

Planning Commission Minutes of August 19, 2024

Minutes of the Planning Commission Meeting of the City of Davenport, Florida, held Monday, August 19, 2024 at 6:30 p.m. in the Commission Room after having been properly advertised with the following members present Mayor Brynn Summerlin and Vice-Mayor Jeremy Clark. Commission Members: Linda Robinson, Bobby Lynch and Donna Fellows-Coffey. Also present were City Manager Kelly Callihan and City Attorney Heather Ramos.

Mayor Summerlin declared a quorum present and opened the meeting.

BUSINESS

1. ORDINANCE NO. 1288: PUBLIC HEARING AND REQUEST TO 1288 ASSIGN THE LAND USE CLASSIFICATION TO 0 SOUTH BOULEVARD E. AND 425 SOUTH BOULEVARD E. FROM RESIDENTIAL LOW (RL) TO RESIDENTIAL MEDIUM (RM)

City Planner Raymond Perez explained that this was a request to assign the Land Use Classification to this property from Residential Low (RL) to Residential Medium (RM) located west of Powerline Road and south of South Boulevard E. This was compatible with the surrounding classifications.

The Mayor opened and closed the Public Hearing with no public input.

Motion by Commissioner Lynch and seconded by Vice-Mayor Clark to recommend for approval to the City Commission.

Commissioner Robinson pointed out that the Residential Low land use allowed 4.99 units per acre and the zoning of Residential Medium allowed duplexes, condos as well as residential units. This concerned her because of its location at the intersection of Powerline Road and South Boulevard. Further voicing that the purpose of the Powerline Road extension was to help alleviate traffic, which meant that this traffic was going to increase over the years. She felt that if they changed it to Residential Medium then at some time in the future the property owner might want to build apartment buildings which would add more traffic to the road. It was concerning to her because the surrounding homeowners had paid well over \$300,000 for their homes and if the owner was allowed to put in an apartment complex that it would devalue the existing homes.

The Vice-Mayor added that they were going to see more of this because people were looking into the future and felt that the owner was just trying to get ahead of the game and it was coming whether they liked it or not.

Commissioner Lynch agreed and further stated that the cost and of land and housing was so high that they were going to see people doing more townhouses.

Commissioner Fellows-Coffey voiced that she understood Commissioner Robinson's comments and concerns, but she was of the opinion that growth was coming. People came to Davenport because it was appealing to them. However, if they didn't want 40'

lots and didn't want everybody crowded in together, then they had to allow for things like apartment complexes and townhouses. She would much rather have them on roads like CR 547 and Powerline Road and keep historic Davenport residentially historic Davenport. She felt that traffic was always going to be an issue and hopefully with the expansion of Powerline Road it would alleviate this. Like the Vice-Mayor she too saw their vision of looking into the future.

The Mayor disagreed and felt that the owner wasn't looking far enough. He further added that this would be a great area for commercial. A great place for a convenience store or gas station. They were talking about a mega corner at this intersection. The property would be worth so much more as a piece of commercial property and the houses around it would need something like that. It would be such a convenience for the community.

The City Manager stated that the parcel to the south had already talked to them about putting in some type of commercial use.

Commissioner Fellows-Coffey commented that it was a great commercial opportunity, but it wasn't what the landowner was asking, and she had some heartburn telling the property owner that they couldn't do what they wanted to because they wanted them to do something different. She further asked Raymond if there was a provision limiting how often they could change the land use and zoning. Raymond responded that they would not be prohibited.

Adding to Commissioner Fellows-Coffey's comments, Mayor Summerlin felt that this was the perfect opportunity that was outside of the historical Davenport to have the commercial come in. Every opportunity that they could get off this Powerline Road extension should be turned into Commercial.

Thomas Wodrich representative for the property owner and owner of TDW Land Planning, 218 E. Pine Street, Lakeland advised that during the meeting he was able to get feedback from the owner via his phone and they were open to a mixed use or commercial. He just wanted to make sure that they would be accommodating to their request. He was asked to work with Raymond and bring them back something. The Mayor further added that they would accommodate him and would be willing to meet out of cycle if they had to.

At the Attorney's suggestion to table this item, Commissioner Lynch motioned to redo his motion to table Ordinance No. 1288 to a later date. The second was provided by Vice-Mayor Clark and carried unanimously.

2. ORDINANCE NO. 1290: PUBLIC HEARING AND REQUEST TO ASSIGN THE ZONING CLASSIFICATION TO 1140 NORTH BOULEVARD WEST FROM SINGLE FAMILY RESIDENTIAL (R-3) TO LOW DENSITY RESIDENTIAL (R-5)

Raymond explained that this was a request to assign the Zoning Classification to 1140 North Boulevard West from Single Family Residential (R-3) to Low Density Residential (R-5) located east of Kingham Road and north of North Boulevard West.

The Mayor opened and closed the Public Hearing with no public input.

Motion by Commissioner Fellows-Coffey and seconded by Commissioner Lynch to recommend approval to the City Commission of Ordinance No. 1289.

Commissioner Robinson commented that her concerns were the same as the other property. This parcel was near Marbella North and South and Citrus Landing and the homes in these subdivisions were considerably higher and felt that it was their responsibility to look out for their constituents and the value of their homes. She realized that they had to look out for the city as a whole, but they had to look out for their constituents too. She was concerned with the impact to the road and the value of the houses surrounding it.

The Mayor noted that at best they would only be able to subdivide it into three (3) parcels. Raymond responded that this was correct but to also take into account the infrastructure requirement that would reduce the use of the lot.

Commissioner Lynch voiced that he had a problem with the size of the lots being too small and didn't feel like he could go for this request.

The Vice-Mayor agreed and felt that it was not a good fit for the area. Commissioner Fellows-Coffey agreed.

There being no other discussion, the Mayor called for the vote. Motion failed with everyone voting nay.

There being no further business, a motion to adjourn was made by Vice-Mayor Clark and seconded by Commissioner Robinson.

Meeting adjourned at 7:10 p.m.

I HEREBY CERTIFY that the foregoing Minutes are true and correct.



Raquel Castillo, City Clerk