use Element, provision of potable water service shall be limited to the service area boundaries, shown on the Future Land Use Map, to areas where the Town has legal commitments to provide such service as of the date of adoption of this plan, and to outlying areas designated by the State of Florida for the abatement of EDB contamination in private wells. [9J-5.011(2)(c)1]
- Policy 2.2.4:** All applicable federal, state, and local regulations pertaining to potable water supply shall be met in public and private design, construction, and operation. [9J-5.011(2)(c)1,2]
- Policy 2.2.5:** New private development served by private potable water supply systems shall be constructed to adequate standards to allow the systems to be connected to the Dundee water system when the capacity and lines are available. [9J-5.011(2)(c)1]
- Policy 2.2.6:** Develop a potable water service area agreement with Polk County. [9J-5.011(2)(c)1]
- Policy 2.2.7:** The Town of Dundee shall ensure that within 18 months after the board of the Southwest Florida Water Management District has approved an updated regional water supply plan, the Infrastructure Element, in the Town's Comprehensive Plan, will incorporate any alternative water supply project or projects selected by the local government from those identified in the regional water supply plan.
- Policy 2.2.8:** The Town hereby incorporates its Ten-Year Water Supply Facilities Work Plan as a technical support document into this Element, as required following adoption of the Southwest Florida Water Management District (SWFWMD) Regional Water Supply Plan, adopted November 2015. The adopted Ten-Year Water Supply Facilities Work Plan and all future amendments thereto, represent an update to the Dundee Comprehensive Plan. In implementing this Policy, the Town shall annually assess the performance and effectiveness of its Ten-Year Water Supply Plan and update the status of project development and potential funding sources, consistent with the corresponding SWFWMD Regional Water Supply Plan and the policies of this Comprehensive Plan in order to maximize the use of existing facilities and provide for future needs.

OBJECTIVE 2.3: WATER CONSERVATION

REDUCE PER CAPITA WATER CONSUMPTION WITHIN THE MUNICIPAL WATER SYSTEM BY REDUCING THE PER CAPITA PER DAY WATER USE WITHIN THE TOWN LIMITS BELOW THE MAXIMUM AMOUNTS SPECIFIED FOR THE SOUTHERN WATER USE CAUTION AREA THROUGH WATER CONSERVATION STRATEGIES AND TECHNIQUES.

Policy 2.3.1: Develop and implement a program to audit the water distribution system to identify and correct major leaks. [9J-5.013(2)c)1]

Policy 2.3.2: Adopt a water rate structure for the municipal water system which will encourage residents to use less water. [9J-5.011(2)(c)3]

Policy 2.3.3: Cooperate with and assist the Southwest Florida Water Management District in water conservation efforts within the Town of Dundee. Participate in district-wide public education efforts, including inserts in municipal mailings and public notices or workshops indicating methods of decreasing water consumption.

Policy 2.3.4: The Town shall encourage participation in the Florida Water StarSM certification program as new development and redevelopment activities occur.

GOAL 3: SOLID WASTE

PROVIDE FOR THE EFFICIENT COLLECTION AND ENVIRONMENTALLY SOUND DISPOSAL OF NON-HAZARDOUS SOLID WASTE GENERATED BY ALL RESIDENTS AND BUSINESSES. [9J-5.011(2)(A)]

OBJECTIVE 3.1: COLLECTION AND RECYCLING

ENSURE THAT NON-HAZARDOUS SOLID WASTE GENERATED IN DUNDEE IS COLLECTED FOR DISPOSAL AT A DESIGNATED COUNTY LANDFILL OR IS RECYCLED. [9J-5.011(2)(B)1,2,3]

Policy 3.1.1: The following level of service standard for solid waste collection is hereby established: 8.0 pounds per person per day. [9J-5.011(2)(c)2]

Policy 3.1.2: Cooperate with and assist Polk County in meeting the recycling and solid waste management requirements of the Solid Waste Management Act of

1988 for solid wastes generated in Dundee. Participate in county-wide public education efforts, including inserts in municipal mailings and public notices or workshops indicating recyclable materials, locations of facilities for the disposal of used oil, tires and other recyclables, and other ways of increasing public participation in recycling efforts.
[9J-5.011(2)(c)1]

Policy 3.1.3: Continue the interlocal agreement with Polk County for the disposal of solid waste in county landfills. [9J-5.011(2)(c)2]

OBJECTIVE 3.2: **IN ORDER TO IMPLEMENT EFFICIENT RECYCLING EFFORTS TO RETURN VALUABLE MATERIALS TO PRODUCTIVE USE, CONSERVE ENERGY, AND PROTECT NATURAL RESOURCES, THE TOWN SHALL CONTINUE TO COORDINATE WITH POLK COUNTY AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION IN MEETING THE COUNTY'S AND STATE'S GOALS FOR RECYCLING.**

Policy 3.2.1: The Town's efforts to recycle should be consistent with the Polk County Solid-Waste Management and Resource-Recovery Master Plan.

Policy 3.2.2: To increase public participation in recycling efforts, the Town shall take part in countywide public education efforts and provide information to Dundee citizens on the location of facilities for the disposal of oil, tires, and other recyclable materials.

GOAL 4: DRAINAGE

MANAGE THE QUANTITY AND QUALITY OF STORMWATER RUNOFF TO PREVENT DAMAGE AND LOSS DUE TO FLOODING AND DEGRADATION OF WATER RESOURCES DUE TO POLLUTION LOADING. [9J-5.011(2)(A)]

OBJECTIVE 4.1: ELIMINATION OF SYSTEM DEFICIENCIES

EVALUATE THE TOWN DRAINAGE SYSTEM TO IDENTIFY AND PRIORITIZE DEFICIENCIES AND TAKE STEPS TO ELIMINATE THOSE DEFICIENCIES. [9J-5.011(2)(B)1]

Policy 4.1.1: Level of Service

The following shall be the level of service standards for stormwater facilities:

- a. Drainage Structures:
Ability to handle 25-year, 24 hour storm event
- b. Stormwater Facilities:
25-year, 24 hour storm event at top of bank or berm
- c. Storm sewers:
Capacity to handle a 25-year storm event

Policy 4.1.2: For all new development and redevelopment, post-development peak-discharge volumes and runoff-rates shall not exceed the corresponding pre-development volumes and rates. All development requests, except those for individual single-family dwelling units on a lot of record, minor subdivisions, and minor commercial sites, shall be required to submit engineering plans, prepared by a professional engineer licensed to practice in Florida, for the purpose of providing evidence of compliance with this policy. Single-family dwelling units on existing lots of record, minor subdivisions, and minor commercial sites are not considered to pose a significant amount of adverse impacts with regard to stormwater runoff. However, this does not exempt them from meeting the Level of Service Standards for storm-water management.

Policy 4.1.3: The volume of stormwater runoff to be treated for a site shall be determined by the type of treatment system. A wet detention treatment system shall treat one inch of runoff from the contributing area. Detention with an effluent filtration system (manmade underdrains), on-line and offline treatment systems shall treat runoff from the first one inch of rainfall; or as an option for projects or project subunits with drainage areas less than 100 acres, the first one-half inch of runoff. In determining the runoff from one inch of rainfall, calculations must be provided to determine the runoff from the directly connected impervious areas separately from any other contributing areas.

Policy 4.1.4: Continue to inventory and evaluate drainage facilities, including natural and man-made drainage patterns and features. [9J-5.011(2)(c)1]

Policy 4.1.4: Continue to prioritize projects needed to correct deficiencies in the Town drainage system and include those projects in the Five-Year Schedule of Capital Improvements. [9J-5.011(2)(c)1]

Policy 4.1.5: Participate in the any proposed Polk County Stormwater Utility studies. [9J-5.011(2)(c)1]

OBJECTIVE 4.2: EXPANSION OR INCREASE IN CAPACITY OF SYSTEM

EXPAND OR INCREASE THE MUNICIPAL DRAINAGE SYSTEM AS NEEDED TO MEET THE NEEDS OF FUTURE RESIDENTS AND BUSINESSES IN SUCH AS MANNER AS TO MAXIMIZE THE USE OF EXISTING FACILITIES AND DISCOURAGE URBAN SPRAWL. [9J-5.011(2)(B)2,3]

Policy 4.2.1: Continue to implement the stormwater management plan that estimates and plans for future stormwater management needs while maximizing the use of existing facilities and limiting urban sprawl.

OBJECTIVE 4.3: PROTECTION OF NATURAL DRAINAGE FEATURES

REGULATE LAND USE AND DEVELOPMENT TO PROTECT THE FUNCTIONS OF NATURAL DRAINAGE WAYS THAT SERVE AS PRIMARY CONVEYANCE SYSTEMS FOR STORMWATER RUNOFF. [9J-5.011(2)(B)5]

Policy 4.3.1: Prior to the issuance of a development order, require evidence that a stormwater management permit has been issued by the Southwest Florida Water Management District for all types of developments that are required to obtain such a permit under Chapter 40D-4, and 40D-40, FAC.

Policy 4.3.2: The Town shall protect natural drainage features through the enforcement of its zoning and site plan ordinances.

GOAL 5: NATURAL GROUNDWATER AQUIFER RECHARGE

PROTECT THE RECHARGE ABILITY OF AREAS OF HIGH NATURAL AQUIFER RECHARGE TO ASSURE A SAFE, PLENTIFUL SUPPLY OF GROUNDWATER. [9J-5.011(2)(A)]

OBJECTIVE 5.1: IDENTIFICATION OF AQUIFER RECHARGE AREAS

IDENTIFY AND MAP AQUIFER RECHARGE AREAS WITHIN THE TOWN LIMITS ACCORDING TO THE BEST AVAILABLE DATA. [9J-5.011(2)(B)5]

Policy 5.1.1: Delineate areas of "prime recharge" to the Floridan aquifer on the Infrastructure Map Series when such areas are designated by the Southwest Florida Water Management District. [9J-5.011(2)(c)1]

OBJECTIVE 5.2: REGULATION OF LAND USE

UPON ADOPTION OF THIS COMPREHENSIVE PLAN REGULATE LAND USE AND DEVELOPMENT TO MAINTAIN THE FUNCTIONS OF NATURAL AQUIFER RECHARGE AREAS. [9J-5.011(2)(B)5]

Policy 5.2.1: Proposed land uses which are incompatible with designated prime groundwater aquifer recharge areas shall be disapproved. The use or storage of hazardous substances within designated prime groundwater aquifer recharge areas shall be regulated through enforcement of the Town's Land Development Regulations. [9J-5.011(2)(c)4]

Policy 5.2.2: Continue to enforce the Town's Land Development Regulations related to minimum development standards for retention and detention areas and for the amount of impervious surface material permitted in developments. The Town shall encourage the use of porous pavement and grid and modular pavement for new development located in identified high aquifer recharge areas. [9J-5.011(2)(c)4]

Policy 5.2.3: Coordinate with the Southwest Florida Water Management District and Polk County in regard to regional aquifer recharge objectives. [9J-5.011(2)(c)1]

WATER SUPPLY SUB-ELEMENT

Adopted October 26, 2010

Update Adopted June 13, 2017(Ordinance 17-03)

GOAL 1: **ENSURE THE PROVISION OF ADEQUATE WATER RESOURCES TO MEET THE NEEDS OF ALL RESIDENTS, VISITORS, AND BUSINESSES IN THE TOWN OF DUNDEE.**

OBJECTIVE 1.1: **THE TOWN SHALL PROVIDE SUFFICIENT AMOUNTS OF SAFE, HIGH QUALITY WATER TO MEET THE NEEDS OF CURRENT AND FUTURE USERS.**

Policy 1.1.1: The Town shall maintain water sources capable of supplying a minimum of one hundred-forty (140) gallons per person per day.

Policy 1.1.2: The Town's current and future water needs shall be met from a variety of sources including groundwater, reclaimed water, and through conservation of existing water sources.

Policy 1.1.3: The Town shall ensure that the supplier of potable water for every development within the Town is consulted to determine that there is an adequate water supply to serve each proposed development no later than the issuance of a certificate of occupancy.

Policy 1.1.4: Population projections shall be periodically evaluated to verify whether actual growth has followed projected growth. When necessary, population projections shall be adjusted to reflect observed conditions.

Policy 1.1.5: Continually monitor water consumption trends to ensure the most efficient use of existing water sources and the timely development of new water sources.

OBJECTIVE 1.2: **THE TOWN SHALL TAKE DIRECT ACTIONS TO CONSERVE EXISTING POTABLE WATER RESOURCES.**

Policy 1.2.1: Enforce Building Code Regulations requiring the use of water conservation fixtures in all new development.

Policy 1.2.2: Periodically undertake a systematic calibration of all major water meters as necessary to eliminate unaccounted water.

Policy 1.2.3: Undertake a water meter replacement program to replace low registering water meters in use throughout the utility service area.

- Policy 1.2.4:** Adopt the water conservation plan approved by the Southwest Florida Water Management District (SWFWMD).
- Policy 1.2.5:** Coordinate with SWFWMD to enforce water restrictions. Coordinate with Polk County for enforcement of water restrictions in any unincorporated portions of the Utility Service Area.
- Policy 1.2.6:** Periodically evaluate water rate structures to ensure that rates encourage conservation of potable water resources.
- Policy 1.2.7:** To reduce the amount of unaccounted water, periodically evaluate and test the potable water distribution system for leaks.
- Policy 1.2.8:** Hold annual public workshops to educate residents on methods to conserve water.
- Policy 1.2.9:** As funding permits, provide free water conservation kits to residents and businesses.
- Policy 1.2.10:** The Town shall encourage participation in the Florida Water StarSM certification program as new development and redevelopment activities occur.
- OBJECTIVE 1.3:** **THE TOWN SHALL IDENTIFY AND DEVELOP ALTERNATIVES TO TRADITIONAL GROUNDWATER SOURCES FOR THE TOWN'S WATER NEEDS.**
- Policy 1.3.1:** Require agricultural wells to be abandoned and plugged upon conversion to urban development. Upon agreement with SWFWMD, transfer the capacity of the Consumptive Use Permit to the Town.
- Policy 1.3.2:** Continue to expand and require connection to the reclaimed water systems with the goal of providing up to five hundred (500) thousand gallons daily to users.
- Policy 1.3.3:** Seek out and apply for grants to expand the reclaimed water reuse system into older neighborhoods.
- Policy 1.3.4:** Study the feasibility of using surface water sources as water supplies.
- Policy 1.3.5:** Study the feasibility of utilizing lower quality groundwater from the Lower Floridan Aquifer to supplement non-dome tic water needs.

OBJECTIVE 1.4: **THE TOWN SHALL WORK WITH SURROUNDING GOVERNMENTS AND SWFWMD TO EXPLORE THE DEVELOPMENT OF REGIONAL WATER SUPPLY SYSTEMS IN ORDER TO MEET FUTURE POTABLE WATER NEEDS.**

Policy 1.4.1: The Town hereby incorporates its Ten-Year Water Supply Facilities Work Plan as a technical support document into this Element, as required following adoption of the Southwest Florida Water Management District (SWFWMD) Regional Water Supply Plan, adopted November 2015. The adopted Ten-Year Water Supply Facilities Work Plan and all future amendments thereto, represent an update to the Dundee Comprehensive Plan. In implementing this Policy, the Town shall annually assess the performance and effectiveness of its Ten-Year Water Supply Plan and update the status of project development and potential funding sources, consistent with the corresponding SWFWMD Regional Water Supply Plan and the policies of this Comprehensive Plan in order to maximize the use of existing facilities and provide for future needs.

Policy 1.4.2: The Town's 10-year Water Supply Facilities Work Plan shall be updated within eighteen (18) months the Southwest Florida Water Management District Governing Board approves the update to the Regional Water Supply Plan

Policy 1.4.3: The Town shall continue coordination with Polk County and adjacent municipalities regarding cooperative water supply planning and joint-projects which may collectively conserve groundwater, enhance use of reclaimed water and explore opportunities for alternative sources of water. Coordination shall also include entities such as the Central Florida Water Initiative (CFWI), the Polk Regional Water Cooperative (PRWC) and the Heartland Water Alliance (HWA) which are parties reviewing and planning alternative water supply projects within Polk County.

Policy 1.4.4: Develop inter-local agreements with surrounding public utility systems to inter-connect water systems for use in emergencies or times of extraordinary water demand.

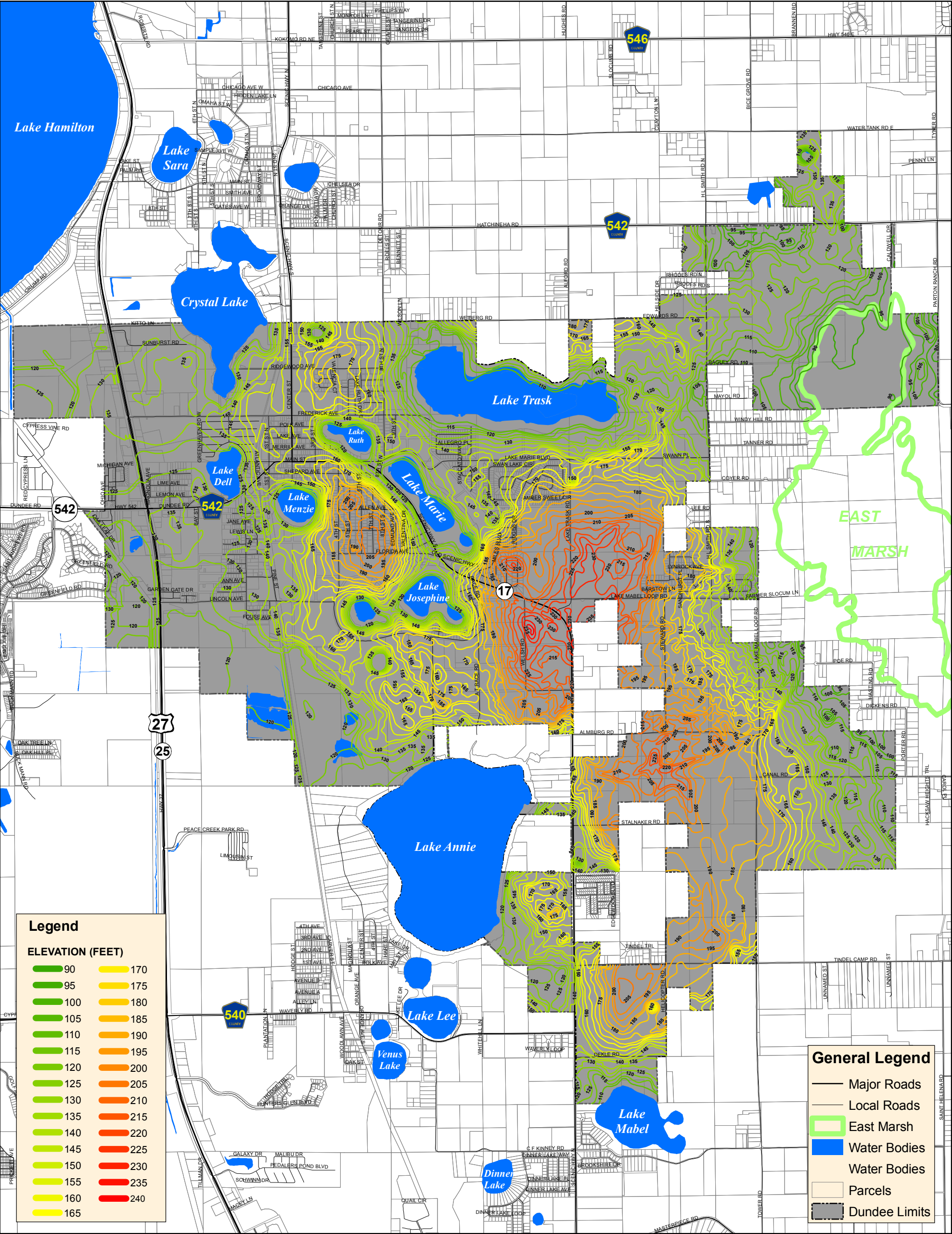
GOAL 2: **WORK TOWARDS REDUCING THE AMOUNT OF POTABLE WATER USED FOR IRRIGATION AND OTHER NON-DOMESTIC USES WITHIN THE TOWN.**

OBJECTIVE 2.1: **THE TOWN SHALL REDUCE THE AMOUNT OF POTABLE WATER USED FOR IRRIGATION.**

- Policy 2.1.1:** To reduce public demand for potable water, the Town shall require the reuse of reclaimed wastewater within its utility service area.
- Policy 2.1.2:** The Town shall develop and implement Land Development Regulations (LDRs) requiring all new development within its utility service area to connect to the Town's future reclaimed water system when it becomes operational, but in the mean time to install dry lines and connect to the Town's potable water system until such time as reuse water is available to the development.
- Policy 2.1.3:** When available, utilize reclaimed wastewater for irrigation of all public grounds and landscaped highway medians within the Town.
- Policy 2.1.4:** Require the use of Florida friendly landscaping for all developments subject to the Town's Landscape Ordinance.
- Policy 2.1.5:** When possible discourage homeowners associations from enacting deed restrictions precluding the use of Florida friendly landscaping by homeowners.
- Policy 2.1.6:** Phase out and eliminate the use of potable water irrigation meters for residential utility customers.
- Policy 2.1.7:** To prevent cross contamination of potable water supplies, require all private irrigation wells to be permitted by the Building Division.
- OBJECTIVE 2.2:** **THE TOWN SHALL WORK WITH LARGE COMMERCIAL AND INDUSTRIAL WATER USER TO EVALUATE THEIR WATER NEEDS AND SOURCE.**
- Policy 2.2.1:** Require high use commercial and industrial water users to prepare water conservation plans.
- Policy 2.2.2:** Periodically offer water efficiency audits to all water users within the Town.
- GOAL 3:** **REDUCE THE IMPACT OF WATER USAGE ON NATURAL SYSTEMS INCLUDING AREA LAKES, RIVERS, WETLANDS, AND GROUND WATER SYSTEMS.**
- OBJECTIVE 3.1:** **REDUCE, TO THE GREATEST EXTENT POSSIBLE, THE EFFECTS OF GROUNDWATER WITHDRAWALS ON NATURAL SYSTEMS.**

- Policy 3.1.1:** Study area lakes to determine whether groundwater withdrawals are resulting in abnormal fluctuations in historic or established desirable lake levels.
- Policy 3.1.2:** When locating new public water supply wells, ensure that the well's cone of influence will not adversely affect any lake or major wetland system.
- Policy 3.1.3:** Continue to periodically study existing well sites to determine the feasibility of decommissioning wells negatively impacting adjacent lakes or major wetland systems.

INF MAP 1 - TOWN OF DUNDEE - GENERALIZED TOPOGRAPHY



DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.

Data Sources:
Town of Dundee
Polk County Property Appraiser
Florida Department of Transportation
Central Florida Regional Planning Council
Topography Data: Florida Water Management Districts
& USGS, FGDL

Adoption Date:
October 26, 2010

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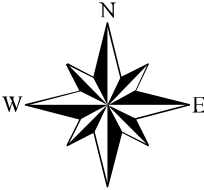
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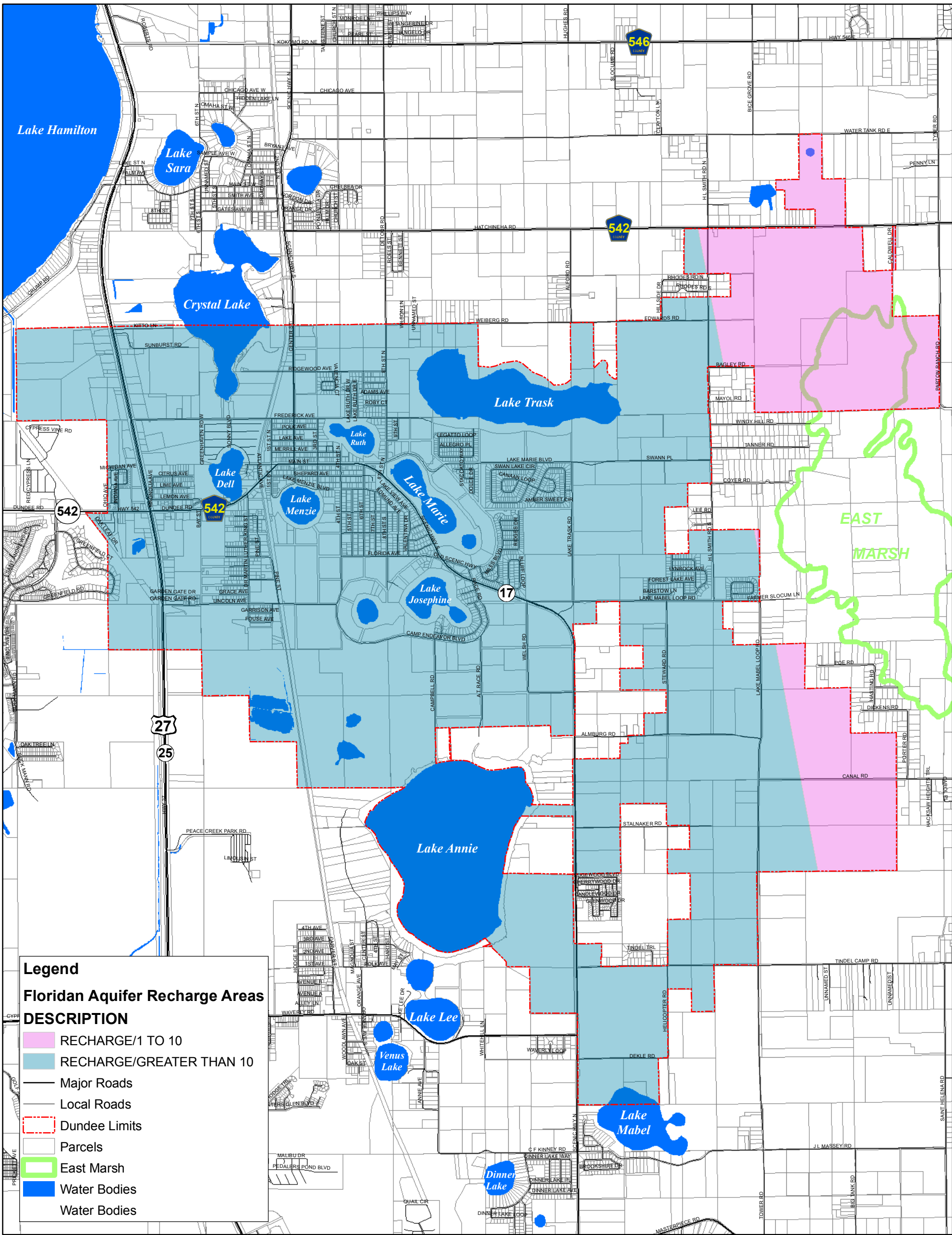
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INF MAP 2 - TOWN OF DUNDEE - FLORIDAN AQUIFER RECHARGE AREAS



DISCLAIMER:
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Data Sources:
Town of Dundee
Polk County Property Appraiser
Florida Department of Transportation
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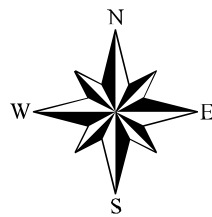
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Town of Dundee

2030 Comprehensive Plan



Conservation Element

Adopted: October 26, 2010

CONSERVATION ELEMENT

- GOAL:** IT SHALL BE THE GOAL OF THE TOWN OF DUNDEE TO CONSERVE, PROTECT, ENHANCE, AND MANAGE ITS NATURAL RESOURCES AND TO ATTAIN THE HIGHEST POSSIBLE ENVIRONMENTAL QUALITY. [9J-5.013(2)(A)]
- OBJECTIVE 1:** SURFACE WATER RESOURCES
- IMPROVE THE WATER QUALITY AND BIOLOGICAL HEALTH OF THE TOWN'S LAKES. THE WATER QUALITY STANDARDS SHALL BE THOSE FOR CLASS III WATERS AS DEFINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION. [9J-5.013(2)(B)2]
- Policy 1.1:** Continue to implement regulations and procedures for the enforcement of state water quality standards. [9J-5.013(2)(c)6]
- Policy 1.2:** Continue to cooperate with the Polk County Water Resources Department, the Florida Lakewatch Program, the Department of Environmental Protection, and the Southwest Florida Water Management District, to ensure that all lakes with historic surface areas of ten acres or more within the town limits are monitored at least twice annually for standard water quality parameters. [9J-5.013(2)(c)6]
- Policy 1.3:** As part of a stormwater management plan, prioritize which lakes, and which drainage facilities affecting those lakes, should receive drainage improvements. Consideration should be given to each lake's relative aesthetic and recreational value to the community and its need and potential for restoration or protection. [9J-5.013(2)(c)6]
- Policy 1.4:** Enforce Land Development Regulations to ensure that existing lake "boulevards" are protected from encroachment by development or other activities detrimental to the water quality or biological health of the lakes. [9J-5.013(2)(c)6, 7]
- Policy 1.5:** In cooperation with county and state agencies and volunteer groups, devise an aquascaping plan aimed at replanting one town lake (lake surrounded by a boulevard), or portion of the lakeshore, with native plants as a demonstration project. If this project is deemed to be successful, plans should be made to eventually aquascape all town lakes. [9J-5.013(2)(c)6]
- Policy 1.6:** The Town of Dundee shall abide by the Florida Department of Environmental Regulation Best Management Practices program which

monitors point source discharges into lakes. The Town shall enforce the Land Development Regulations that require shoreline buffer zones adjacent to lakes to preserve natural vegetation, and general design and construction standards for on-site stormwater management systems for new development and redevelopment to ensure that post-development runoff rates, volumes, and pollutant loads do not exceed pre-development conditions. [9J-5.013(2)(c)(6)]

Policy 1.7: Throughout the planning period, Dundee shall seek all available grants, funds, and assistance from government agencies or private organizations for the enhancement, improvement, or restoration of lakes within the Town. [9J-5.013(2)(c)6]

OBJECTIVE 2: GROUNDWATER AND POTABLE WATER RESOURCES

THROUGHOUT THE PLANNING PERIOD, PROTECT THE QUANTITY AND QUALITY OF DUNDEE'S GROUNDWATER FROM DEGRADATION. [9J-5.013(2)(B)2]

Policy 2.1: In cooperation with the Polk County Department of Environmental Services and the Southwest Florida Water Management District, implement a comprehensive wellhead protection program. The program will include interim provisions to control the potential release of contaminants within the zones of protection. Consideration should be given to prohibiting large volume contaminant storage within the zone of protection. Consideration should also be given to the strict enforcement of the provisions of Chapter 17-61, FAC, if underground petroleum storage is permitted within the zone of protection. [9J-5.013(2)(c)1]

Policy 2.2: In cooperation with the Southwest Florida Water Management District, develop and implement a water conservation program aimed at reducing the average per capita consumption of municipal water. [9J-5.013(2)(c)1]

Policy 2.3: In cooperation with the Southwest Florida Water Management District, develop and implement a water shortage contingency plan for dealing with temporary severe water shortages. A local water shortage plan shall be developed for response to emergency water supply interruptions. Provisions for cooperative agreements with neighboring jurisdictions, back-up water supplies and storage facilities, and organized procedures for emergency response shall be included in the plan. [9J-5.013(2)(c)4]

Policy 2.4: Conventional on-site septic systems shall be prohibited in areas containing "severe" rated soils by the Soil Conservation Service. These areas may

use aerobic treatment or other alternative wastewater treatment systems outlined in the *Florida Land Development Manual* and approved by the Florida Department of Health and Rehabilitative Services and the Florida Department of Environmental Regulation. Existing conventional septic systems located in "severe limitation" areas may be replaced by alternative systems. [9J-5.013(2)(c)(2)]

Policy 2.5: Upon completion of a study to determine the location of cones of influence within the Town limits, areas designated as such shall also be designated as "environmentally sensitive lands" and shall be protected in accordance with the Goals, Objectives, and Policies of this Element. [9J-5.013(2)(c)(1)(9)]

OBJECTIVE 3: FLOODPLAINS

PROTECT THE NATURAL HYDROLOGIC AND ECOLOGICAL FUNCTIONS OF FLOODPLAINS. [9J-5.013(2)B)2]

Policy 3.1: Dundee shall enforce the Town's Land Development Regulations that provide protection measures for floodplains from development activities. This shall be accomplished by:

1. Requiring new development to locate on non-sensitive portions of development site;
2. Requiring developers to adhere to applicable Southwest Florida Water Management District or Florida Department of Environmental Protection stormwater management standards;
3. Requiring the clustering of dwelling units away from sensitive portions of site;
4. Disapproval of proposed development which would fragment large ecological communities;
5. Requiring buffering of sensitive areas; and
6. The provision of conservation easements. [9J-5.013(2)(c)(3),(6)]

Policy 3.2: Request that the Southwest Florida Water Management District establish regulatory lake levels for named lakes within the town limits as part of the district's Lake Levels Project. [9J-5.013(2)(c)6]

Policy 3.3: Dundee shall continue to designate 100-year floodplains as "environmentally sensitive lands" and protect them in accordance with the Goals, Objectives, and Policies of this Element. [9J-5.013(2)(c)(1)(9)]

OBJECTIVE 4: WETLANDS

**ENSURE THAT NO NET LOSS OF WETLANDS OCCURS.
[9J-5.013(2)(B)2,3,4]**

Policy 4.1: Enforce Land Development Regulations that include wetland protection standards that ensure the protection of wetlands and native vegetative communities and wildlife habitat within the Town boundaries from development activities that would adversely affect their quality and survival, or the survival of any endangered or threatened species of wildlife which may exist within the Town. This shall be accomplished by:

1. Requiring developers to restore and mitigate disturbed natural resources;
 2. Encouraging cluster of development outside of natural vegetative communities;
 3. Requiring buffers from sensitive ecological areas; and
 4. Encouraging the provision of conservation easements.
- [9J-5.013(2)(c)1,5,6,9]

Policy 4.2: Upon adoption of this plan, development activities within wetland areas may be permitted if the purpose of the activity is to improve the quality and character of the native vegetative communities and wildlife habitats found within the affected wetland areas.

OBJECTIVE 5: SOIL EROSION

PREVENT SOIL EROSION THROUGH APPROPRIATE BEST MANAGEMENT PRACTICES. [9J-5.013(2)(B)3]

Policy 5.1: Continue to enforce appropriate soil erosion Best Management Practices as incorporated in the Unified Land Development Code. [9J-5.013(2)(c)6]

OBJECTIVE 6: PLANTS AND ANIMALS

PROTECT NATIVE VEGETATION, INCLUDING FORESTS, AND WILDLIFE HABITATS, INCLUDING FISHERIES. [9J-5.013(2)(B)3,4]

Policy 6.1: Adopt as part of Land Development Regulations standards to maintain and

restore a canopy of drought-tolerant trees and to require the use of Xeriscaping techniques where landscaping is required. [9J-5.013(2)(c)1]

Policy 6.2: In cooperation with individual property owners and volunteer organizations, develop a plan to plant drought-tolerant trees and to maintain trees in parks, rights-of-way, and other town property. [9J-5.013(2)(c)1]

Policy 6.3: Dundee shall require any developer to consult with the Florida Fish and Wildlife Conservation Commission prior to the issuance of a land use approval which would adversely affect endangered and threatened species. [9J-5.013(2)(c)(5)]

Policy 6.4: Dundee shall establish consistent regulations with Polk County and adjacent municipalities regarding conservation, appropriate use, and protection of unique vegetative communities which may cross the boundaries of neighboring jurisdictions. [9J-5.013(2)(c)(8)]

OBJECTIVE 7: AIR QUALITY

MEET THE MINIMUM AIR QUALITY LEVELS ESTABLISHED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION. [9J-5.013(2)(B)1]

Policy 7.1: Ensure that new facilities that discharge gasses or particulates to the air comply with all applicable air quality standards.

OBJECTIVE 8: HAZARDOUS WASTE

ELIMINATE THE IMPROPER DISPOSAL OF HOUSEHOLD HAZARDOUS WASTES. [9J-5.013(2)(B)2,4]

Policy 8.1: Participate in Amnesty Days program sponsored by the Florida Department of Environmental Regulation for the periodic collection and disposal of household hazardous wastes. [9J-5.013(2)(c)10]

Policy 8.2: Enter into an agreement with Polk County for the cooperative use of educational materials developed as part of a proposed education program for all generators of hazardous waste. [9J-5.013(2)(c)10]

OBJECTIVE 9: INTEGRATED GREEN INFRASTRUCTURE

THE TOWN OF DUNDEE WILL ENCOURAGE THE INTEGRATION OF PUBLIC AND PRIVATE INVESTMENTS IN GREEN INFRASTRUCTURE (INTERCONNECTED NETWORK OF OPEN SPACES AND NATURAL AREAS).

Policy 9.1: The Town will encourage the acquisition or conservation of an interconnected network of open spaces, natural areas, and agricultural lands. The network will provide for:

- a. Protection of natural resources and wildlife habitat;
- b. Habitat corridors through linked open spaces;
- c. Protection of historic and cultural resources;
- d. Recreational opportunities;
- e. Community health benefits;
- f. Economic development opportunities; and
- g. Multi-use trails connecting population centers to natural areas.

Policy 9.2: The Town will coordinate with Polk County to establish a process for the maintenance and update of the Polk Green overlay as well as the development and implementation of policies to acquire, conserve, or construct green infrastructure.

Policy 9.3: The Town will coordinate with the County and municipalities within the County to coordinate future trails connecting Dundee to other parts of the County.

OBJECTIVE 10: ESTABLISH SPECIFIC PROCEDURES AND REGULATIONS DESIGNED TO CONSERVE THE POTABLE WATER SUPPLY WITHIN THE TOWN OF DUNDEE.

Policy 10.1: The Town shall continue to strive with all means available to comply with the conservation standards established by Southwest Florida Water Management District for its Southern Water Use Caution Area for per day per capita consumption and not exceed the Town's adopted Level of Service standard of 140 gallons per day per capita. [40D-2, F.A.C.]

Policy 10.2: The Town shall continue to implement the following water conservation measures and practices to achieve the conservation standards set forth in Policy 10.1 above:

- a. The Town shall improve the efficiency of operational methods to enhance water conservation, such as wastewater reuse, storm water

retention for irrigation, and coordination of inter-system connection through interlocal agreements.

- b. The Town shall continue to conduct audits of the municipal water system to determine areas that may be in need of repair and may be contributing to increased water consumption through leaking pipes, and prioritize accordingly.
- c. The Town shall encourage participation in the Florida Water StarSM certification program as new development and redevelopment activities occur.

Policy 10.3: The Town of Dundee shall continue to maintain and update a Water Supply Facilities Work Plan for at least a ten (10) year planning period for construction of public, private, and regional water supply facilities, which are identified as being necessary to serve existing and new development.

Policy 10.4: The Town hereby incorporates its Ten-Year Water Supply Facilities Work Plan as a technical support document into this Element, as required following adoption of the Southwest Florida Water Management District (SWFWMD) Regional Water Supply Plan, adopted November 2015. The adopted Ten-Year Water Supply Facilities Work Plan and all future amendments thereto, represent an update to the Dundee Comprehensive Plan. In implementing this Policy, the Town shall annually assess the performance and effectiveness of its Ten-Year Water Supply Plan and update the status of project development and potential funding sources, consistent with the corresponding SWFWMD Regional Water Supply Plan and the policies of this Comprehensive Plan in order to maximize the use of existing facilities and provide for future needs.

Town of Dundee

2030 Comprehensive Plan



Recreation and Open Space Element

Adopted: October 26, 2010

RECREATION AND OPEN SPACE ELEMENT

GOAL: IT SHALL BE THE GOAL OF THE TOWN OF DUNDEE TO PROVIDE A SYSTEM OF PARKS, RECREATION FACILITIES, AND OPEN SPACE TO MEET THE NEEDS OF ALL RESIDENTS. [9J-5.014(3)(A)]

OBJECTIVE 1: ALLOCATION OF PARK AND RECREATION LAND

AT A MINIMUM MAINTAIN THE EXISTING SYSTEM OF PUBLIC PARK AND RECREATION LANDS. [9J-5.014(3)(B)3,4]

Policy 1.1: The following level of service standard for parks and recreation is hereby established:

4.5 acres per 1,000 population

Any land permanently dedicated or available to the public for recreation, regardless of provider, may be used to meet the level of service standard. [9J-5.014(3)(c)4]

Policy 1.2: The Town will continue to ensure through the enforcement of Land Development Regulations and a Concurrency Management System that no development order will be issued for any development that would result in failure of the recreation and park system to meet the adopted LOS standards.

Policy 1.3: Continue to enforce Land Development Regulations that requires new residential development to dedicate public park or open space land, pay a fee in lieu thereof, or a combination of the two based on the adopted Formula for Parkland Dedication or Fee in Lieu. Land dedicated and/or fees paid for public park or open space land shall be subject to the approval of the Town Council as a condition of development approval.

OBJECTIVE 2: ACCESS TO PARKS AND RECREATION LANDS

ENSURE THAT ALL PUBLIC PARKS, RECREATION LANDS, AND LAKESHORES ARE READILY ACCESSIBLE TO THE PUBLIC BY MEANS OF WALKING, BICYCLING, AND, WHERE APPROPRIATE, BY MOTOR VEHICLE. [9J-5.014(3)(B)1]

Policy 2.1: Locate any new parks and recreation lands so as to provide easy access for residents not previously served. The following shall be used as a

guideline (not necessarily as a determinant) to assist in locating new parks and recreation lands:

1. Mini-Parks and Neighborhood Parks-

1/4 mile radius for access by foot, 1/2 mile radius for access by bicycle

2. Community Parks-

2-3 mile radius for access by motor vehicle [9J-5.014(3)(c)3]

Policy 2.2: The Recreation Board shall evaluate access to public parks and recreation lands and make recommendations to the Town Council for improvements. The Board shall consider, (1) the adequacy of motor vehicle parking, (2) impediments to bicycle access, (3) impediments to pedestrian access. [9J-5.014(3)(c)3]

Policy 2.3: Through the development approval process, the Town will encourage new development to provide pedestrian interconnectivity within the project and to areas external to the project such as the Town's parks and recreation system and schools.

Policy 2.4: The Town shall continue to work to identify and establish linear parks through the Town, especially working to connect the Town's Community Center to the Margaret Kampsen Historic Dundee Depot Museum.

Policy 2.5: The Town may work to identify and establish incentives, guidelines, and potential funding for the development of community gardens.

OBJECTIVE 3: RECREATION FACILITIES

PROVIDE RECREATION FACILITIES ON MUNICIPAL PARK AND RECREATION LANDS TO MEET THE EXPRESSED NEEDS AND DEMANDS OF TOWN RESIDENTS. [9J-5.014(3)(B)3]

Policy 3.1: Maintain existing recreation facilities in a safe and functional condition through use of adequate annual operating budgets and proper maintenance and management techniques.

Policy 3.2: The Recreation Board shall recommend annually to the Town Council what, if any, improvements or additions should be considered for municipal recreation facilities. The Committee shall consider the

expressed desires of residents through an annual survey or open public meeting or series of meetings. [9J-5.014(3)(c)5]

Policy 3.3: The Recreation Board shall develop updated criteria for the Town Council's consideration for the recreational use of the lake boulevards, consistent with the need to preserve them for lake access, lake buffers, floodwater retention areas, and wildlife habitats as necessary.

Policy 3.4: The Recreation Board shall evaluate and make recommendations to the Town Council regarding designation of streets as bicycle routes and the creation of bicycle paths within town parks or lake boulevards.

OBJECTIVE 4: COORDINATION WITH OTHER RECREATION PROVIDERS

INCREASE THE RECREATION OPPORTUNITIES AVAILABLE TO THE RESIDENTS OF DUNDEE THROUGH COORDINATION AND COOPERATION WITH OTHER RECREATION PROVIDERS. [9J-5.014(3)(B)2,3]

Policy 4.1: The Town Manager or person he shall designate shall coordinate annually with Polk County to suggest improvements or additions to the county park and recreation system that are desired by the residents of Dundee, based on the recommendations of the Recreation Advisory Committee and the Town Council.

Policy 4.2: The Recreation Board and Town Council shall coordinate with officials of Polk County, the Florida Department of Environmental Protection, Polk Rails-to-Trails, Inc., Lake Hamilton, and Haines City to explore the feasibility of acquiring and developing a recreational trail on the abandoned railroad corridor in Dundee.

Policy 4.3: The Town Manager shall meet with the appropriate officials of adjoining municipalities to explore ways that local, county, and state entities can cooperate in the provision of parks and recreation.

Policy 4.4: The Town will continue to coordinate with the County and municipalities to coordinate future trails connecting Dundee to other parts of the county.

OBJECTIVE 5: RECREATION PROGRAMMING

CONTINUE AND WHERE FEASIBLE EXPAND ORGANIZED RECREATION PROGRAMS OFFERED TO RESIDENTS.

Policy 5.1: The Recreation Board shall recommend to the Town Council ways and means, if any, to improve organized recreation programs available to residents.

Policy 5.2: The Town shall include needed capital improvements for parks and recreation on the Five-Year schedule of Capital Improvements.

OBJECTIVE 6: OPEN SPACE

ENSURE THAT FUNCTIONAL AND AESTHETIC OPEN SPACE IS PRESERVED TO RETAIN THE ATTRACTIVENESS AND SMALL-TOWN CHARACTER OF DUNDEE. [9J-5.014(3)(B)4]

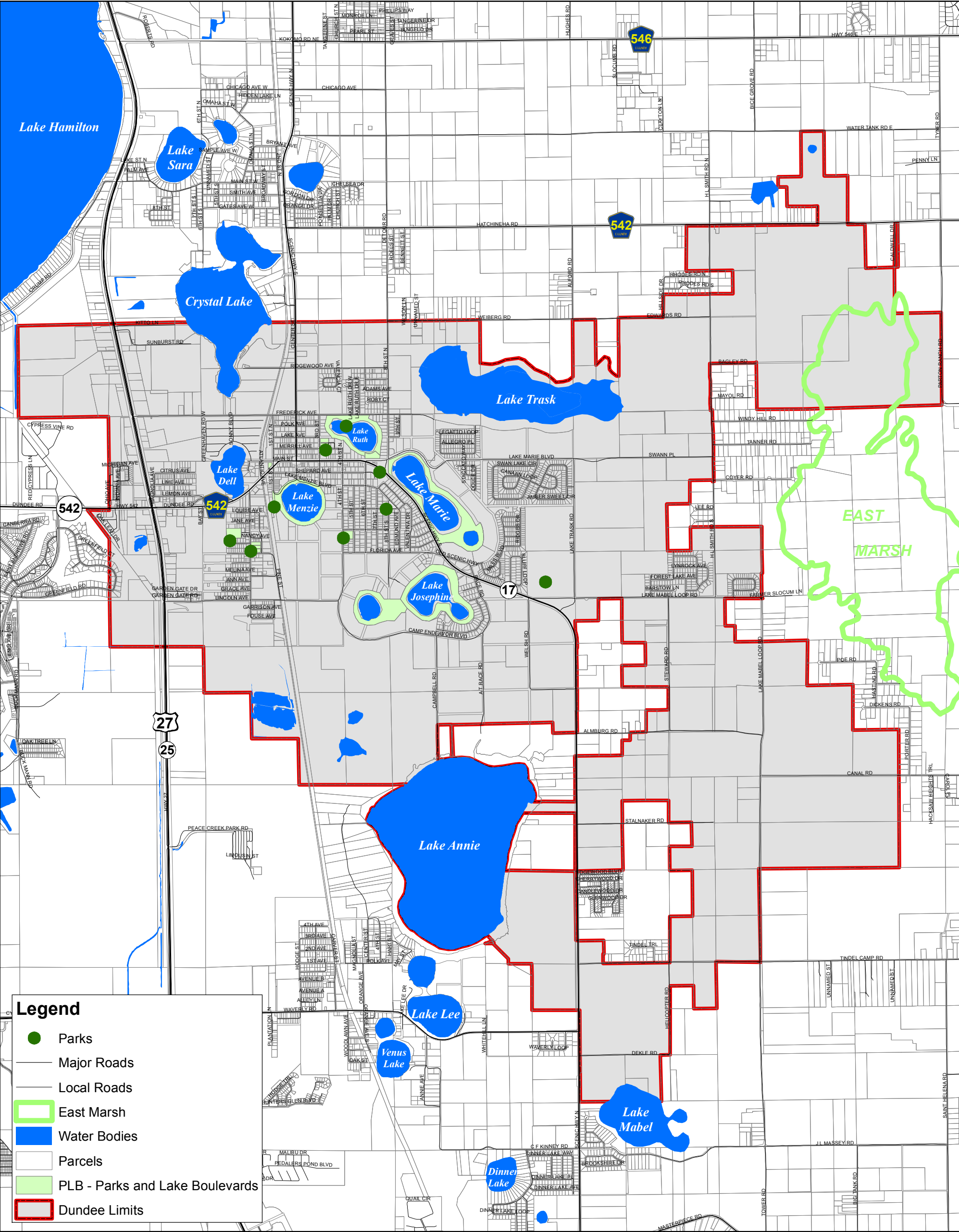
Policy 6.1: Existing lake boulevards and other areas designated as open space on the Future Land Use Map Series shall remain functionally intact and protected from incompatible land uses. [9J-5.014(3)(c)2]

Policy 6.2: Through the Future Land Use Map Series and Land Development Regulations, direct new development to areas where existing groves or other open space areas can be used to buffer dissimilar developed land uses.

Policy 6.3: The Town will continue to enforce standards for the provision of open space and landscape buffers by new development as stated in the Land Development Regulations. [9J-5.014(3)(c)1]

Policy 6.4: The Town will continue to enforce standards to ensure that new development is compatible with hilltop view sheds.

ROS MAP 1 - TOWN OF DUNDEE - PARKS AND RECREATION FACILITIES



DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.

Data Sources:
Town of Dundee
Polk County Property Appraiser
Florida Department of Transportation
Central Florida Regional Planning Council

Adoption Date:
October 26, 2010

0 0.5 1 Miles

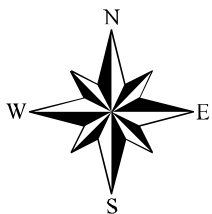
1:31,680
1 inch = 0.5 miles



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Town of Dundee

2030 Comprehensive Plan



Intergovernmental Coordination Element

Adopted: October 26, 2010

INTERGOVERNMENTAL COORDINATION ELEMENT

Adopted October 26, 2010

Update Adopted June 13, 2017(Ordinance 17-03)

GOAL: **TO ESTABLISH AN EFFICIENT COORDINATION MECHANISM AMONG THE RELEVANT PUBLIC AND PRIVATE ENTITIES THAT PROVIDES THE MOST EFFICIENT UTILIZATION OF AVAILABLE RESOURCES.**

OBJECTIVE 1: **COORDINATION WITH OTHER UNITS OF GOVERNMENT, AGENCIES, AND SPECIAL DISTRICTS**

THE TOWN OF DUNDEE SHALL ESTABLISH A MECHANISM TO COORDINATE ITS COMPREHENSIVE PLAN WITH THE PLANS OF THE TOWN OF LAKE HAMILTON, WINTER HAVEN, HAINES CITY, POLK COUNTY, THE POLK COUNTY SCHOOL BOARD, THE CENTRAL FLORIDA REGIONAL PLANNING COUNCIL, AND OTHER RELEVANT ENTITIES THAT PROVIDE ESSENTIAL SERVICES, BUT DO NOT HAVE REGULATORY AUTHORITY OVER LAND USE. THIS SHALL BE DONE TO ENSURE CONSISTENCY BETWEEN PLANS AND TO PROVIDE FOR ADEQUATE PUBLIC FACILITIES.

Measurable Targets: Number of conflicts identified and resolved; number of times a particular type or form of resolution was utilized.

Policy 1.1: The Town shall continue its memorandum of understanding with Polk County regarding the coordination of relevant planning activities.

Policy 1.2: The Town will formally request Lake Hamilton and Polk County to provide current copies of all adopted and proposed comprehensive plans or plan amendments affecting land use in Dundee prior to any public meeting or hearing on an amendment.

Policy 1.3: The Town shall provide a formal notification of any proposed comprehensive plans or plan amendments that could affect land use, including locally undesirable land uses, in an adjoining jurisdiction by providing a detailed description of the proposed amendment and sending a map showing the location of the amendment. Where conflict arise, the following guidelines and procedures shall be followed to resolve them.

- a. Town staff at the department head level will initially work with contemporary staff of other governmental entities in an informal manner to resolve conflicts. If conflicts cannot be resolved in this

manner, the department head will confer with the Town Manager to pursue resolution of the conflict with his or her counterpart.

- b. Where the Town has existing agreements with other governments or agencies that address the resolution of conflicts, the Town will use the procedures set forth in those agreements. Where there is no existing agreement, the Town Manager will, at the direction of the Town Commission, form a committee of elected officials and staff to meet with a like body from the other government or agency to meet and pursue a resolution to the conflict.
- c. If the process established in this policy fails to produce a resolution, the Town Manager will request that the Central Florida Regional Planning Council's informal mediation process be used.

Policy 1.4: The Town will resolve land use and other planning conflicts with other local governments through the informal mediation process established by the Central Florida Regional Planning Council.

Policy 1.5: The Town shall establish a mechanism with the Polk County School Board to coordinate the planning of future land use and facility needs.

OBJECTIVE 2: JOINT PLANNING AREAS

IDENTIFY, IMPLEMENT, AND COORDINATE JOINT PLANNING AREAS FOR ANNEXATION AND SERVICE PROVISION.

Measurable Targets: Number of meetings held; creation of annexation planning maps; utility service agreements executed.

Policy 2.1: The Town will coordinate with Polk County, and other jurisdictions as appropriate, to establish a joint planning process and delineate the direction and extent of municipal annexation for the planning period.

Policy 2.2: The Town and Polk County shall establish a municipal annexation area that appears on the County's *Future Land Use Map*, and shall develop an interlocal agreement for planning within the area, and for the exclusive provision of water and sewer service to all development therein.

OBJECTIVE 3: JOINT PROCESSES FOR POPULATION PROJECTIONS

IDENTIFY AND DESCRIBE JOINT PROCESSES FOR COLLABORATIVE PLANNING ON POPULATION PROJECTIONS.

Measurable Targets: Number of plans reviewed; number of meetings held; population figures supplied to other agencies.

Policy 3.1: The Town will coordinate with Polk County Planning Department and Central Florida Regional Planning Council to develop county-wide population projections that include expected growth projections in the incorporated areas due to annexation.

Policy 3.2: The Town will review the draft population projections and consider using them in the comprehensive plan.

Policy 3.3: The Town will forward the population projections used in its comprehensive plan to the School Board so they can consider projected growth and development as it relates to the future need for schools in the School Board's 5, 10, and 20-year facility plans.

Policy 3.4: The Town will enter into an interlocal agreement with the School Board addressing such matters as the joint utilization of consistent and coordinated population projections.

OBJECTIVE 4: JOINT PROCESSES FOR SCHOOL SITING

IDENTIFY AND DESCRIBE JOINT PROCESSES FOR COLLABORATIVE PLANNING ON SCHOOL SITING.

Measurable Targets: Number of plans reviewed; number of meetings held; number of school sitings negotiated during the planning period.

Policy 4.1: The Town will annually review Polk County School Board's plans for the siting of public schools within its jurisdiction for consistency with the comprehensive plan, both at the staff level and through public hearings for specific site plans. This will include the review of the 5, 10, and 20-year facility plans of the School Board, as well as responding as needed to site specific plans to locate new schools or expand existing schools. The Town will review the School Board's annually updated 5-year School Plant Survey (5-year facility work program), 10, and 20-year facility work programs and coordinate those plans with the comprehensive plan.

Policy 4.2: As per Chapter 235, F.S., at least 60 days prior to the purchase or leasing of property that may be used for a new or expanded public educational facility, and where the proposed site is in or adjacent to the Town of Dundee, the Polk County School Board shall notify the Town of the location of the site. The Town shall review the site as it relates to consistency with the *Dundee Comprehensive Plan*, Future Land Use

Element, including a preliminary analysis of the potential impacts to public facilities. The Town's review shall be given to the School Board within 45 days after receipt of their initial notification to the Town.

Where additional time is required for a complete public facilities impact analysis as it relates to issues of concurrency for transportation, water, wastewater, parks, stormwater management and/or solid waste, the Town shall request that the School Board delay the purchase or lease of a site for a new or expanded school site until such an analysis may be completed and reviewed by the Town Commission and School Board respectively.

Policy 4.3: As per Chapter 235, F.S., the planning for new or expanded educational facilities must consider the effects of the location of public education facilities, including the feasibility of keeping central Town facilities viable, in order to encourage central Town redevelopment and the efficient use of infrastructure while discouraging urban sprawl. The Town will encourage the collocation of public facilities of any kind, including parks, libraries, recreation opportunities and schools, when planning and reviewing a proposed site for a new or expanded educational facility.

Policy 4.4: As per Chapter 235, F.S., if the proposed site for a new or expanded educational facility is consistent with the future land use policies and categories of the *Dundee Comprehensive Plan*, the Town may not deny an application for such a facility but may impose reasonable development standards and conditions which consider the site plan and its adequacy related to environmental concerns, health, safety and welfare, and effects on adjacent property.

OBJECTIVE 5: JOINT PROCESSES FOR FACILITIES SUBJECT TO CONCURRENCY

IDENTIFY AND DESCRIBE JOINT PROCESSES FOR COLLABORATIVE PLANNING FOR FACILITIES SUBJECT TO CONCURRENCY.

Measurable Targets: Number of plans reviewed; number of meetings held; 5-Year Schedule of Capital improvements updated and adopted annually.

Policy 5.1: Town staff will coordinate annually, or more often as needed, with Polk County planning staff for the purpose of determining future unincorporated area needs for water and sewer within each respective unincorporated area served by the Town.

Policy 5.2: For the purpose of obtaining comments pertaining to development expected in the *Polk County Comprehensive Plan*, the Town will notify

Polk County planning staff of plans to adopt construction schedules within its capital improvements element for water and sewer facilities in unincorporated areas within the Town's service areas.

Policy 5.3: The Town will coordinate, through the Polk Transportation Planning Organization (PTPO), the transportation needs of the Town with the needs of Polk County and the Florida Department of Transportation (FDOT).

Policy 5.4: The Town will coordinate with Polk County and municipalities to promote the implementation of consistent land use policies and mobility strategies with the County Transit Corridors and Centers Overlays to ensure a seamless transportation system.

Policy 5.5: The Town will forward requests for access to county or state maintained roadways to each respective agency for comment concerning their respective plans and policies.

Policy 5.6: The Town will coordinate with service providers that have no regulatory authority over the use of land in the Town to develop recommendations that address ways to improve coordination of the Town's concurrency management methodologies and systems, and levels of service.

Policy 5.7: The Town will enter into an interlocal agreement with Polk County for joint projects identified in the Town's stormwater management plan and the County's Stormwater Management Plan.

OBJECTIVE 6: JOINT PROCESSES FOR FACILITIES WITH REGIONAL SIGNIFICANCE

IDENTIFY AND DESCRIBE JOINT PROCESSES FOR COLLABORATIVE PLANNING FOR FACILITIES WITH REGIONAL SIGNIFICANCE.

Measurable Targets: Number of plans reviewed; number of meetings held; data and information exchanged regarding planning for regional facilities.

Policy 6.1: The Town will continue to coordinate with the Polk County Board of County Commissioners staff for the provision of county-wide services, including but not limited to, solid waste disposal and the Polk County Emergency Operations Center.

Policy 6.2: The Town will coordinate with the PTPO and the Polk Transit Authority for the provision of major transportation facilities and mass transit.

- Policy 6.3:** The Town will forward notice of proposed future land use plan policies related to hurricane shelters and evacuation routes, as well as map amendments resulting in an increase in population, to the Central Florida Regional Planning Council (CFRPC), and the Polk County Emergency Management Department to determine hurricane shelter space availability and the effect of increased evacuating populations on evacuation clearance times and routes. Coordinate with the Polk County Emergency Management Department to locate hurricane shelters and evacuation routes in the Town.
- Policy 6.4:** The Town will forward notice of proposed future land use plan policies that would affect any regional resource identified in the *Strategic Regional Policy Plan of the CFRPC* to the Central Florida Regional Planning Council (CFRPC).
- Policy 6.5:** The Town will coordinate with the Central Florida Regional Planning Council (CFRPC) to identify and protect Natural Resources of Regional Significance as identified in the CFRPC's *Strategic Regional Policy Plan, October 1997*. The Town will cooperate with Florida Department of Environmental Protection (FDEP) and CFRPC to identify and include greenways and an integrated habitat network of uplands on all planning maps.
- Policy 6.6:** The Town will coordinate with Polk Vision, myregion.org's How Shall We Grow – Growth Scenario, and the Heartland 2060 Vision.
- Policy 6.7:** The Town will coordinate with Polk County to establish a process for the maintenance and update of the PolkGreen Overlay, as well as the development and implementation of policies to acquire, conserve, or construct green infrastructure.
- OBJECTIVE 7: JOINT PROCESSES FOR PROBLEMATIC LAND USES**
- THE TOWN WILL ESTABLISH, MAINTAIN, AND IMPROVE INTERGOVERNMENTAL COORDINATION OF DEVELOPMENT REVIEW ACTIVITIES, ESPECIALLY COLLABORATIVE PLANNING AND REVIEW OF LOCALLY UNWANTED LAND USES, AND REGULATORY CONCERNS.**
- Measurable Targets:** Number of plans reviewed and projects approved; number of meetings held; county-wide regulations adopted and Town-wide regulations adopted.
- Policy 7.1:** The Town will participate in the regular exchange of building permits, zoning cases, engineering plans, demographics, proposed annexation

areas, socio-economic information, utility service areas and capacity, planned land use map amendments, and other information with governmental entities in the county.

Policy 7.2: Elected officials and administrative personnel will participate in Polk County intergovernmental coordination/cooperation workshops and/or joint workshops with the Polk County School Board.

Policy 7.3: The Town will conduct a review of its locational standards to determine whether conflicts exist between its regulations and neighboring jurisdiction regulations, what can be done to resolve any conflicts found, and any improvement in the effectiveness or efficiency to be gained through a county-wide approach to standards that would be more uniform in their application.

Policy 7.2: The Town will coordinate with Lake Hamilton, the County, the CFRPC, or the appropriate ad hoc committees, in the development, review, and recommendation of efficient Town-wide guidelines to coordinate the location of problematic land uses.

OBJECTIVE 8: VOLUNTARY DISPUTE RESOLUTION PROCESSES

BRING INTERGOVERNMENTAL DISPUTES TO CLOSURE IN A TIMELY MANNER THROUGH THE USE OF VOLUNTARY DISPUTE RESOLUTION PROCESSES.

Measurable Targets: Number of voluntary dispute resolution processes received. Number facilitated.

Policy 8.1: The Town will pursue the resolution of conflicts that may arise from the coordination of these ICE goals, objectives, and policies using the appropriate voluntary dispute resolution processes adopted by the Town.

Policy 8.2: The Town will coordinate with the County and the CFRPC, as appropriate, to resolve local government future land use plan disputes, as well as other planning related intergovernmental disputes.

Policy 8.3: The Town will pursue the resolution of conflicts that may arise from the coordination of these ICE goals, objectives, and policies using the appropriate voluntary dispute resolution processes adopted by the Town

Policy 8.4: The Town will utilize the CFRPC's role as a mediator and conciliator as outlined in the adopted Rule to reconcile differences on planning and growth management issues as outlined in the Rule.

OBJECTIVE 9: **THE TOWN OF DUNDEE SHALL WORK WITH SURROUNDING GOVERNMENTS AND OTHER AGENCIES TO ENSURE THAT MEETING FUTURE POTABLE WATER NEEDS ARE COORDINATED ON A REGIONAL BASIS.**

Policy 9.1: The Town hereby incorporates its Ten-Year Water Supply Facilities Work Plan as a technical support document into this Element, as required following adoption of the Southwest Florida Water Management District (SWFWMD) Regional Water Supply Plan, adopted November 2015. The adopted Ten-Year Water Supply Facilities Work Plan and all future amendments thereto, represent an update to the Dundee Comprehensive Plan. In implementing this Policy, the Town shall annually assess the performance and effectiveness of its Ten-Year Water Supply Plan and update the status of project development and potential funding sources, consistent with the corresponding SWFWMD Regional Water Supply Plan and the policies of this Comprehensive Plan in order to maximize the use of existing facilities and provide for future needs.

Policy 9.2: The Town shall continue coordination with Polk County and adjacent municipalities regarding cooperative water supply planning and joint-projects which may collectively conserve groundwater, enhance use of reclaimed water and explore opportunities for alternative sources of water. Coordination shall also include entities such as the Central Florida Water Initiative (CFWI), the Polk Regional Water Cooperative (PRWC) and the Heartland Water Alliance (HWA) which are parties reviewing and planning alternative water supply projects within Polk County.

Town of Dundee

2030 Comprehensive Plan



Capital Improvements Element

Adopted: October 26, 2010

CAPITAL IMPROVEMENTS ELEMENT

Adopted October 26, 2010
Update Adopted January 11, 2011
Update Adopted February 23, 2016
Update Adopted June 3, 2017

GOAL: IT SHALL BE THE GOAL OF THE TOWN OF DUNDEE TO PROVIDE NECESSARY PUBLIC FACILITIES AND SERVICES FOR ALL EXISTING AND FUTURE DEVELOPMENT, AT ADOPTED LEVEL OF SERVICE STANDARDS, THROUGH A PROCESS THAT PERMITS DEVELOPMENT CONCURRENT WITH THE ABILITY OF THE TOWN TO PROVIDE SUCH FACILITIES AND SERVICES. [9J5-016(3)(A)]

OBJECTIVE 1: 5-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

PROVIDE IMPROVEMENTS TO PUBLIC FACILITIES AND SERVICES AS INDICATED IN THE 5-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS TO CORRECT EXISTING DEFICIENCIES, REPLACE OBSOLETE OR WORN-OUT FACILITIES, AND ACCOMMODATE THE NEEDS OF DESIRED FUTURE GROWTH. [9J5.016(3)(B)1]

Policy 1.1: Include in the 5-Year Schedule of Capital Improvements all projects and equipment identified as needed in other elements of this Comprehensive Plan that are relatively high in cost (\$10,000 or greater) and necessary to maintain the adopted level of service standards or correct existing deficiencies.

Policy 1.2: Evaluate and rank proposed capital improvement projects in order of priority according to the following guidelines:

1. Whether the project is needed to: correct an existing level of service deficiency, protect the health and safety, serve developments for which development orders were issued prior to the adoption of the Comprehensive Plan, or fulfill a legal commitment of the town;
2. Whether the project is needed to: replace worn-out or obsolete facilities to maintain the adopted level of service standard, improve operating efficiency, reduce costs, serve developed areas lacking full service, or promote in-fill development;
3. Whether the project is needed to accommodate new growth in accordance with the Future Land Use Map at the adopted level of service standard;

4. Whether the project represents a logical extension of facilities and services within the town's service area; and
5. Whether the project is financially feasible within revenue and budget constraints. [9J-5.016(3)(c)1]

Policy 1.3: Capital improvements projects included in the 5-Year Schedule of Capital Improvements shall be consistent with the goals, objectives, and policies of the appropriate elements of the Comprehensive Plan, including and especially the Public Education Facilities Element. [9J-5.016(3)(c)9]

Policy 1.4: Provide, or require others to provide, needed capital expenditures for the replacement or renewal of obsolete or worn-out capital facilities to maintain the adopted level of service standards. [9J-5.016(3)(c)3]

OBJECTIVE 2: CONCURRENCY AND CAPITAL IMPROVEMENTS

BASE LAND USE DECISIONS, INCLUDING DECISIONS REGARDING THE ISSUANCE OF DEVELOPMENT ORDERS AND PERMITS, ON THE DEVELOPMENT REQUIREMENTS INCLUDED IN THIS COMPREHENSIVE PLAN, THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF DUNDEE, AND THE AVAILABILITY OF PUBLIC FACILITIES AND SERVICES NECESSARY TO SUPPORT SUCH DEVELOPMENT AT THE ADOPTED LEVEL OF SERVICE STANDARDS.

Policy 2.1: The following level of service standards, as established in other elements of the Comprehensive Plan and by the Polk County School Board are hereby adopted and shall be maintained for existing or previously permitted development and for new development or redevelopment in the Town or the Town's utility service areas:

SANITARY SEWER	
Flow Capacity	1.5 MGD
Average Daily Flow	105 gpcd average daily flow
Effluent quality	Meet or exceed EPA and DEP effluent standards
POTABLE WATER	
Flow Capacity:	
Average daily demand :	140 gpcd
Maximum daily demand:	1.5 times average daily demand
SOLID WASTE	
Level of Service:	8.0 lbs. per person per day
DRAINAGE	
Drainage	<p>The following shall be the level of service standards for stormwater facilities:</p> <ul style="list-style-type: none"> a. Drainage Structures: Ability to handle 25-year, 24 hour storm event b. Stormwater Facilities: 25-year, 24 hour storm event at top of bank or berm c. Storm sewers: Capacity to handle a 25-year storm event
RECREATION	
Level of Service:	4.5 acres per 1,000 population

Roads:

- a. The Town of Dundee shall coordinate with the Polk Transportation Planning Organization (PTPO) and the Central Florida Regional Planning Council to adopt and apply multi-modal levels of service which shall be the minimum acceptable standards for State, County, and local roads within the Town Limits of Dundee. Said multi-modal LOS standards shall promote transit by lowering levels of service where transit is available. The Town hereby adopts multi-modal levels of service as set forth in the following tables.

	Highway Minimum Standard	Highway Minimum Duration	Transit	Pedestrian	Bicycle
M1	LOS "D" peak direction	Average of two highest peak hours	60 minute headway	Sidewalk access to bus stop	Bike racks on buses
M2	LOS "E" peak direction	Average of two highest peak hours	30 minute headway	Sidewalk access to bus stop	Bike racks on buses Bike route/system

*Does not supersede SIS LOS Standard as set by Rule 14-94, F.A.C.

- b. For roadways outside the multi-modal service area, the Town hereby adopts the following peak season/peak hour standards as the minimum level of service (LOS) standard:

BASE HIGHWAY LEVEL OF SERVICE STANDARDS ⁽¹⁾	
Facility Type	Level of Service
Principal arterial roadways: SIS facilities Non-SIS facility	Subject to TE Policy 1.2 D
Minor arterial roadways	D
All other roadways	D
⁽¹⁾ LOS is measured for the peak hour/peak direction using the average of the two highest peak hours.	

[9J-5.007(3)(c)1]

- c. The minimum level-of-service standard for roadways on the Strategic Intermodal System (SIS) and the Florida Intrastate Highway System (FIHS), shall be in accordance with the Statewide Minimum Level of Service Standards for the State Highway System published in Rule 14-94, F.A.C., or any rule variance issued by the Florida Department of Transportation.

Public School Facilities:

Consistent with the Interlocal Agreement for Public School Facilities, the uniform, district wide level of service standards are established as a

percent of permanent Florida Inventory of School Houses (FISH) capacity.
The LOS standards are set as follows:

TIERED LEVEL OF SERVICE STANDARDS					
School Facility Type	Year	Year	Year	Year	Year
	2015-16	2016-17	2017-18	2018-19	2019-20
Elementary	100%	100%	100%	100%	100%
Middle	100%	100%	100%	100%	100%
High School	100%	100%	100%	100%	100%

LONG TERM LEVEL OF SERVICE STANDARDS	
School Facility Type	Permanent Student Station Capacity
Elementary	100%
Middle	100%
High School	100%

- a. Magnet and School of Choice:
One hundred percent (100%) of enrollment quota as established by the School Board or court ordered agreements and as adjusted by the School Board annually.
- b. Other:
K-8, 6th grade centers, 9th grade centers, 6-12 are at one hundred percent (100%) of permanent DOE FISH capacity
- c. Special Facilities:
Including alternative education or special programmatic facilities are designed to serve the specific population on a countywide basis or for temporary need and are not zoned to any specific area. Therefore, they are not available or used for concurrency determinations.
- d. Conversion Charter Schools:
The capacity is set during contract negotiations and the School Board has limited control over how many students the schools enroll.

Policy 2.2:

The Town of Dundee adopts by reference the 2015-2016 through 2019-2020, Five-Year Facilities Work Program. The Work Program is approved annually by the School Board, and includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities and based on the adopted level of service standards for public schools. The 5-year schedule of improvements ensures the level of

service standards for public schools are achieved and maintained within the 5-year period. Annual updates to the schedule shall ensure levels of service standards are achieved and maintained within each year of subsequent 5-year schedule of capital improvements. Annual updates by the School Board will be adopted by reference as the City annually updates its CIE and CIP.

Policy 2.3: At the time a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development. [9J-5.016(3)(c)6]

Policy 2.4: In order to ensure the Town meets levels of service standards, population projections will be updated yearly.

Policy 2.5: The Town of Dundee hereby adopts, by reference, the Polk County Transportation Planning Organization Transportation Improvement Plan, and the Florida Department of Transportation 5-Year Work Program, into the Town's Five-year Schedule of Capital Improvements.

Policy 2.6: The Town hereby incorporates its Ten-Year Water Supply Facilities Work Plan as a technical support document into this Element, as required following adoption of the Southwest Florida Water Management District (SWFWMD) Regional Water Supply Plan, adopted November 2015. The adopted Ten-Year Water Supply Facilities Work Plan and all future amendments thereto, represent an update to the Dundee Comprehensive Plan. In implementing this Policy, the Town shall annually assess the performance and effectiveness of its Ten-Year Water Supply Plan and update the status of project development and potential funding sources, consistent with the corresponding SWFWMD Regional Water Supply Plan and the policies of this Comprehensive Plan in order to maximize the use of existing facilities and provide for future needs.

Policy 2.7: The Town shall not allow exceptions for developments of de minimis impact.

OBJECTIVE 3: COST SHARING FOR NEW DEVELOPMENT

REQUIRE FUTURE DEVELOPMENT TO ASSUME A PROPORTIONATE SHARE OF THE COST OF PROVIDING PUBLIC FACILITIES AND SERVICES TO SUPPORT SUCH DEVELOPMENT AT THE ADOPTED LEVEL OF SERVICE STANDARDS. [9J-5.016(3)(B)4]

Policy 3.1: Continue to implement an impact fee ordinance in order to assess new development a pro rata share of the costs required to provide public

facilities and services to meet the adopted level of service standards. [9J-5.016(3)(c)8]

Policy 3.2: The Town shall include in land development regulations a program for land dedication, payment-in-lieu-of dedication, or other form of exaction as a requirement of subdivision or land development for the purpose of retaining easements for utility and traffic circulation systems, and for meeting all adopted level of service standards. [9J-5.016(3)(c)8]

OBJECTIVE 4: MANAGEMENT OF FISCAL RESOURCES

MANAGE FISCAL RESOURCES TO ENSURE THAT THE PUBLIC FACILITY AND SERVICE IMPROVEMENT NEEDS CREATED BY PREVIOUSLY ISSUED DEVELOPMENT ORDERS AND FUTURE DEVELOPMENT DOES NOT EXCEED THE ABILITY OF THE TOWN TO FINANCE, CONSTRUCT, OR INSTALL SUCH IMPROVEMENTS. [9J-5.016(3)(B)5]

Policy 4.1: Update the Capital Improvements Element annually to reflect existing and projected capital needs in accordance with the adopted level of service standards, for the purpose of assessing the costs of those needs against projected revenues and expenditures.

Policy 4.2: Continue the on-going 5-year Capital Improvements Program and incorporate a capital budget as part of the annual town budget to ensure that funds are available for projected capital needs. [9J-5.016(3)(c)7]

Policy 4.3: Limit the maximum ratio of outstanding indebtedness for providing capital facilities and services to no greater than 15 percent of the property tax base. [9J-5.016(3)(c)2]

Five Year CIE Schedule of Projects Dundee

Five Year CIE Schedule of Projects Dundee															
Project Number/Category	Project Name	FY 16-17		FY 17-18		FY 18-19		FY 19-20		FY 20-21		Total Project Cost	Comp Plan	Project Need	
WASTEWATER															
1	10" Force Main (Lincoln Ave to US 27)							\$150,000	Impact Fees			\$150,000	Yes	Maint/Rehab/Replacement	
2	Lift Station Telemetry/Omnisite	\$13,000	City Funds					\$13,000	City Funds			\$26,000		Maint/Rehab/Replacement	
3	Repair Clarifier (2)	\$70,000	City Funds					\$70,000	City Funds			\$140,000		Maint/Rehab/Replacement	
4	Extend Sewer West on Dundee Road (Road Widening)							\$300,000	Impact Fees			\$300,000		Maint/Rehab/Replacement	
5	Roof Over Chlorine Contact Chamber							\$9,000	City Funds			\$9,000		Maint/Rehab/Replacement	
Wastewater Total		\$93,000		\$0		\$0		\$542,000		\$0		\$625,000			
STORMWATER DRAINAGE															
1	TV Entire Stormwater System									\$75,000	Stormwater Fund	\$75,000		Maint/Rehab/Replacement	
2	Center St.Drainage							\$500,000				\$500,000		Maint/Rehab/Replacement	
3	Lake Menzie Dr. & 3rd St.							\$100,000				\$100,000		Maint/Rehab/Replacement	
4	MLK Stormwater Improvements							\$10,000	City Funds	\$110,000	City Funds	\$120,000	Yes	Maint/Rehab/Replacement	
5	NPDES (Envisors)			\$20,000								\$20,000		Maint/Rehab/Replacement	
Stormwater Drainage Total		\$0		\$20,000	\$0	\$0		\$610,000		\$185,000		\$815,000			
POTABLE WATER															
1	Riner Water Treatment Plant Upgrades	\$9,000	Utility Fund					\$450,000	Impact Fees	\$1,100,000	Impact Fees	\$1,559,000	Yes	Maint/Rehab/Replacement	
2	Replace Water Lines Town-wide									\$25,200	Impact Fees	\$25,200	Yes	Maint/Rehab/Replacement	
3	Water Main (SR 17 & Florida Ave.)									\$222,640	Impact Fees	\$222,640	Yes	Maint/Rehab/Replacement and Future Demand	
4	Water Main (N. Scenic Highway from Mabel Loop to Stalnaker)									\$551,034	Impact Fees	\$551,034	Yes	Maint/Rehab/Replacement and Future Demand	
5	Booster Pump Construction (Lake Trask Road)									\$280,500	Impact Fees	\$280,500	Yes	Maint/Rehab/Replacement and Future Demand	
6	Valve Construction (Mabel Loop, CR 540, US 27)									\$88,225	Impact Fees	\$88,225	Yes	Maint/Rehab/Replacement and Future Demand	
7	Water Lines (East of Lake Marie & NW of Dundee Ridge Middle School)							\$336,000	Developer Funds			\$336,000	Yes	Maint/Rehab/Replacement and Future Demand	
8	10" Water Pipe (Dundee Road)									\$366,000	Impact Fees	\$366,000	Yes	Maint/Rehab/Replacement and Future Demand	
9	Water Pipe - New Sections (Mabel Loop Ridge, Jackson Pointe, Citrus Hill)									\$562,752	Impact Fees	\$562,752	Yes	Maint/Rehab/Replacement and Future Demand	
10	16" Water Pipe Lake Mabel Loop Road									\$201,600	Impact Fees	\$201,600	Yes	Maint/Rehab/Replacement and Future Demand	
11	10" Water Pipe US 27							\$162,000	Impact Fees			\$162,000	Yes	Maint/Rehab/Replacement and Future Demand	
12	Meter Replacements					\$75,000	Utility Fund	\$75,000	Utility Fund	\$75,000	Utility Fund	\$225,000	Yes		
13	6" Water Line Construction (Lake Trask Road)							\$70,000	Impact Fees			\$70,000	Yes	Maint/Rehab/Replacement and Future Demand	
14	Decommission Lake Ruth WTP	\$30,000	Utility Fund									\$30,000	Yes	Maint/Rehab/Replacement	
15	Shepard Avenue Water Tower	\$45,000	Utility Fund									\$45,000	Yes	Maint/Rehab/Replacement	
Potable Water Total		\$84,000		\$0		\$75,000		\$1,093,000		\$3,472,951		\$4,724,951			
PARKS															
1	Lake Marie Park							\$43,000	City Funds, Impact Fees	\$112,000	City Funds	\$155,000	Yes	Maint/Rehab/Replacement and Future Demand	
2	Merrill Park									\$41,000	City Funds	\$41,000	Yes	Maint/Rehab/Replacement and Future Demand	
3	Lake Ruth Park							\$125,000	City Funds, Impact Fees, Grant Funds	\$122,000	City Funds, Grant Fees	\$247,000	Yes	Maint/Rehab/Replacement and Future Demand	
4	Dundee Scenic Highway Park-to-Park Connector							\$217,780	Grant Funds			\$217,780	Yes	Project need for multi-modal transportation	
Parks Total		\$0		\$0		\$0		\$385,780		\$275,000		\$660,780			
ROADS															
1	Lake Marie Drive Improvements							\$600,000	Transportation Impact Fees	\$150,000	Transportation Impact Fees	\$750,000	Yes	Maint/Rehab/Replacement	
2	Resurfacing Town-wide			\$154,000	Gas Tax - General Fund					\$120,000	Gas Tax - General Fund	\$274,000	Yes	Maint/Rehab/Replacement	
3	Dundee Road Widening									\$350,000	Transportation Impact Fees	\$350,000	Yes	Maint/Rehab/Replacement and Future Demand	
Roads Total		\$0		\$154,000		\$0		\$600,000		\$620,000		\$1,374,000			
TOTAL ALL CATEGORIES		\$167,000		\$174,000		\$75,000		\$3,230,780		\$4,552,951		\$8,199,731			

Town of Dundee

2030 Comprehensive Plan



Public School Facilities Element

Adopted: October 26, 2010

PUBLIC SCHOOL FACILITIES ELEMENT

GOAL 1: **COORDINATE WITH THE POLK COUNTY SCHOOL BOARD (SCHOOL BOARD) AND OTHER JURISDICTIONS TO ENSURE QUALITY EDUCATIONAL FACILITIES AND SUPERIOR EDUCATIONAL OPPORTUNITIES WHICH IN TURN ENCOURAGES ECONOMIC GROWTH FOR INDIVIDUALS, FAMILIES, AND COMMUNITIES IN POLK COUNTY.**

OBJECTIVE 1.1: **THE TOWN SHALL IMPLEMENT THE APPROVED INTERLOCAL AGREEMENT FOR PUBLIC SCHOOL FACILITY PLANNING (HEREAFTER REFERRED TO AS THE INTERLOCAL AGREEMENT) AS AMENDED TO MAXIMIZE OPPORTUNITIES TO SHARE INFORMATION.**

Policy 1.1.1: The Town shall meet at least annually with the School Board and other jurisdictions to review issues related to the Public School Facilities Element and the Interlocal Agreement and to determine the need to revise these documents.

Policy 1.1.2: The Planners Working Group as established in the Interlocal Agreement shall meet at least twice a year to set direction, plan for the annual meeting as described in Policy 1.1.1, formulate recommendations, and discuss issues related to this element and the Interlocal Agreement as well as ancillary infrastructure improvements needed to support schools and ensure safe access to school facilities.

Policy 1.1.3: The Town shall coordinate with the School Board and other jurisdictions to base plans on consistent projections, including population projections that are developed in coordination with the School Board and student enrollment projections district-wide and by planning areas which are agreed upon by the Planners Working Group. The School Board's student enrollment projections shall consider the impacts of development trends and data required to be reported in accordance with the Interlocal Agreement.

Policy 1.1.4: The Town shall at least annually report on growth and development trends within its jurisdiction to the School Board. The Town shall provide the information as specified in the Interlocal Agreement. The School Board will use the information to distribute student enrollment by Concurrency Service Areas to make the most efficient use of public school facilities.

- Policy 1.1.5:** Support School Board efforts to identify long-range school site needs and select sites based on the criteria established in this element and the Interlocal Agreement.
- Policy 1.1.6:** The Town shall seek and consider School Board comments on relevant comprehensive plan amendments and other land use decisions which may impact schools, as provided for in Florida Statute.
- Policy 1.1.7:** The Town shall review their annually updated copy of the Polk County School Board's Five Year Program of Work and other reports from the School Board including a general educational facilities report with information outlined in the Interlocal Agreement.
- Policy 1.1.8:** The Town shall appoint a representative selected by the School Board to serve at a minimum as an ex-officio member of the Planning and Zoning Board.
- OBJECTIVE 1.2:** **ENCOURAGE PARTNERSHIPS THAT WILL ENSURE ADEQUATE EDUCATIONAL FACILITIES, WHICH IN TURN WILL ENCOURAGE ECONOMIC GROWTH AND PROVIDE FOR A TRAINED AND STABLE LABOR FORCE, RESULTING IN A HIGHER QUALITY OF LIFE.**
- Policy 1.2.1:** Support and encourage community and business partnerships for educational support services, to include, but not be limited to, magnet programs, work training, and job placement in order to improve productivity, earning potential, standard of living, and retention of labor force.
- Policy 1 2.2:** Consider the economic impact of school locations on neighborhoods such as, but not limited to the following factors: infrastructure, property and housing values, as well as surrounding land uses.
- Policy 1.2.3:** Encourage public/private partnerships between schools, business community, and other employers through mentoring programs, and Adopt-A-School programs with employees.

OBJECTIVE 1.3: THE TOWN SHALL ESTABLISH NEW AND REVIEW EXISTING COORDINATION MECHANISMS RELATING TO SCHOOL FACILITY PLANNING THAT EVALUATE AND ADDRESS THE COMPREHENSIVE PLAN'S EFFECTS ON ADJACENT LOCAL GOVERNMENTS, THE SCHOOL BOARD, AND OTHER UNITS OF LOCAL GOVERNMENT PROVIDING SERVICES BUT NOT HAVING REGULATORY AUTHORITY OVER USE OF LAND AND THE STATE.

Policy 1.3.1: The Town shall cooperate with the School Board and other local jurisdictions to implement the Interlocal Agreement, as required by Section 1013.33, Florida Statutes, which includes procedures for:

- a) Coordination and Sharing of Information
- b) Planning Processes
- c) School Siting Procedures
- d) Site Design and Development Plan Review
- e) School Concurrency Implementation
- f) Implementation and Amendments
- g) Resolution of Disputes

Policy 1.3.2: The coordination of school siting shall be conducted in accordance with the Interlocal Agreement taking into consideration the needs identified in the current School Board Five Year Program of Work and the annual general education facilities report.

Policy 1.3.3: In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within the Polk County School District, the Town, the School Board, and all local governments within Polk County shall meet jointly to develop mechanisms for coordination. Such efforts may include:

- a) Coordinated submittal and review of the annual Capital Improvement Program of the Town, the annual educational facilities report, and Five Year Program of Work of the School Board.
- b) Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure.
- c) Coordinated review of residential planned developments or mixed use planned developments involving residential development.
- d) Use of a unified data base including population (forecasts of student population), land use, and facilities.

- e) Assistance from Polk Leisure Services (with representatives from each of the entities) to review coordinated siting of schools with parks for multi-functional use. Directives resulting from the joint meeting shall be incorporated into the Comprehensive Plan, Land Development Regulations, if applicable, or other appropriate mechanisms as deemed necessary.

GOAL 2: **THE TOWN WILL IMPLEMENT PUBLIC SCHOOL FACILITIES CONCURRENCY UNIFORMLY WITH OTHER LOCAL JURISDICTIONS IN ORDER TO ENSURE THE AVAILABILITY OF PUBLIC SCHOOL FACILITIES CONSISTENT WITH AN ADOPTED LEVEL OF SERVICE PROVIDING ADEQUATE SCHOOL CAPACITY AND ELIMINATING OVERCROWDED CONDITIONS IN EXISTING AND FUTURE SCHOOLS.**

OBJECTIVE 2.1: **ESTABLISH A MINIMUM LEVEL OF SERVICE FOR SCHOOLS AND CONSIDER SCHOOL CAPACITY WITHIN DEVELOPMENT IMPACT REVIEWS, E.G. FOR PLANNED DEVELOPMENTS, RE-ZONING REQUESTS, SITE PLANS, DRIS, OR WHERE THERE ARE SPECIFIC DEVELOPMENT PLANS PROPOSED.**

Policy 2.1.1: The Town shall establish development plan review procedures with an effective date of March 1, 2008, for all residential and mixed use development proposals in order to implement school concurrency.

Policy 2.1.2: The following shall serve as the long term target for permanent student station capacity (PSSC) at Polk County Schools, based upon State Requirements for Educational Facilities (SREF).

Elementary Schools:	100% of PSSC
Middle Schools	100% of PSSC
High Schools	100% of PSSC

An annual Utilization Analysis will be conducted by the Polk County School Board Facilities Division to determine the operation and efficiency of each school as compared to the Department of Education's standards determined by the Florida Inventory of School Houses (FISH).

Policy 2.1.3: The Town shall collaborate with the School Board to identify methods to achieve targeted utilization that include:

- a) Improvements to existing school facilities (shared facilities, redistricting, expansion or remodeling, etc.).
- b) Retrofitting of existing structures.

- c) New school construction.
- d) Encouraging multi-story school facilities in an urban environment.
- e) Exploring re-use of former non-residential centers as potential urban school sites.

OBJECTIVE 2.2: THROUGH ITS REVIEW OF PROPOSED DEVELOPMENT, THE TOWN SHALL ENSURE THAT THE CAPACITY OF SCHOOLS IS SUFFICIENT TO SUPPORT STUDENTS AT THE ADOPTED LEVEL OF SERVICE (LOS) STANDARDS WITHIN THE PERIOD COVERED BY THE FIVE YEAR PROGRAM OF WORK. THESE STANDARDS SHALL BE CONSISTENT WITH THE INTERLOCAL AGREEMENT.

Policy 2.2.1: The Town shall apply the LOS standards set forth herein consistently with all local jurisdictions and the School Board on a district-wide basis within the adopted Concurrency Service Areas for each school type.

Policy 2.2.2: Consistent with the Interlocal Agreement, the uniform district-wide level of service standards are established as a percent of permanent Florida Inventory of School Houses (FISH) capacity. Permanent capacity cannot be increased by adding relocatables. The LOS standards are set as follows:

TIERED LEVEL OF SERVICE – SCHOOL YEAR 2008-2013					
Facility Type	Year	Year	Year	Year	Year
	2008-09	2009-10	2010-11	2011-12	2012-13
Elementary	122%	122%	115%	100%	100%
Middle	113%	113%	110%	100%	100%
High School	110%	110%	105%	100%	100%

- a) Magnet and School of Choice:

One hundred percent (100%) of enrollment quota as established by the School Board or court ordered agreements and as adjusted by the school board annually.

- b) Other:

K-8, 6th grade centers, 9th grade centers, 6-12th grade schools are at one hundred percent (100%) of permanent DOE FISH capacity.

c) Special Facilities:

Including alternative education or special programmatic facilities are designed to serve the specific population on a countywide basis or for temporary need and are not zoned to any specific area. Therefore, they are not available or used for concurrency determinations.

d) Conversion Charter Schools:

The capacity is set during contract negotiations and the School Board has limited control over how many students the schools enroll.

OBJECTIVE 2.3: **THE TOWN, IN COORDINATION WITH OTHER JURISDICTIONS AND THE SCHOOL BOARD, SHALL ESTABLISH SCHOOL CONCURRENCY SERVICE AREAS WITHIN WHICH A DETERMINATION IS MADE OF WHETHER ADEQUATE SCHOOL CAPACITY IS AVAILABLE BASED ON THE ADOPTED LEVEL OF SERVICE STANDARDS.**

Policy 2.3.1: The School Concurrency Service Areas (CSAs) for the Polk County School District, as agreed in the Interlocal Agreement, shall be school attendance zones (excluding attendance “spot zones”). When a proposed adjustment to the established school attendance zones is to be considered by the School Board, the Town shall coordinate with the School Board to provide technical and public input prior to an official public hearing. The school attendance CSAs are hereby adopted by reference and included in the Public Schools Facility Element data and analysis.

Policy 2.3.2: Concurrency Service Areas shall be established and subsequently modified to maximize available school capacity and make efficient use of new and existing public schools in accordance with the level of service standards, taking into account minimizing transportation costs, limiting maximum student travel times, the effect of desegregation plans, achieving socioeconomic and diversity objectives as required by the Florida Department of Education, and recognizing the capacity commitments resulting from the local governments’ development approvals for the CSA and for contiguous CSAs.

Policy 2.3.3: Concurrency Service Areas shall be designed so that the adopted level of service will be able to be achieved and maintained within the bounds of

the School Board's requirement for a financially feasible Five Year Capital Facilities Plan.

OBJECTIVE 2.4: IN COORDINATION WITH THE SCHOOL BOARD, THE TOWN WILL ESTABLISH A PROCESS FOR IMPLEMENTATION OF SCHOOL CONCURRENCY WHICH INCLUDES CAPACITY DETERMINATIONS AND AVAILABILITY STANDARDS. THE TOWN SHALL MANAGE THE TIMING OF RESIDENTIAL SUBDIVISION APPROVALS AND SITE PLANS TO ENSURE ADEQUATE SCHOOL CAPACITY IS AVAILABLE CONSISTENT WITH ADOPTED LEVEL OF SERVICE STANDARDS FOR PUBLIC SCHOOL CONCURRENCY.

Policy 2.4.1: Final subdivision and site plan approvals for residential development shall be conditioned upon the availability of adequate school capacity as per the adopted level of service standards (LOS) of this element and as required by Section 163.3180(13) F.S.

Policy 2.4.2: School concurrency shall apply only to residential development or a phase of residential development that generate students requiring a final development approval including subdivision plat approval, site plan, or its functional equivalent, proposed or established after the effective date of this element.

Policy 2.4.3: School concurrency shall be implemented beginning March 1, 2008 by the Town for all residential development, unless the development has been determined to be exempt or otherwise vested in accordance with Florida statutory and common law. Should the Town receive any requests for exemption or vesting, it shall forward same to the School Board and accept and consider timely comments therefore in accordance with applicable provisions of the Town's Intergovernmental Coordination Element and section 2.D.1. of the Interlocal Agreement for Public School Facility Planning.

Policy 2.4.4: The Town shall prepare a report on the development projects not subject to school concurrency at the time of the adoption of the Public School Facilities Element.

Policy 2.4.5: The Town, in consultation with Polk County School Board staff, will develop and adopt Land Development Regulations which establish application procedures and processes for evaluating school capacity and making concurrency determinations consistent with the Interlocal Agreement.

- Policy 2.4.6(a):** The Town may provide a non-binding schools concurrency decision earlier in the approval process, such as at the time of preliminary plan approvals, if requested by the applicant. The School Board must approve the concurrency determination, allocations of capacity, and school concurrency mitigation commitments, as provided herein.
- Policy 2.4.6(b):** School concurrency decisions should support and not be in conflict with the local goals and objectives of the Comprehensive Plan regarding growth management, as articulated in the other elements of the local Comprehensive Plan.
- Policy 2.4.7:** The Town will issue a concurrency determination based on the School Board's concurrency review findings and recommendations consistent with the Interlocal Agreement. The School Board's findings and recommendations shall address whether adequate capacity exists for elementary, middle, and high schools based on the level of service standards, or if adequate capacity does not exist, whether appropriate mitigation can be accepted, and if so, acceptable options for mitigation consistent with the policies set forth herein.
- Policy 2.4.8:** The Town shall only issue a concurrency approval for a subdivision plat or site plan for residential development where:
- 1) The School Board's findings indicate adequate school facilities will be in place or under actual construction within three (3) years after the issuance of the subdivision plat or site plan for each level of school;
 - 2) Adequate school facilities are available in the relevant CSA or adjacent CSA where the impacts of development can be shifted to that area; or
 - 3) The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan.
 - 4) The Town has determined that the residential development is exempt or otherwise vested from the requirements of school concurrency.
- Policy 2.4.9:** In the event that there is not sufficient capacity in the affected Concurrency Service Area based on the adopted level of service standard to address the impacts of a proposed development, and the availability

standard for school concurrency cannot be met, one of the following shall apply:

- 1) The project shall provide capacity enhancement(s) sufficient to meet its impact through proportionate share or other school board approved mitigation; or,
- 2) The project shall be delayed to a date when the level of service can be ensured through capital enhancement(s) or planned capacity increases; or,
- 3) A condition of approval of the subdivision or site plan shall be that the project's impact shall be phased and each phase shall be delayed to a time when capacity enhancement and level of service can be ensured; or,
- 4) The project shall not be approved.

Policy 2.4.10: If the impact of the project will not occur until years 2 or 3 of the School Board's financially feasible Five Year Program of Work, then any relevant programmed improvements in those years shall be considered available capacity for the project and factored into the level of service analysis. If the impact of the project will not be felt until years 4 or 5 of the Five Year Program of Work, then any relevant programmed improvements shall not be considered available capacity for the project unless funding of the improvement is ensured through School Board funding to accelerate the project, through school concurrency mitigation, or some other means.

OBJECTIVE 2.5: **THE TOWN SHALL ALLOW FOR MITIGATION ALTERNATIVES THAT ARE FINANCIALLY FEASIBLE AND WILL ACHIEVE AND MAINTAIN THE ADOPTED LEVEL OF SERVICE STANDARD CONSISTENT WITH THE ADOPTED SCHOOL BOARD'S FINANCIALLY FEASIBLE FIVE YEAR PROGRAM OF WORK.**

Policy 2.5.1: Mitigation shall be allowed where the adopted level of service standards cannot be met. Mitigation options shall include options listed below for which the School District assumes operational responsibility through incorporation in the adopted School Board's financially feasible Five Year Program of Work and which will maintain adopted level of service standards.

- a) The donation, construction, or funding of school facilities sufficient to offset the demand for public school facilities created by the proposed development; and,

- b) The creation of mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits.

Policy 2.5.2: Mitigation shall not be required if the needed capacity for the development is available in one or more contiguous Concurrency Service Areas and the impacts of the development can be shifted to that Concurrency Service Area and where such is consistent with the other provisions of this Element.

Policy 2.5.3: Mitigation shall be directed to permanent capacity improvement projects on the School Board's financially feasible Five Year Program of Work that will satisfy the demand created by that development approval consistent with the adopted level of service standards, and shall be assured by a legally binding development agreement between the School Board, the Town, and the applicant executed prior to the issuance of the subdivision plat or the site plan as required by the local government. If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation in its Five Year Program of Work in a timely manner. However, if a new development triggers the need for additional capacity which can only be met by a new school and such new school would not otherwise be needed for more than five years, the mitigation agreement shall not trigger concurrency nor a change to the Five Year Program of Work Plan until the time at which conditions for the agreement are acceptable to the School Board. The development agreement shall include the landowner's commitment to continuing renewal of the development agreement upon its expiration. Relocatable classrooms will not be accepted as mitigation.

Policy 2.5.4: The amount of mitigation required for each school level shall be determined by multiplying the number of new student stations required to serve the new development by the average costs per student station applicable to the Polk County School District. The average cost per student station shall include school facility development costs and land costs.

Policy 2.5.5: As provided in the Interlocal Agreement, the student generation rates used to determine the impact of a particular development application on public schools, shall be reviewed and updated as apparent and necessary in accordance with professionally accepted methodologies at a minimum of five (5) years.

- OBJECTIVE 2.6:** **THE TOWN, IN COORDINATION WITH OTHER JURISDICTIONS, SHALL ENSURE EXISTING DEFICIENCIES AND FUTURE NEEDS ARE ADDRESSED CONSISTENT WITH THE ADOPTED LEVEL OF SERVICE STANDARDS FOR PUBLIC SCHOOLS.**
- Policy 2.6.1:** The Town, in coordination with other jurisdictions, shall ensure that future development pays a proportionate share of the costs of the capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards, via impact fees and other legally available and appropriate methods in development conditions.
- Policy 2.6.2:** The Town hereby incorporates by reference the School Board's financially feasible Five Year Program of Work.
- Policy 2.6.3:** Where feasible, the Town shall work with developers and others to investigate the feasibility of new or alternative funding sources for additional public schools.
- GOAL 3:** **PARTNER WITH THE SCHOOL BOARD AND OTHER JURISDICTIONS TO PROMOTE SCHOOLS AS FOCAL POINTS OF EXISTING AND FUTURE NEIGHBORHOODS THROUGH SITING FOR NEW SCHOOLS, REDEVELOPMENT OF EXISTING SCHOOL FACILITIES, AND CO-LOCATION AND SHARED USE OF FACILITIES AND SERVICES.**
- OBJECTIVE 3.1:** **THE TOWN, IN COLLABORATION WITH THE SCHOOL BOARD AND OTHER JURISDICTIONS, SHALL PROVIDE FOR THE LOCATION AND EXPANSION OF EXISTING SCHOOLS IN A COORDINATED MANNER ENSURING THE PLANNING, CONSTRUCTION, AND OPENING OF EDUCATIONAL FACILITIES ARE COORDINATED IN TIME AND PLACE, CONCURRENT WITH NECESSARY SERVICES AND INFRASTRUCTURE, AND COMPATIBLE AND CONSISTENT WITH THE COMPREHENSIVE PLAN.**
- Policy 3.1.1:** The Town will provide the School Board with potential sites for consideration when notified by the School Board of the need for new school facilities in accordance with the Interlocal Agreement.
- Policy 3.1.2:** The Town will coordinate with the School Board to ensure that proposed public school facility sites are consistent with the applicable land use categories and policies of the Comprehensive Plan and will consider each site as it relates to environmental, health, safety and welfare concerns, effects on adjacent property, and other guidelines as outlined in the Interlocal Agreement.

- Policy 3.1.3:** The Town shall coordinate with the School Board and other jurisdictions on the planning and siting of new schools facilities to ensure appropriate timing of necessary services and infrastructure and are compatible and consistent with the Comprehensive Plan.
- Policy 3.1.4:** The Town will include sufficient allowable land use designations for schools approximate to residential development to meet the projected needs for schools. Schools are an allowable land use in all Future Land Use Plan categories, except heavy industrial and conservation or preservation type land uses designating environmentally sensitive areas. The Town shall clearly identify in the Future Land Use Element and Land Development Regulations the land use and zoning categories in which schools are allowable uses.
- Policy 3.1.5:** The Town will collaborate with the School Board and other jurisdictions to jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion, or closure of an existing school, and will enter into a written agreement, if necessary, as to the timing, location, and the party or parties responsible for constructing, operating, and maintaining the required improvements.
- Policy 3.1.6:** The Town shall protect schools from the intrusion of incompatible land uses by providing the School Board representatives the opportunity to participate in the review process for all proposed developments adjacent and in proximity to schools.
- Policy 3.1.7:** The preferred locations for public schools, whether elementary, middle, or high schools, are within the Urban Service Areas for utility services and expansions.
- Policy 3.1.8:** The Town shall automatically process amendments to the Future Land Use Map upon the approval of a new school site, where necessary.
- Policy 3.1.9:** The Town shall participate in the School Site Selection process following the terms and limitations established in the Interlocal Agreement.
- Policy 3.1.10:** The Town shall collaborate with the School Board and other jurisdictions to ensure the provision of supporting infrastructure as required by the Interlocal Agreement and applicable Florida Statutes.
- Policy 3.1.11:** The Town shall establish an effective process for reserving, with conceptual School Board staff approval, school sites which could include:

- 1) Consideration of school siting during the completion of area wide studies,
- b) Developer contribution towards the provision of school facilities.

OBJECTIVE 3.2: **ENHANCE COMMUNITY AND NEIGHBORHOOD DESIGN THROUGH EFFECTIVE SCHOOL EDUCATIONAL FACILITY DESIGN, SCHOOL SITING STANDARDS, COMPATIBILITY WITH SURROUNDING LAND USES, SCHOOLS AS FOCAL POINTS FOR COMMUNITY PLANNING, AND MAKING SCHOOLS A CENTRAL COMPONENT, GEOGRAPHICALLY OR OTHERWISE, TO NEIGHBORHOOD-LEVEL PLANNING.**

Policy 3.2.1: Work with the School Board to identify new school sites that would be in locations to provide logical focal points for community activities and serve as the cornerstone for innovative urban design standards.

Policy 3.2.2: Provide school sites and facilities within planned neighborhoods, unless precluded by existing development patterns.

Policy 3.2.3: Support and encourage the location of new elementary and middle schools internal to residential neighborhoods and/or near other civic land uses, within the limits of School Board mandated desegregation.

Policy 3.2.4: Coordinate with the School Board to identify locations for new high schools based upon need and availability of viable properties within the search area identified by the School Board.

Policy 3.2.5: Support and coordinate with School Board efforts to locate new elementary schools within reasonable walking distance to residential neighborhoods.

Policy 3.2.6: In cooperation with the School Board, and where necessary, develop and adopt design standards for school bus stops and turnarounds in new developments.

Policy 3.2.7: Support the School Board in its efforts to locate appropriate school services, such as administrative offices, night classes, and adult education on-site or in alternative locations, such as, but not limited to, commercial plazas, shopping malls, and community centers.

Policy 3.2.8: The Town shall coordinate closely with School Board staff on preliminary design plans for new schools, generally seeking to maximize land via multi-story facilities, incorporating design elements which are community-friendly such as allowing for a shared media and/or meeting center and/or

play fields on campus, respecting environmental features of a site, respecting the need to provide noise or visual buffers from adjacent owners, providing connectivity for pedestrians at multi-school properties, pedestrian, bicycle, and other connectivity to the surrounding residential community.

Policy 3.2.9: Reduce capital expenditures for the Town and the School Board via cost-effective design criteria and shared facilities.

OBJECTIVE 3.3: **PLAN FOR THE EXPANSION AND/OR REHABILITATION OF EXISTING SCHOOL FACILITIES TO MAINTAIN AND IMPROVE NEIGHBORHOODS AND COMMUNITIES.**

Policy 3.3.1: Where existing schools are proposed to be expanded, substantially renovated, or new schools are proposed to be built, the Town shall request that school board staff, local school-based faculty, and advisory councils coordinate with Town staff, relevant neighborhood groups/leaders, and residents to integrate school facilities and activities with neighborhood planning and community development activities.

Policy 3.3.2: Coordinate with the School Board, Florida Department of Transportation (FDOT), the Transportation Planning Organization (TPO), and other jurisdictions to ensure that both existing educational facilities and proposed public school sites are accessible from, and integrated into, a planned system of sidewalks, trails, and bikeways and observe adopted local access management principles. Seek or assist the School Board in seeking grant funding to enhance access and inter-modal connectivity to and between schools, their co-located facilities, neighborhoods, and proximate community facilities such as parks.

OBJECTIVE 3.4: **IMPLEMENT PROVISIONS OF THE INTERLOCAL AGREEMENT BY COORDINATING THE LOCATION OF EDUCATIONAL FACILITIES AND THE CO-LOCATION OF OTHER PUBLIC FACILITIES.**

Policy 3.4.1: The Town will review future school and ancillary facility plans and identify opportunities for future co-location or joint use projects. The School Board will be notified of potential projects in a timely manner.

Policy 3.4.2: Encourage the location of parks, recreation, and community or civic facilities in new and existing communities in conjunction with school sites. Seek out other co-location and joint use opportunities as outlined in the Interlocal Agreement that will benefit existing neighborhoods or redevelopment efforts.

- Policy 3.4.3:** Where financially feasible, the Town will provide funding within their Capital Improvements Element to allow for identified and potential co-location projects.
- OBJECTIVE 3.5:** **STRENGTHEN EXISTING NEIGHBORHOODS AND ENHANCE COMMUNITY AND NEIGHBORHOOD DESIGN THROUGH THE CO-LOCATION AND JOINT USE OF EDUCATIONAL FACILITIES.**
- Policy 3.5.1:** The Town, in cooperation with the School Board and other jurisdictions, shall, whenever possible, coordinate the co-location and shared use of school facilities, parks, community facilities, and other facilities compatible with schools.
- Policy 3.5.2:** The Town and other jurisdictions in cooperation with the School Board shall jointly plan jurisdictional co-location or joint use projects which overlap boundaries within areas defined for civic purposes. Civic uses near or adjacent to schools shall be a preferred land use in regard to land use decision making.
- Policy 3.5.3:** Continue to exercise joint use agreements between the School Board, the Town, and other relevant agencies regarding shared use of facilities, including schools, community centers, libraries, parks, and other compatible facilities. Agreements shall include shared costs where feasible.
- Policy 3.5.4:** Support and encourage community-based programs for children's athletics, performing arts, and after-school enrichment in conjunction with school facilities. This may include exploring and supporting economically feasible multi-modal transportation system options that will enhance such opportunities.
- Policy 3.5.5:** Each year upon adoption of the School Board's Five Year Program of Work, and as coordinated by Polk County and the School Board, the Town will participate in meetings of relevant agencies to discuss planning and budgeting for possible co-located facilities. The coordination may include staff from the affected local government's planning, parks and recreation, library, law enforcement, civic groups, and other agencies as necessary. The coordination will focus upon financially feasible co-location opportunities which may exist prior to commencement of school construction.
- Policy 3.5.6:** Encourage the business community, developers, and other private organizations to coordinate with the Town and the School Board to jointly

fund and design community-based services and facilities in conjunction with existing and proposed school sites.

GOAL 4: MAINTAIN AND ENHANCE INTERGOVERNMENTAL COORDINATION AND JOINT PLANNING EFFORTS WITH THE SCHOOL BOARD AND OTHER JURISDICTIONS TO ENSURE PUBLIC INFRASTRUCTURE AND OTHER NECESSARY SERVICES ARE AVAILABLE IN A MULTI-JURISDICTIONAL ENVIRONMENT FOR PUBLIC SCHOOL FACILITIES.

OBJECTIVE 4.1: INTEGRATE LAND USE AND SCHOOL FACILITY PLANNING IN DUNDEE THROUGH A SERIES OF PLANNING, COORDINATION, AND IMPLEMENTATION ACTIVITIES WHICH ENSURE CAPITAL FACILITIES AND INFRASTRUCTURE NECESSARY FOR SCHOOL FACILITIES ARE AVAILABLE TO PUBLIC SCHOOLS.

Policy 4.1.1: Through development review processes, consider the possible need for expansion of existing school facilities or the provision of new facilities with land use planning.

Policy 4.1.2: Develop a process for an annual joint review of the capital plans for the school board and the local government.

Policy 4.1.3: Plan and locate new school facilities in areas where student population growth is expected due to new development approvals and/or agreed-upon area specific population projections.

Policy 4.1.4: The Town, in conjunction with the School District, Polk County, and the municipalities within the County, identify issues relating to public school emergency preparedness, such as:

1. The determination of evacuation zones, evacuation routes, and shelter locations.
2. The design and use of public schools as emergency shelters.
3. The designation of sites other than public schools as long term shelters, to allow schools to resume normal operations following emergency events.

OBJECTIVE 4.2: SUPPORT SCHOOL BOARD PROGRAMS TO EFFECTIVELY AND EFFICIENTLY MANAGE EXISTING CAPITAL AND OPERATIONAL FUNDS AND RESOURCES.

- Policy 4.2.1:** The Town shall cooperate with the School Board and other local jurisdictions and agencies to address and resolve multi-jurisdictional public school issues.
- Policy 4.2.2:** Support School Board efforts to ensure sufficient capacity and operational resources for current and future school enrollment by partnering in the identification of capital needs, operational needs, and available funding sources for various campuses and school programs.
- Policy 4.2.3:** Support the School Board and encourage the State Legislature to allow flexibility in state, local, and private sector participation in capital and operational funding of public school facilities.
- Policy 4.2.4:** Give priority in scheduling Town programs and capital improvements which are consistent with and which meet the capital needs identified in the school facility planning program(s).
- Policy 4.2.5:** Coordinate with the School Board to ensure the appropriate methodology (i.e. student generation rates) is utilized to evaluate the impact of different types of residential units on student populations, school facilities, and fiscal impacts to schools.
- Policy 4.2.6:** Consider joint funding for expanding appropriate school facilities to function as community service centers.
- Policy 4.2.7:** Encourage the private sector to identify and implement creative solutions in developing adequate school facilities in residential developments. Creative solutions may include combining mitigation needs of several developments, creating or enhancing co-location opportunities, and/or conversion of structures to a school setting as long as they meet State Requirements for Educational Standards (SREF).
- Policy 4.2.8:** The Town in consultation with the School Board on a case-by-case basis shall consider incentives such as, but not limited to, density bonus points, tax credits, waiver of fees, or other innovative means to encourage developers to contribute to the provision of school facilities by:
- a) Donating school site(s)
 - b) Reserving or selling sites at pre-development prices
 - c) Constructing new facilities or renovating existing facilities
 - d) Providing access to public transit
- Policy 4.2.9:** Support School Board efforts to allow the private sector to construct school facilities and/or lease land or facilities to the School Board.

Policy 4.2.10: The Town shall identify infrastructure projects within the Town's Capital Improvement Program, which will permanently or temporarily impact an existing campus due to proximity or serviceability to a campus.

GOAL 5: MONITORING, EVALUATION, AND IMPLEMENTATION

OBJECTIVE 5.1: THE TOWN SHALL IMPLEMENT THE OBJECTIVES AND POLICIES OF THE PUBLIC SCHOOL FACILITIES ELEMENT IN COORDINATION WITH THE SCHOOL BOARD AND OTHER LOCAL GOVERNMENTS.

Policy 5.1.1: The Town Manager, or designee, shall be responsible for implementing the educational facilities objectives and policies included in the Town Comprehensive Plan.

Policy 5.1.2: The Town shall adopt development regulations as necessary to implement the objectives and policies of the Public School Facilities Element.

Policy 5.1.3: The Town shall maintain intergovernmental agreements with other local governments in order to attain common objectives within the Public School Facilities Element.

Policy 5.1.4: The Town shall establish contact with other governmental agencies and private organizations, as needed, to carry out Public School Facilities Element objectives and policies.

Policy 5.1.5: The Town shall revise permitting or permit-related procedures, as necessary, to carry out the objectives and policies of the Public School Facilities Element.

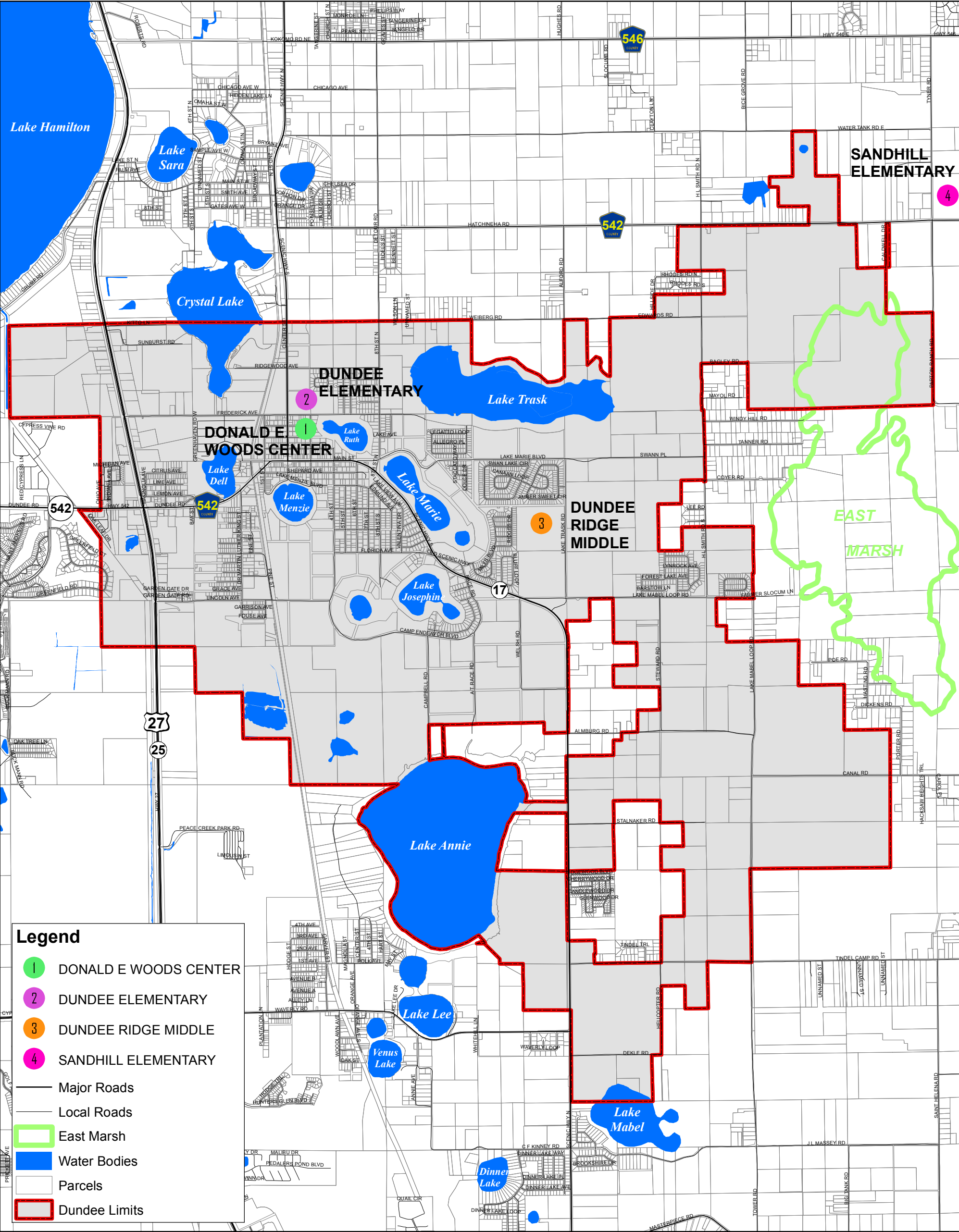
Policy 5.1.6: The Town shall develop and implement programs or methodology, and conduct any studies required by the Public School Facilities Element.

Policy 5.1.7: The Town shall determine from the School Board the inventories required by the Public School Facilities Element.

Policy 5.1.8: The Town shall continue to enforce existing regulations where specified within the Public School Facilities Element.

Policy 5.1.9: Any conflicts related to issues covered by the Public School Facilities Element and Interlocal Agreement shall be resolved in accordance with governmental conflict resolution procedures specified in Florida Statutes.

PSFE MAP 1 - TOWN OF DUNDEE - SCHOOL DISTRICT FACILITIES



DISCLAIMER:
The information on this map should be considered conceptual and subject to change. This map is not a survey.

Data Sources:
Town of Dundee
Polk County Property Appraiser
Florida Department of Transportation
Central Florida Regional Planning Council
Polk County School Board

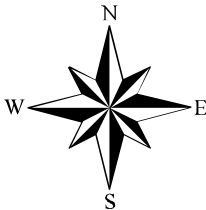
Adoption Date:
October 26, 2010



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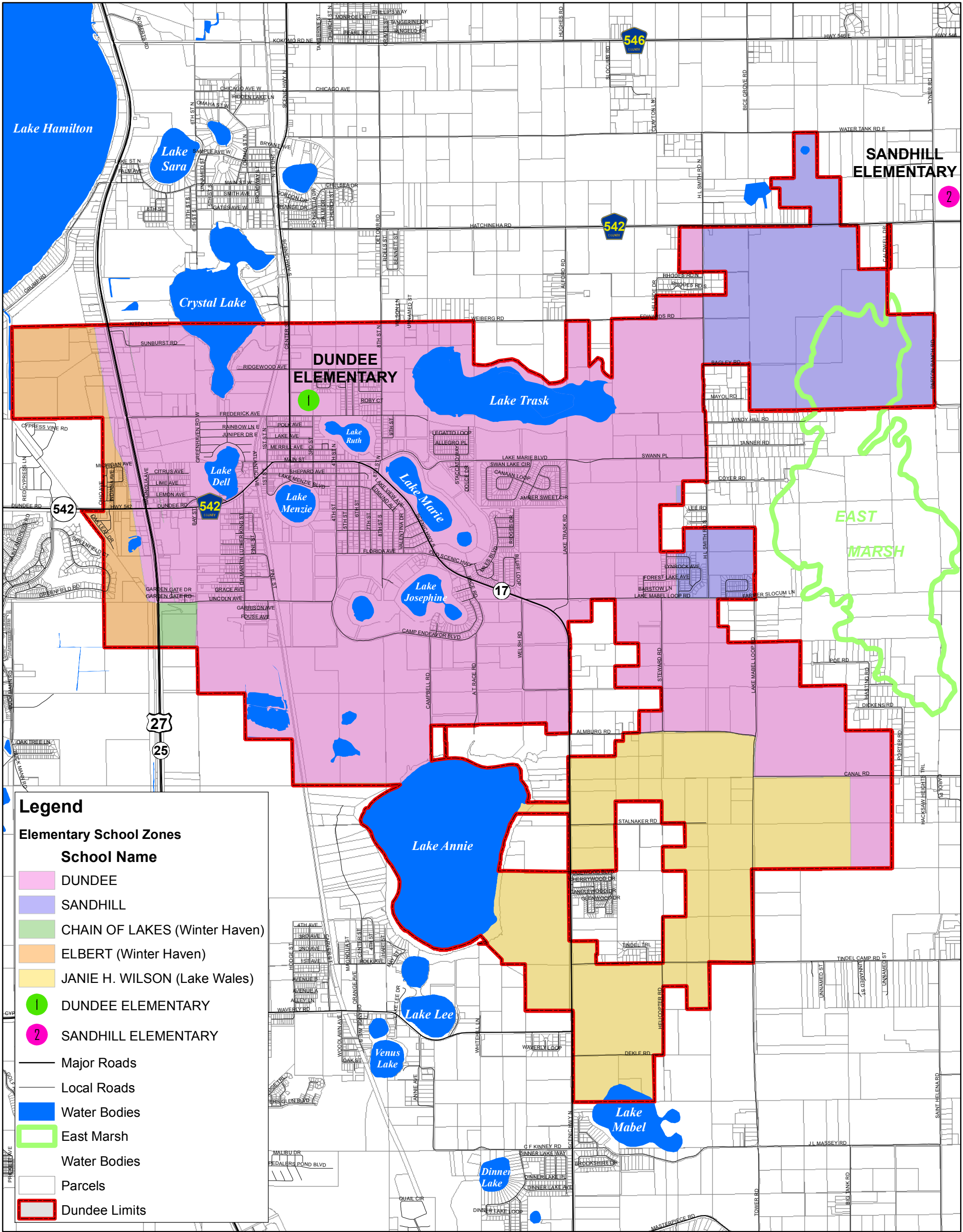
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1 inch = 0.5 miles

PSFE MAP 2 - TOWN OF DUNDEE
ELEMENTARY SCHOOLS: 2009/2010 ATTENDANCE AREAS



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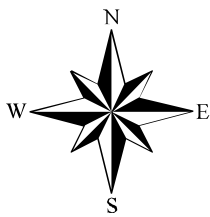
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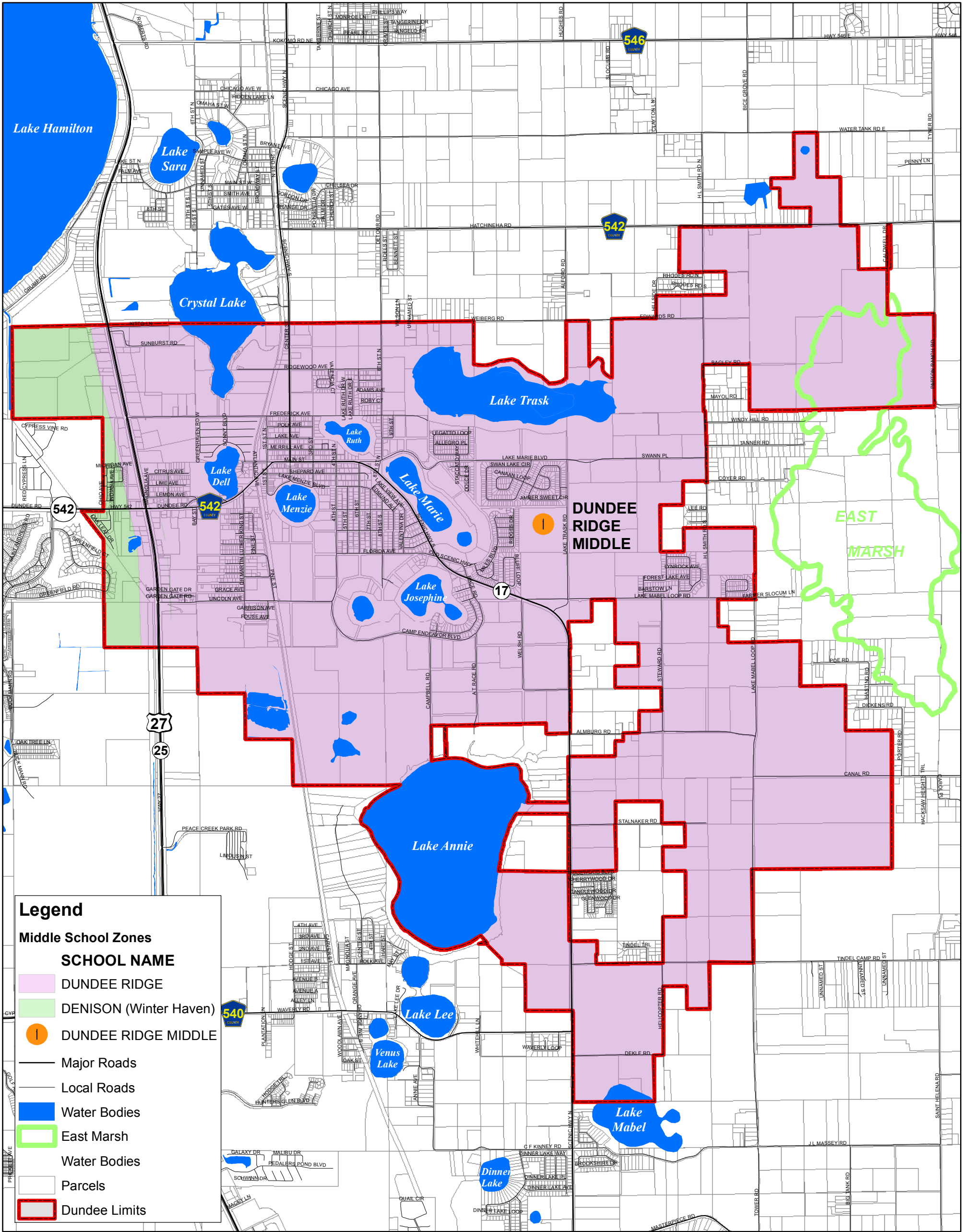
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PSFE MAP 3 - TOWN OF DUNDEE
MIDDLE SCHOOLS: 2009/2010 ATTENDANCE AREAS



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Polk County Property Appraiser
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Polk County School Board

Adoption Date:
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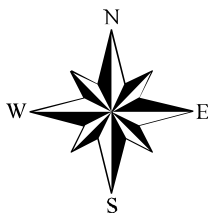
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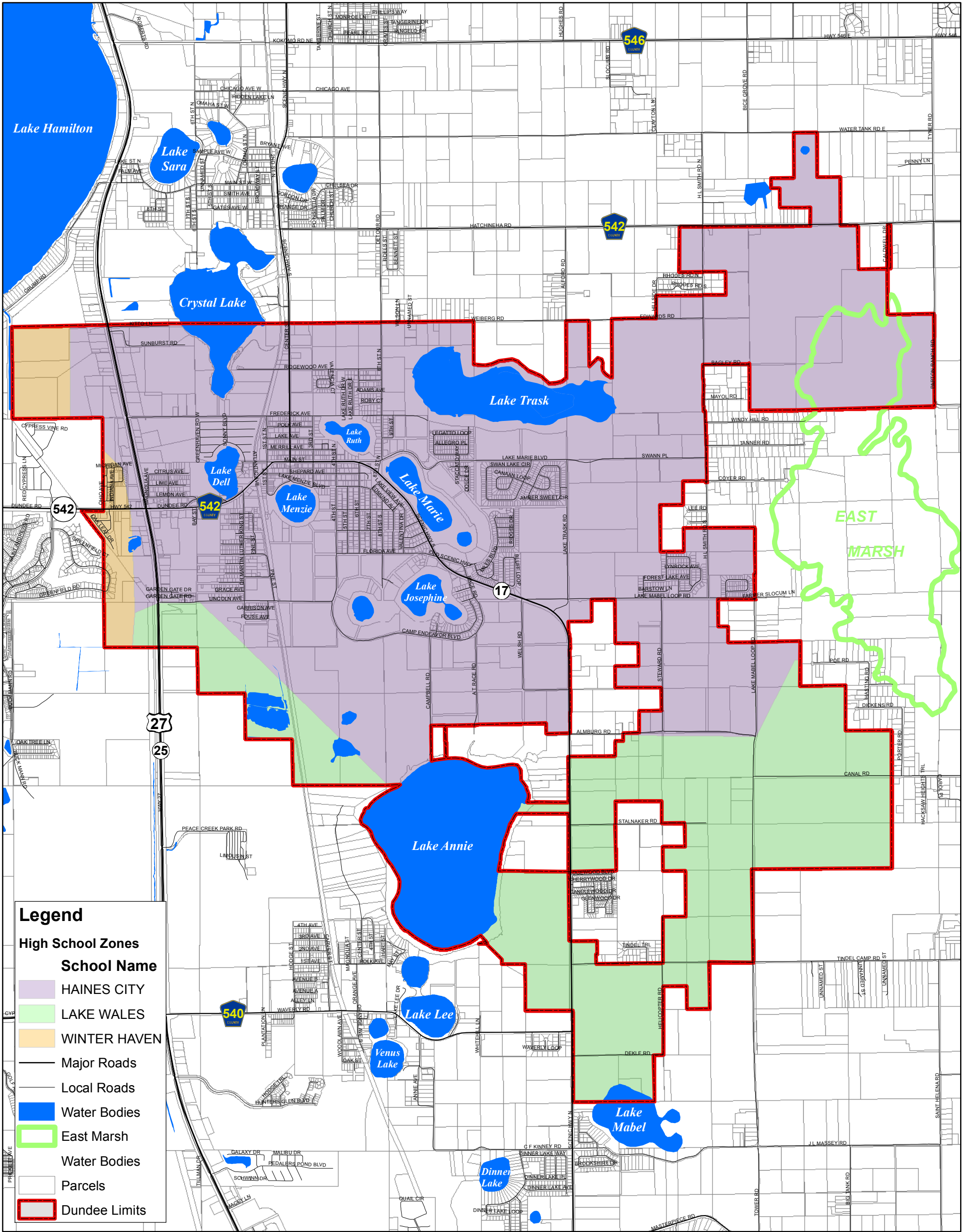
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PSFE MAP 4 - TOWN OF DUNDEE
HIGH SCHOOLS: 2009/2010 ATTENDANCE AREAS



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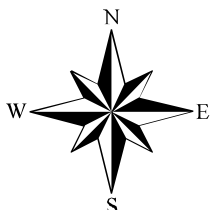
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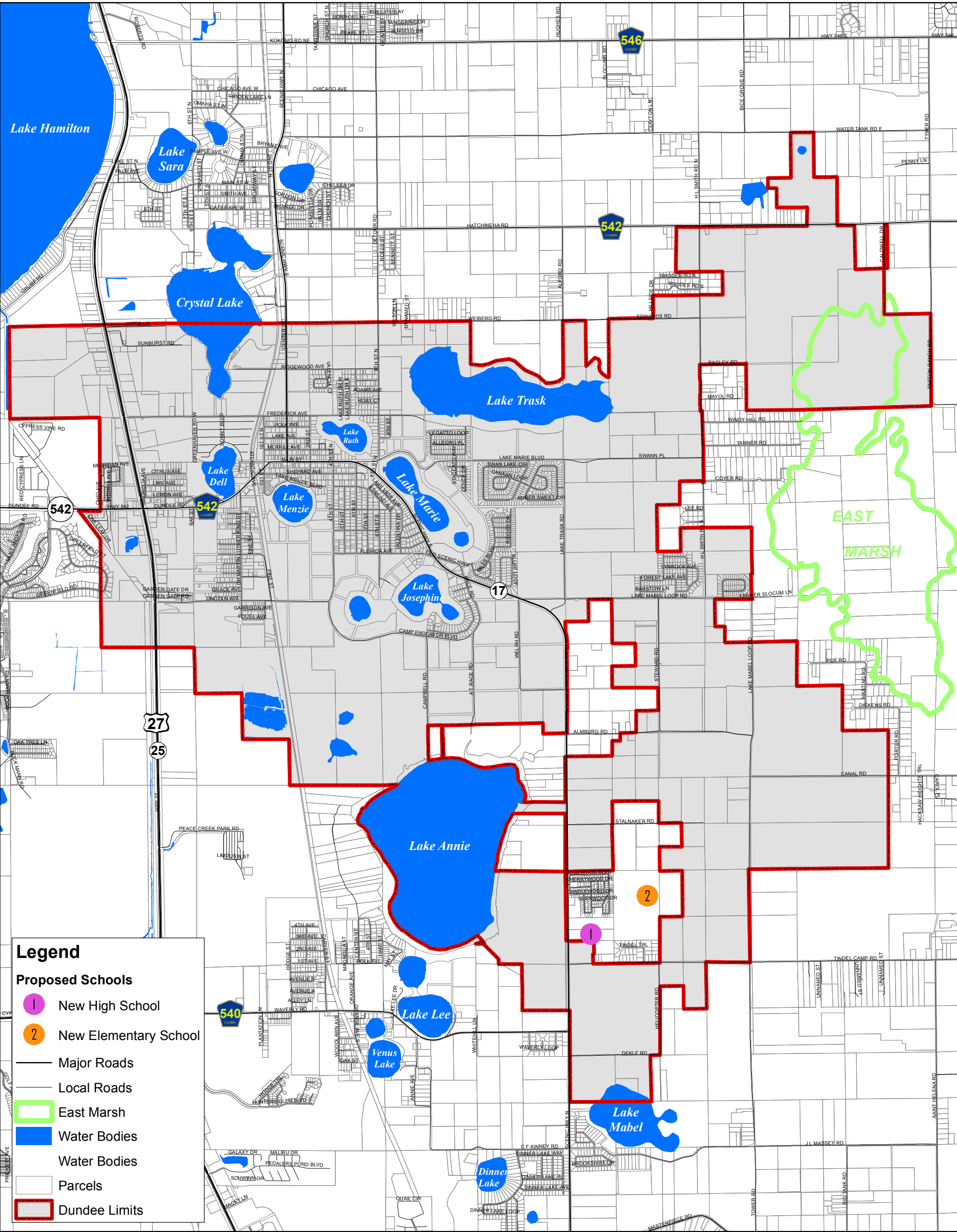
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PSFE MAP 5 - TOWN OF DUNDEE - PROPOSED NEW SCHOOLS



Legend

1

New High School

2

New Elementary School

Major Roads

Local Roads

East Marsh

Water Bodies

Water Bodies

Parcels

Dundee Limits

DISCLAIMER:
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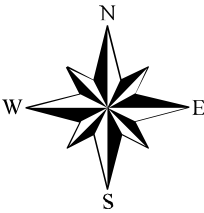
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Town of Dundee

2030 Comprehensive Plan



Property Rights Element

Adopted: November 9, 2021

PROPERTY RIGHTS ELEMENT

Policy 1: **Consistent with Section 163.3177(6), Florida Statutes, the Town of Dundee shall consider the following private property rights in local decision making:**

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

Town of Dundee

2030 Comprehensive Plan



Definitions and Acronyms Section

Adopted: October 26, 2010

LIST OF DEFINITIONS AND ACRONYMS

Adopted October 26, 2010
Update Adopted January 22, 2019

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ADJACENT MUNICIPALITIES: Those municipalities that could have an immediate effect on land use decisions.

ADAPTIVE USE: The process of converting a building to a use other than that for which it was originally designed.

AFFORDABLE HOUSING: Housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons indicated in Section 420.0004(3), F.S. Affordable housing definitions that are prescribed by other affordable housing programs administered by either the United States Department of Housing and Urban Development or the State of Florida may be used by local governments if such programs are implemented by the local government to provide affordable housing.

AGRICULTURAL USES: Activities within land areas which are predominantly used for the cultivation of crops and livestock including: crop land; pasture land; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding operations; specialty farms; and silviculture areas. (§9J-5.003 F.A.C.)

AMNESTY DAYS: A period time authorized by the state for the purpose of purging small quantities of hazardous waste, free of charge, from the possession of homeowners, farmers, schools, state agencies, and small businesses. (§403.7264 F.S.)

ANNEXATION: The adding of real property to the boundaries of an incorporated municipality, such addition making such real property in every way a part of the municipality. (§171-031 F.S.)

AQUIFER: A water-bearing stratum of permeable rock, sand, or gravel.

ARTERIAL ROAD: A roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road. (§9J-5.003 F.A.C.)

AVAILABILITY OR AVAILABLE: With regard to the provision of facilities and services

concurrent with the impacts of development, means that at a minimum the facilities and services will be provided in accordance with the standards set forth in Rule 9J-S.0055(2), Florida Administrative Code. (§9J-5.003 F.A.C.)

~B~

BEST MANAGEMENT PRACTICE (BMP): A practice or combination of practices that are determined to be the most effective, practical means of preventing or reducing the amount of pollution generated by nonpoint sources to a level compatible with water quality goals.

BICYCLE AND PEDESTRIAN WAYS: Any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded. (§9J-5.003 F.A.C.)

BLIGHTED AREAS: Developed areas which have deteriorated through neglect or abandonment and which could benefit the community if redeveloped.

BUFFER: An area or strip of land established to separate and protect one type of land use from another with which it is incompatible. A buffer area typically is landscaped and contains vegetative plantings, berms, and/or walls or fences to create a visual and/or sound barrier between the two incompatible uses.

BUILDING: A structure created to shelter any form of human activity. This may refer to a house, barn, garage, church, hotel, packing house, or similar structure. Buildings may refer to a historically or architecturally-related complex, such as a house or jail, or a barn.

~C~

CAPITAL BUDGET: The portion of each local government's budget which reflects capital improvements scheduled for a fiscal year. (§9J-5.003 F.A.C.)

CAPITAL IMPROVEMENT: Physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this rule, physical assets which have been identified as existing or projected needs in the individual Comprehensive Plan Elements shall be considered capital improvements. (§9J-5.003 F.A.C.)

CAPITAL IMPROVEMENT PROGRAM (CIP): A five-year listing of proposed capital

improvement projects.

CLUSTER DEVELOPMENT: A development pattern - for residential, commercial, industrial, institutional, or combinations of such uses - in which the uses are grouped or "clustered" through a density transfer, rather than spread evenly throughout a parcel as a conventional lot-by-lot development.

COLLECTOR ROAD: A roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads. (§9J-5.003 F.A.C.)

COMMERCIAL USES: Activities within land areas which are predominantly connected with the sale, rental, and distribution of products, or performance of services. (§9J-5.003 F.A.C.)

COMMUNITY ACTIVITY CENTERS: Community activity centers are intended to provide for and accommodate the shopping needs of residents living within the community and generally contain a shopping center and other commercial and office uses within close proximity. Typical leading tenants include variety, discount, or department stores. Other typical tenants include supermarkets, theaters, offices, restaurants, drug stores, and professional services.

COMMUNITY PARK: A park between 16 and 100 acres in size designed to serve more than one neighborhood.

CONCURRENCY: The necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur. (§9J-5.003 F.A.C.)

CONCURRENCY MANAGEMENT SYSTEM: The procedures and/or process that the local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development. (§9J-5.003 F.A.C.)

CONE OF INFLUENCE: An area around one or more major water wells the boundary of which is determined by the government agency having specific statutory authority to make such a determination based on groundwater travel or drawdown depth. (§9J-5.003 F.A.C.)

CONSERVATION USES: Activities within land areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats. (§9J-5.003 F.A.C.)

CONVENIENCE CENTER: Convenience centers are intended to provide for and accommodate

the convenience shopping needs of residents living within the immediate surrounding area. Typical leading tenants include convenience stores. Other typical tenants include laundry, dry cleaning, barber, restaurants, gas stations, and office uses.

CRITICAL HABITAT: The specific area within a geographical area occupied by plant or animal species listed by the Florida Department of Agriculture and Consumer Services, Florida Game and Freshwater Fish Commission, or U.S. Fish and Wildlife Service as endangered, threatened, or species of special concern on which are found those physical or biological features (a) essential to the conservation of the species and (b) which may require special management considerations or protection.

CURRENTLY AVAILABLE REVENUE SOURCES: An existing source and amount of revenue presently available to the local government. It does not include a local government's present intent to increase the future level or amount of a revenue source which is contingent on ratification by public referendum. (§9J-5.003 F.A.C.)

~D~

DEMOLITION: The complete or constructive removal of any or part or whole of a building or structure upon any site when same will not be relocated intact to a new site.

DEVELOPER: Any person, including a governmental agency, undertaking any development. (§380.031 F.S.)

DEVELOPMENT: The carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels.

The following activities or uses shall be taken to involve "development:"

A reconstruction, alteration of the size, or material change in the external appearance of a structure on land; a change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land; alteration of a shore or bank of a seacoast, river, stream, lake, pond, or canal, including any "coastal construction"; commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land; demolition of a structure; clearing of land as an adjunct of construction; deposit of refuse, solid or liquid waste, or fill on a parcel of land.

The following operations or uses shall not be taken to involve "development":

Work by a highway or road agency or railroad company for the maintenance or improvement of a road or railroad track, if the work is carried out on land within the boundaries of the right-of-way; work by any utility and other persons engaged in the distribution or transmission of gas or water, for the purpose of inspecting, repairing, renewing, or constructing on established rights-of-way any sewers, mains, pipes, cables, utility tunnels, powerlines, towers, poles, tracks, or the like; work for the maintenance, renewal, improvement, or alteration of any structure, if the work affects only the interior or the color of the structure or the decoration of the exterior of the structure; the use of any structure or land devoted to dwelling uses for any purpose customarily incidental to enjoyment of the dwelling; the use of any land for the purpose of growing plants, crops, trees, and other agricultural or forestry products, raising livestock, or for other agricultural purposes; a change in use of land or structure from a use within a class specified in an ordinance or rule to another use in the same class; a change in the ownership or form of ownership of any parcel or structure; the creation or termination of rights of access, riparian rights, easements, covenants concerning development of land, or other rights in land.

"Development" as designated in an ordinance, rule, or development permit includes all other development customarily associated with it unless otherwise specified. When appropriate to the context, "development" refers to the act of developing or to the result of development. Reference to any specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development. (§380.04 F.S.)

DEVELOPMENT OF REGIONAL IMPACT (DRI): Any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county.

DEVELOPMENT ORDER: Any order granting, denying, or granting with conditions an application for a development permit. (§380.031 F.S.)

DEVELOPMENT PERMIT: Includes any building permit, zoning permit, plat approval, or rezoning, certification, variance, or other action having the effect of permitting development. (§380.031 F.S.)

DISTURBANCE: Digging, excavating, and similar activity conducted at an archaeological site.

DRAINAGE BASIN: The area defined by topographic boundaries which contributes stormwater to a drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin. (§9J-5.003 F.A.C.)

DRAINAGE DETENTION STRUCTURE: A structure which collects and temporarily stores

stormwater for the purpose of treatment through physical, chemical, or biological processes with subsequent gradual release of the stormwater. (§9J-5.003 F.A.C.)

DRAINAGE FACILITIES: A system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures. (§9J-5.003 F.A.C.)

DRAINAGE RETENTION STRUCTURE: A structure designed to collect and prevent the release of a given volume of stormwater by complete on-site storage. (§9J-5.003 F.A.C.)

DWELLING UNIT: A structure in which occupants live and eat separately from anyone else, and have direct access to the outside (e.g. to a hallway or street) of the unit.

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ECOLOGICAL COMMUNITIES: See Vegetative Communities.

EDB: Ethylene Dibromide.

EDUCATIONAL USES: Activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education, including the areas of buildings, campus open space, dormitories, recreational facilities or parking. (§9J-5.003 F.A.C.)

ENVIRONMENTALLY SENSITIVE LAND: Wetlands, floodplains, cones of influence, aquifer recharge areas, or critical habitat for plant or animal species listed by the Florida Department of Agriculture and Consumer Services, Florida Game and Freshwater Fish Commission, or U.S. Fish and Wildlife Service as endangered, threatened, or species of special concern.

EVACUATION ROUTES: Routes designated by county civil defense authorities or the regional evacuation plan, for the movement of persons to safety, in the event of a hurricane. (§9J-5.003 F.A.C.)

~F~

FARM: The land, buildings, support facilities, machinery, and other appurtenances used in the production of farm or aquaculture products.

FLOODPLAINS: Areas inundated during a 100-year flood event or identified by the National Flood Insurance Program as an A Zone or V Zone on Flood Insurance Rate Maps or Flood Hazard Boundary Maps. (§9J-5.003 F.A.C.)

FLOODWAYS: The channel of a stream plus any adjacent flood plain areas that must be kept free of encroachment in order that the 100-year flood may be carried without substantial increases in flood heights.

FOSTER CARE FACILITY: A facility which houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adult foster residents. (§9J-5.003 F.A.C.)

FRONTAGE ROAD: A road designed to parallel a major roadway, thereby allowing the major roadway to function as a limited-access facility while providing access to lands adjacent to the roadway. (Sometimes designated a "service road.")



GOAL: The long term end toward which programs or activities are ultimately directed. (§9J-5.003 F.A.C.)

GOVERNMENTAL ENTITY: A governmental Entity includes local and regional governmental entities. Local governmental entities include municipalities, counties, school boards, special districts, and other local entities within the jurisdiction of one county created by general or special law or local ordinance. Regional governmental entities include regional planning councils, metropolitan planning organizations, water supply authorities that include more than one county, local health councils, water management districts, and other regional entities that are authorized and created by general or special law that have duties or responsibilities extending beyond the jurisdiction of a single county. The term does not include a water control district or a special district created to manage water.

GREEN INFRASTRUCTURE: Open spaces, natural areas, greenways, wetlands, parks, forests, treed roadway corridors, and similar areas that naturally sequester carbon dioxide and reduce the heat island effect in urban areas

GROUP HOME: A facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult

Congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters. (§9J-5.003 F.A.C.)

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HAZARDOUS MATERIAL: Any hazardous chemical, toxic chemical, or extremely hazardous substance, as defined in s. 329 of Title III. (§252.82 F.S.)

HAZARDOUS WASTE: Solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed. (§9J-5.003 F.A.C.)

HIGH RECHARGE AREA: Geographic areas designated by a Florida Water Management District where, generally, water enters the aquifer system at a rate of greater than ten inches per year.

HURRICANE SHELTER: A structure designated by local officials as a place of safe refuge during a storm or hurricane. (§9J-5.003 F.A.C.)

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INCOMPATIBLE LAND USES: Land uses which, if occurring adjacent to one another, have a detrimental effect on one or both of the uses.

INDUSTRIAL USES: The activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products. (§9J-5.003 F.A.C.)

INFRASTRUCTURE: Those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways. (§9J-5.003 F.A.C.)

INTENSITY: The degree to which land is used, referring to levels of concentration or activity in

uses such as residential, commercial, industrial, recreation, or parking.

INTERNAL TRIP CAPTURE: Trips generated by a mixed-use project that travel from one onsite land use to another onsite land use without using the external road network.

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LAND DEVELOPMENT REGULATIONS (LDR): Includes local zoning, subdivision, building, and other regulations controlling the development of land. (§380.031 F.S.)

LAND USE: The development that has occurred on land. (§380.031 F.S.)

LEVEL OF SERVICE (LOS): An indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility. (§9J-5.003 F.A.C.)

LIMITED ACCESS FACILITY: A roadway especially designed for through traffic, and over, from, or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access. (§9J-5.003 F.A.C.)

LOCAL COMPREHENSIVE PLAN: Any or all local comprehensive plans or elements or portions thereof prepared, adopted, or amended pursuant to the Community Planning Act, as amended. (§380.031 F.S.)

LOCAL PEACETIME EMERGENCY PLAN: The plans prepared by the county civil defense or county emergency management agency addressing weather-related natural hazards and man-made disasters except nuclear power plant accidents and war. The plan covers hazard mitigation, emergency preparedness, emergency response, emergency recovery and in coastal counties, hurricane evacuation. (§9J-5.003 F.A.C.)

LOCAL ROAD: A roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for

abutting property. (§9J-5.003 F.A.C.)

LOW AND MODERATE INCOME FAMILIES: "Lower income families" as defined under the Section 8 Assisted Housing Program, or families whose annual income does not exceed 80 percent of the median income for the area. The term "families" includes "households." (§9J-5.003 F.A.C.)

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MAJOR TRIP GENERATORS OR ATTRACTORS: Concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends. (§9J-5.003 F.A.C.)

MINERALS: All solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state. (§9J-5.003 F.A.C.)

MINI-PARK: A park one acre in size or less.

MOBILE HOME: A structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, and which is built on a metal frame and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. If fabricated after June 15, 1976, each section bears a U.S. Department of Housing and Urban Development label certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standards. (§9J-5.003 F.A.C.)

MULTI-MODAL TRANSPORTATION SYSTEM – A Multi-Modal transportation System in a system that incorporates the movements of people and goods with connections using two or more modes. These modes include air, car, rail, boat, public transit, and non-motorized transportation.

~N~

NATURAL DRAINAGE FEATURES: The naturally occurring features of an area which accommodate the flow of stormwater, such as streams, rivers, lakes and wetlands. (§9J-5.003 F.A.C.)

NATURAL RESERVATIONS: Areas designated for conservation purposes, and operated by

contractual agreement with or managed by a federal, state, regional or local government or non-profit agency such as: national parks, state parks, lands purchased under the Save Our Coast, Conservation and Recreation Lands or Save Our Rivers programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters. (§9J-5.003 F.A.C.)

NATURAL RESOURCES: Land, air, water, groundwater, drinking water supplies, fish and their habitats, wildlife and their habitats, biota, and other such resources belonging to , managed by, held in trust by, appertaining to, or otherwise controlled by the State of Florida and situated in an area of critical state concern or offshore from an area of critical state concern. (§380.0558 F.S.)

NEIGHBORHOOD ACTIVITY CENTER: Neighborhood activity centers are intended to provide for and accommodate the shopping needs of residents living within the immediate surrounding neighborhoods. Typical leading tenants include supermarkets. Other typical tenants include drug stores, restaurants, bakeries, offices, and convenience stores.

NEIGHBORHOOD PARK: A park between one and fifteen acres in size that serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways. (§9J-5.003 F.A.C.)

NONCONFORMING USE: Uses of land and structures, and characteristics of uses, which are prohibited under the terms of a zoning ordinance but were lawful at the date of the ordinance's enactment.

NONPOINT SOURCE POLLUTION: Any source of water pollution that is not a point source. (§9J-5.003 F.A.C.)



OBJECTIVE: A specific, measurable, intermediate end that is achievable and marks progress toward a goal. (§9J-5.003 F.A.C.)

OPEN SPACES: Undeveloped lands suitable for passive recreation or conservation uses. (§9J-5.003 F.A.C.)



PARCEL OF LAND: Any quantity of land capable of being described with such definiteness that

its location and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit. (§380.031 F.S.)

PLANNED UNIT DEVELOPMENT (PUD): A form of development characterized by a unified site design for a number of housing units, clustering buildings, and providing common open space, density increases, and a mix of building types and land uses. It permits the planning of a project and the calculation of densities over the entire development, rather than on an individual lot-by-lot basis. Also, a process in which public officials have considerable involvement in determining the nature of development through site plan review. It includes aspects of both subdivision and zoning regulation and usually is administered either through a special permit or a rezoning process.

PLAYGROUND: A recreation area with play apparatus. (§9J-5.003 F.A.C.)

POINT SOURCE POLLUTION: Any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture. (§9J-5.003 F.A.C.)

POLICY: The way in which programs and activities are conducted to achieve an identified goal. (§9J-5.003 F.A.C.)

POLLUTION: The presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property. (§9J-5.003 F.A.C.)

POLKGREEN OVERLAY: An interconnected Network of Open Spaces, Natural Areas, and Agricultural Land. The overlay will provide a framework for land use policies and community investments that provide:

- a. protection of natural resources and wildlife habitat;
- b. habitat corridors through linked open spaces;
- c. protection of historic and cultural resources;
- d. recreational opportunities;
- e. community health benefits;
- f. economic development opportunities; and
- g. multi-use trails connecting population centers to natural areas.

POTABLE WATER: Water suitable for human consumption and which meets water quality standards determined by the Department of Health and Rehabilitative Services, provided through a public system or by private well.

POTABLE WATER FACILITIES: A system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains. (§9J-5.003 F.A.C.)

PRIVATE RECREATION SITES: Sites owned by private, commercial or non-profit entities available to the public for purposes of recreational use. (§9J-5.003 F.A.C.)

PUBLIC ACCESS: The ability of the public to physically reach, enter or use recreation sites including beaches and shores. (§9J-5.003 F.A.C.)

PUBLIC BUILDINGS AND GROUNDS: Structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings. (§9J-5.003 F.A.C.)

PUBLIC FACILITIES: Major capital improvements, including transportation, sanitary sewer, solid waste, drainage, potable water, educational, parks and recreational facilities.

PUBLIC HURRICANE SHELTER: A structure designated by local emergency management officials and the American Red Cross as a shelter during a hurricane. (§308.032 F.S.)

PUBLIC-SUPPLY WATER SYSTEM: A public water system which serves at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents. (§403.852 F.S.)

PUBLIC RECREATION SITES: Sites owned or leased on a long term basis by a federal, state, regional or local government agency for purposes of recreational use. (§9J-5.003 F.A.C.)

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RECONSTRUCTION: The authentic reproduction of a building or site that once existed, but disappeared or was demolished.

RECREATION FACILITY: A component of a recreation site used by the public such as a trail,

court, athletic field or swimming pool. (§9J-5.003 F.A.C.)

RECREATIONAL USES: Activities within areas where recreation occurs. (§9J-5.003 F.A.C.)

REDEVELOPMENT: Undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan. (§163-340 F.S.)

REGIONAL PARK: A park which is designed to serve two or more communities. (§9J-5.003 F.A.C.)

RELOCATION HOUSING: Those dwellings which are made available to families displaced by public programs, provided that such dwellings are decent, safe and sanitary and within the financial means of the families or individuals displaced. (§9J-5.003 F.A.C.)

RESIDENT POPULATION: Inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population. (§9J-5.003 F.A.C.)

RESIDENTIAL USES: Activities within land areas used predominantly for housing. (§9J-5.003 F.A.C.)

RESOURCE PLANNING AND MANAGEMENT COMMITTEE OR COMMITTEE: A committee appointed pursuant to s.380.045. (§380.031 F.S.)

RESTORATION: The creation of an authentic reproduction beginning with existing parts of an original object or building.

REVITALIZATION: The imparting of new economic and community life in an existing neighborhood, area, or business district while at the same time preserving the original building stock and historic character.

RIGHT-OF-WAY: Land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use. (§9J-5.003 F.A.C.)

ROADWAY FUNCTIONAL CLASSIFICATION: The assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic

functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories. (§9J-5.003 F.A.C.)



SANITARY SEWER FACILITIES: Structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems. (§9J-5.003 F.A.C.)

SANITARY SEWER INTERCEPTOR: A sewerage conduit which connects directly to, and transmits sewage to, a treatment plant. (§9J-5.003 F.A.C.)

SANITARY SEWER TRUNK MAIN: A sewerage conduit which connects directly to, and transmits sewage to, an interceptor. (§9J-5.003 F.A.C.)

SEASONAL POPULATION: Part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short-term and long-term visitors. (§9J-5.003 F.A.C.)

SEPTIC TANK: A watertight receptacle constructed to promote separation of solid and liquid components of wastewater, to provide limited digestion of organic matter, to store solids, and to allow clarified liquid to discharge for further treatment and disposal in a soil absorption system. (§10D-6 F.A.C.)

SERVICES: The programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state, or federal law. (§9J-5.003 F.A.C.)

SITE: The location of a significant event, activity, building, structure, or archaeological resource.

SITE PLAN: A plan, to scale, showing uses and structures proposed for a parcel of land as required by land development regulations. It includes lot lines, streets, building sites, reserved open spaces, buildings, major landscape features - both natural and man-made - and, depending on requirements, the locations of proposed utility lines.

SITE PLAN REVIEW: The process whereby local officials review the site plans and maps of a developer to assure that they meet the stated purposes and standards of land development

regulations, provide for the necessary public facilities, and protect and preserve topographical features and adjacent properties through appropriate siting of structures and landscaping.

SOLID WASTE: Sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations. (§9J-5.003 F.A.C.)

SOLID WASTE FACILITIES: Structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems. (§9J-5.003 F.A.C.)

SOLID WASTE PROCESSING PLANT: A facility for incineration, resource recovery, or recycling of solid waste prior to its final disposal. (§9J-5.003 F.A.C.)

SOLID WASTE TRANSFER STATION: A facility for temporary collection of solid waste prior to transport to a processing plant or to final disposal. (§9J-5.003 F.A.C.)

STANDARD HOUSING: Dwelling units that meet the federal Minimum Housing Quality Standards as established for the HUD Section 8 Program.

STORMWATER: The flow of water which results from a rainfall event. (§9J-5.003 F.A.C.)

STRUCTURE: Anything constructed, installed, or portable, the use of which requires a location on a parcel of land. It includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural, or office purposes either temporarily or permanently. Structure also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks, and advertising signs. (§380.031 F.S.)

SUBDIVISION: Any tract or plot of land divided into two or more lots or parcels less than one acre in size for sale, lease or rent for residential, industrial or commercial use, regardless of whether the lots or parcels are described by reference to recorded plats, metes and bounds description, or by any other legal method. (§10D-6 F.A.C.)

SUBSTANDARD HOUSING: Dwelling units that do not meet the federal Minimum Housing Quality Standards as established for the HUD Section 8 Program.

SUITABILITY: The degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.

SUPPORT DOCUMENTS: Any surveys, studies, inventory maps, data, inventories, listings or analyses used as bases for or in developing the local comprehensive plan. (§9J-5.003

F.A.C.)

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TRANSIT-ORIENTED DEVELOPMENT: A project or projects, in areas identified in a local government comprehensive plan, that is or will be served by existing or planned transit service. These designated areas shall be compact, moderate to high density developments, of mixed-use character, interconnected with other land uses, bicycle and pedestrian friendly, and designed to support frequent transit service operating through, collectively or separately, rail, fixed guideway, streetcar, or bus systems on dedicated facilities or available roadway connections.

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URBAN FORM: The physical design and layout of the Town, including (a) the general pattern of building height and development intensity and (b) the structural elements that define the Town physically, such as natural features, transportation corridors, open space, public facilities, as well as activity centers and focal elements.

URBAN SERVICE AREA: Areas identified in the comprehensive plan where public facilities and services, including, but not limited to, central water and sewer capacity and roads, are already in place or are identified in the capital improvements element. The term includes any areas identified in the comprehensive plan as urban service areas, regardless of local government limitation.

URBAN SPRAWL: Scattered, untimely, poorly planned urban development that occurs in urban fringe areas and frequently invades land important for environmental and natural resource protection. Typically, urban sprawl is manifested in leap frog development, ribbon or strip development, or large expanses of low density single dimensional development. It includes a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

~V~

VEGETATIVE COMMUNITIES: Ecological communities, such as coastal strands, oak hammocks, and cypress swamps, which are classified based on the presence of certain soils, vegetation and animals. (§9J-5.003 F.A.C.)

VIEWSHED: A scenic vista free from man-made visual obstructions.

VESTED RIGHT: A right is vested when it has become absolute and fixed and cannot be defeated or denied by subsequent conditions or change in regulations, unless it is taken and paid for. There is no vested right to an existing zoning classification or to have zoning remain the same forever. However, once development has been started or has been completed, there is a right to maintain that particular use regardless of the classification given the property. In order for a nonconforming use to earn the right to continue when the zoning is changed, the right must have vested before the change. If the right to complete the development was not vested, it may not be built, no nonconforming use will be established, and the new regulations will have to be complied with.

~W~

WATER RECHARGE AREAS: Land or water areas through which groundwater is replenished. (§9J-5.003 F.A.C.)

WATER WELLS: Wells excavated, drilled, dug, or driven for the supply of industrial, agricultural or potable water for general public consumption. (§9J-5.003 F.A.C.)

~X~

~Y~

~Z~

ZERO LOT LINE: A development approach in which a building is sited on one or more lot lines

having no yard with the intent to allow more flexibility in site design and to increase the amount of usable open space on the lot.

ACROYMNS

AASHTO	American Association of State Highway and Transportation Officials
ADF	Average daily flow.
BMP	Best Management Practice
CIE	Capital Improvements Element
CIP	Capital Improvement Program
CSA	School Concurrency Service Areas
DCA	The Florida Department of Community Affairs
DOE	Department of Education
DNR	Florida Department of Natural Resources
DRI	Development of Regional Impact
EDB	Ethylene Dibromide
EPA	United States Environmental Protection Agency
FAC	Florida Administrative Code.
FDEP (DEP)	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
FEMA	Federal Emergency Management Agency
FISH	Florida Inventory of School Houses
FS	Florida Statutes
GPCD	Gallons per capita per day
GPD	Gallons per day
HRS	Florida Department of Health and Rehabilitative Services
HUD	United States Department of Housing and Urban Development
HWA	Heartland Water Alliance
LDR	Land Development Regulations
LOS	Level of Service
MGD	Million gallons per day
PSI	Pounds per square inch
PUD	Planned Unit Development
SREF	State Requirements for Educational Facilities
SWFWMD	Southwest Florida Water Management District
TPO	Polk County Transportation Planning Organization
TSDA	Transit Supportive Development Area

Town of Dundee

2030 Comprehensive Plan



Administration Section

Adopted: October 26, 2010

**ADMINISTRATION SECTION
(New Section)**

The Administration Section was created to consolidate procedural information that was previously located throughout the Comprehensive Plan.

Section I

Overview of the Concurrency Management System

Section 9J-5.0055, Florida Administrative Code, requires local governments to prepare and adopt a Concurrency Management System (CMS). The CMS is a mechanism to assist in the implementation of the goals, objectives, and policies of the comprehensive plan. The purpose of the CMS is to ensure that facilities and services needed to support development will be available concurrent with the impacts of such development. Prior to the issuance of a development order and development permit, the CMS must ensure that the adopted level of service standards required for the following facilities will be maintained:

- (a) Roads
- (b) Potable Water
- (c) Sanitary Sewer
- (d) Solid Waste
- (e) Drainage
- (f) Parks and Recreation
- (g) Public Schools

The Concurrency Management System is an accounting system that maintains a record of the existing levels of service and what impacts, if any, can be expected as a result of proposed developments, facility expansions, and other factors that can affect the adopted level of service standards of a community.

Requirements for Concurrency

Dundee requires that all development meet the requirements of concurrency.

Issuance of Development Orders or Permits

The Town's Concurrency Management System shall ensure that all development can meet the requirements for concurrency prior to the issuance of a local development order or permit. All applicants for development orders or permits shall be required to provide all information deemed necessary by the Town so that the impacts of the proposed development may be accurately assessed. Once the Town has determined that a proposed development meets the requirements for concurrency, and has issued a Town development order or permit, the Town shall not revoke that development order or permit because of a subsequent facility capacity deficiency, unless the proposed development would cause unhealthy or unsafe conditions, or unless the proposed development was issued a development order or permit under erroneous information supplied by the proposed developer, or unless the proposed developer fails to meet the conditions of approval of the development order or permit once construction has begun. In this latter situation, certificates of occupancy may also be denied.

The Town shall establish expiration dates for development orders, development permits, and for the reserved capacity of public facilities allocated to specific development orders or permits as required by concurrency.

Level of Service shall be based upon existing facilities or improvements or expansions if the improvements or expansions are funded within the first three years of the Capital Improvements Plan of the Capital Improvements Element.

Section II**Monitoring and Evaluation**

The Town shall enforce procedures for monitoring the effectiveness of the plan and for evaluating the consistency of proposed actions with the plan. The Dundee Town Council, in conjunction with the Planning and Zoning Board, shall oversee Comprehensive Plan monitoring and evaluation.

As required by state regulations, an Evaluation and Appraisal Report (EAR) shall be prepared by the Town Council.

Adoption of the EAR shall not constitute an amendment to the Comprehensive Plan, rather, recommended amendments or updates to individual elements will be developed and adopted by separate action. The EAR shall be transmitted to the state land planning agency with proposed

amendments to the plan when such amendments are transmitted pursuant to Chapter 163.3184, F.S.

Section III

Public Participation

Legal Requirements

The State of Florida, pursuant to s. 163.3181, Florida Statutes and s. 9J-5.004 FAC has established the following requirements to assure citizen participation in the local government planning process:

1. Public Participation in the Comprehensive Planning Process, s. 163.3181, FS

- (A) It is the intent of the Legislature that the public participates in the comprehensive planning process to the fullest extent possible. Towards this end, local planning agencies and local government units are directed to adopt procedures designed to provide effective public participation in the comprehensive planning process and to provide real property owners with notice of all official actions which will regulate the use of their property. The provisions and procedures required in this act are set out as the minimum requirements towards this end.
- (B) During consideration of the proposed plan or amendments thereto by the local planning agency or by the local governing body, the procedures shall provide for broad dissemination of the proposals and alternatives, opportunity for written comments, public hearings as provided herein, provisions for open discussion, communications programs, information services, and consideration of and response to public comments.

2. Public Participation, s. 9J-5.004 FAC

- (A) The local governing body and the local planning agency shall adopt procedures to provide for and encourage public participation in the planning process, including consideration of amendments to the Comprehensive Plan and Evaluation and Appraisal Reports.
- (B) The procedures shall include the following:

- (1) Provisions to assure that real property owners are put on notice, through advertisement in a newspaper of general circulation in the area or other method adopted by the local government, of official actions that will affect the use of their property;
 - (2) Provisions for notice to keep the general public informed;
 - (3) Provisions to assure that there are opportunities for the public to provide written comments;
 - (4) Provisions to assure that the required public hearings are held; and
 - (5) Provisions to assure the consideration of and response to public comments.
- (C) Public Participation Procedures:

The State of Florida, under Section 9J-5.004, Florida Administrative Code, requires that local governments adopt procedures that provide for and encourage public participation in the local comprehensive planning process. The adopted procedures shall also allow for participation in the consideration of comprehensive plan amendments and evaluation and appraisal reports.

To ensure compliance with these requirements, the Town of Dundee assessed its existing public participation procedures and made the following determinations:

1. The Town of Dundee currently has locally adopted procedures which assure that real property owners are put on notice of any official action which will affect the use of their land. The Town places advertisements of any official action in a newspaper of local circulation.
2. The Town of Dundee has locally adopted procedures which assure that all meetings of the Town Council and the Planning and Zoning Board are advertised in a newspaper of local circulation. Also, the Town advertises all planning or planning related workshops and presentations.
3. The Town of Dundee has reviewed and understands the requirements of Subsection 163.3184, Florida Statutes, concerning required public hearings. The Town will adhere to all state and local requirements and public notices.

3. Public Participation in the Development of the Town of Dundee Comprehensive Plan

All of the requirements of Chapter 9J-5 FAC and Chapter 163 FS regarding public participation in the development of the Town of Dundee Comprehensive Plan and its update have been met.

All meetings of the Planning and Zoning Board and the Town Council were advertised in a local newspaper, or had notice posted at the Town Center. Local newspapers were notified of all meetings. All meetings allowed public input, discussion, and questions regarding the Comprehensive Plan. Written comments were expressly mentioned as desirable and appropriate and were appropriately discussed.

It is the opinion of the Town of Dundee that adequate notice was given of all meetings, and adequate advertisements given of public hearings; that real property owners were adequately put on notice through mailing notices, newspaper advertisements, press coverage, and properly posted notices; that the general public was similarly given adequate opportunity to be informed of the Comprehensive Plan proceedings; that the public was adequately invited to submit written comments; that the required public hearings were held with appropriate advertisement; that the adoption public hearing will be held with appropriate advertisement; that public comments were received and discussed with appropriate action taken on such comments; and that sufficient information and draft copies of the Comprehensive Plan or portions thereof were distributed and otherwise made available to property owners and the general public of the Town of Dundee.

4. Ongoing Public Participation

Public participation shall continue as the Town of Dundee Comprehensive Plan is amended and refined over time. The public shall be encouraged to participate in amendments to the plan. All meetings or workshops will be publicly held, with adequate notice given through newspaper advertisements, posted notices, or other appropriate means. Public comments shall be encouraged at public meetings or in writing. Due consideration shall be given to all comments received. At a minimum, notices and other public participation procedures shall meet the requirements as established in Chapter 163, FS and other applicable statutes regarding public meetings, and all applicable implementing rules of the State of Florida.