

Planning Commission Minutes of December 16, 2024

Minutes of the Planning Commission of the City of Davenport, Florida, held Monday, December 16, 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: Commissioner Bobby Lynch, Linda Robinson and Donna Fellows-Coffey. Also present were City Manager Kelly Callihan and City Attorney Tom Cloud.

BUSINESS

1. PUBLIC HEARING AND REQUEST TO APPROVE AND RECOMMEND ORDINANCE NO. 1309 ASSIGNING THE LAND USE CLASSIFICATION TO 12 HOLLY HILL DRIVE FROM CITY RESIDENTIAL LOW (RL) TO CITY COMMERCE ACTIVITY CENTER (CAC)

City Planner Raymond Perez explained that this was a request to assign the Land Use Classification to 12 Holly Hill Drive from City Residential Low (RL) to City Commerce Activity Center (CAC).

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

Motion by Vice-Mayor Clark and seconded by Commissioner Lynch to recommend to the City Commission approval of Ordinance 1309.

Brief discussion ensued with the Commission questioning if this parcel was large enough to place a commercial structure on it. The response from Staff was that it would have to be something very small.

There being no other discussion, the Mayor called for the vote. Motion carried unanimously.

2. PUBLIC HEARING AND REQUEST TO APPROVE AND RECOMMEND ORDINANCE NO. 1310 ASSIGNING THE ZONING CLASSIFICATION TO 12 HOLLY HILL DRIVE FROM CITY SINGLE FAMILY RESIDENTIAL (RE-2) TO CITY COMMERCIAL HIGHWAY (C-3)

Raymond explained that this was a request to assign the Zoning Classification to the same property from City Single Family Residential (RE-2) to City Commercial Highway (C-3).

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

Motion by Commissioner Robinson and seconded by Vice-Mayor Clark that the Planning Commission forward Ordinance No. 1320 to the City Commission for Public Hearing on first reading. Motion carried unanimously.

3. PUBLIC HEARING AND REQUEST TO APPROVE AND RECOMMEND ORDINANCE NO. 1334 ASSIGNING THE LAND USE CLASSIFICATION TO POWERLINE ROAD SOUTH FROM CITY RESIDENTIAL LOW (RL) TO CITY COMMERCE CENTER (CAC)

Raymond explained that this was a request to assign the Land Use Classification to Powerline Road South from City Residential Low (RL) to City Commerce y Center (CAC).

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

Motion by Commissioner Fellows-Coffey and seconded by Commissioner Lynch to recommend Ordinance No. 1334 to the City Commission for approval on first reading.

The Mayor reminded them that this was the same parcel that they had asked the owner to reevaluate their initial zoning request and they had done so and were now bringing it back to them.

Commissioner Robinson asked that if she went ahead and voted for it tonight and 6 months later the owner came back and wanted to put in a gas station, was this set in stone. Raymond responded that the next ordinance dealt with the zoning and the owner was requesting C-1 zoning. C-1 zoning did not permit gas stations or any type of automotive repairs. This allowed small retail like offices, coffee and flower shops, etc.

The Attorney questioned if this was the only Commercial designation they had in their land use category and did they not have a land use designation that did not permit gas stations. Raymond responded that there was only one commercial designation. The Attorney suggested that they might want to consider more than one commercial designation.

Answering Commissioner Robinson's question, the Attorney responded that it was not chiseled in stone.

Commissioner Robinson further voiced her concerns with children riding their bikes and skateboards and playing in their yards. She was concerned the effect it would have to the neighborhood if a commercial property went in. Raymond answered that this was the land use classification, but the next item dealt with the zoning. Currently there were three (3) types of commercial. These included C-1 which was a neighborhood commercial and there were C-2 and C-3 which were for more densely used commercial uses like restaurants, auto repairs, etc.

She further stated that she wanted to provide input on what type of fencing should be used. She would like to see some sort of concrete wall which would be a barrier between the commercial property and the residential homes. Raymond responded that the city had that flexibility and once they got to this point of the process, staff would provide their requirements and suggestions.

The Attorney asked if the Land Use Code permitted the city to demand that they provide an aesthetic wall. Raymond responded that it did and it outlined what type of architectural aesthetics had to be provided.

In answer to the Attorney's next question, Raymond provided that they could list conditions of approval.

The City Manager further added that they have worked with this developer and when the Commission has asked them to do certain things, they have been accommodating and didn't see an issue with providing some type of concrete wall.

In the audience, the developer provided that when the time came they would work with staff.

There being no other discussion, the Mayor called for the vote. Motion carried unanimously.

4. PUBLIC HEARING AND REQUEST TO APPROVE AND RECOMMEND ORDINANCE NO. 1335 ASSIGNING THE ZONING CLASSIFICATION TO POWERLINE ROAD SOUTH FROM PLANNED UNIT DEVELOPMENT (PUD) TO CITY COMMERCIAL NEIGHBORHOOD (C-1)

Raymond explained that this was a request to assign the zoning classification to the same property from Planned Unit Development (PUD) to City Commercial Neighborhood (C-1)

Motion by Commissioner Lynch and seconded by Commissioner Fellows-Coffey to recommend to the Commission Ordinance No. 1335.

Commissioner Robinson again voiced her concern about them changing their mind once she voted yes. She was informed that they would have to come back to them to get approval.

There being no other discussion, the Mayor called for the vote. Motion carried unanimously.

There being no further business, the Mayor entertained a motion to adjourn which was provided by Vice-Mayor Clark. Motion carried unanimously.

Meeting adjourned at 6:54 p.m.

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

Raquel Castillo

Raquel Castillo, City Clerk