

Planning Commission Minutes of February 19, 2024

Minutes of the Regular Meeting of the City of Davenport, Florida, held Monday, February 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: Tom Fellows, Bobby Lynch and Donna Fellows-Coffey (in at 6:57pm). Also present: City Manager Kelly Callihan and City Attorney Tom Cloud.

Mayor Summerlin declared a quorum present and opened the meeting.

BUSINESS

1. ORDINANCE NO. 1244: PUBLIC HEARING AND REQUEST TO ASSIGN THE LAND USE CLASSIFICATION TO 111 CHARLES AVENUE FROM POLK COUNTY RESIDENTIAL SUBURBAN (RS) TO CITY RESIDENTIAL LOW (RL)

City Planner Raymond Perez explained that this was a request to assign the Land Use Classification to 111 Charles Avenue from Polk County Residential Suburban (RS) to City Residential Low (RL) consisting of .45 acres.

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

Motion by Commissioner Fellows and seconded by Vice-Mayor Clark to recommend to the City Commission approval of Ordinance No. 1244. Motion carried unanimously.

2. ORDINANCE NO. 1245: PUBLIC HEARING AND REQUEST TO ASSIGN THE ZONING CLASSIFICATION TO 111 CHARLES AVENUE FROM POLK COUNTY RESIDENTIAL SUBURBAN (RS) TO CITY SINGLE FAMILY RESIDENTIAL (R-1)

Raymond explained that this was a request to assign the Zoning classification to the same property from Polk County Residential Suburban (RS) to City Single Family Residential (R-1).

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

Motion by Commissioner Lynch and seconded by Commissioner Fellows to recommend to the City Commission for approval of Ordinance No. 1245. Motion carried unanimously.

3. ORDINANCE NO. 1246: PUBLIC HEARING AND REQUEST TO ASSIGN THE LAND USE CLASSIFICATION TO 213 SOUTH BOULEVARD W. FROM POLK COUNTY RESIDENTIAL SUBURBAN (RS) TO CITY RESIDENTIAL LOW (RL)

Raymond explained that this was a request to assign the Land Use Classification to 213 South Boulevard West from Polk County Residential Suburban (RS) to City Residential Low (RL) consisting of .36 acres.

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

Motion by Vice-Mayor Clark and seconded by Commissioner Fellows to recommend to the City Commission approval of Ordinance No. 1246. Motion carried unanimously.

4. ORDINANCE NO. 1247: PUBLIC HEARING AND REQUEST TO ASSIGN THE ZONING CLASSIFICATION TO 213 SOUTH BOULEVARD W. FROM POLK COUNTY RESIDENTIAL SUBURBAN (RS) TO CITY SINGLE FAMILY RESIDENTIAL (R-1)

Raymond explained that this was a request to assign the Zoning classification to the same property from Polk County Residential Suburban (RS) to City Single Family Residential (R-1).

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

Motion by Commissioner Fellows and seconded by Vice-Mayor Clark to recommend to the City Commission approval of Ordinance No. 1247. Motion carried unanimously.

5. ORDINANCE NO. 1248: PUBLIC HEARING AND REQUEST TO ASSIGN THE LAND USE CLASSIFICATION TO 111 CRESTVIEW COURT FROM POLK COUNTY RESIDENTIAL SUBURBAN (RS) TO CITY RESIDENTIAL LOW (RL)

Raymond explained that this was a request to assign the Land Use Classification to 111 Crestview Court from Polk County Residential Suburban (RS) to City Residential Low (RL). He further explained that the density for this classification was 4.99 units per acre.

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

Motion by Commissioner Lynch and seconded by Commissioner Fellows to recommend to the City Commission approval of Ordinance No. 1248. Motion carried unanimously.

6. ORDINANCE NO. 1249: PUBLIC HEARING AND REQUEST TO ASSIGN THE ZONING CLASSIFICATION TO 111 CRESTVIEW COURT FROM POLK COUNTY RESIDENTIAL SUBURBAN (RS) TO CITY SINGLE FAMILY RESIDENTIAL (R-1)

Raymond explained that this was a request to assign the Zoning classification to the same property from Polk County Residential Suburban (RS) to City Single Family Residential (R-1).

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

Motion by Vice-Mayor Clark and seconded by Commissioner Fellows to recommend to the City Commission approval of Ordinance No. 1249. Motion carried unanimously.

7. ORDINANCE NO. 1252: PUBLIC HEARING AND REQUEST TO ASSIGN THE LAND USE CLASSIFICATION TO 102 FOREST AVENUE FROM POLK COUNTY RESIDENTIAL LOW (RL-3) TO CITY MANUFACTURING WAREHOUSE (MW)

Raymond explained that this was a request to assign the Land Use Classification to 102 Forest Avenue from Polk County Residential Low (RL-3) to City Manufacturing Warehouse (MW) consisting of .83 acres. Raymond noted that this had a height limitation of 50 feet.

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

Motion by Commissioner Fellows and seconded by both Vice-Mayor Clark and Commissioner Lynch to recommend to the City Commission approval of Ordinance No. 1252.

The Mayor clarified its contiguity to the city by the property to the south.

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

8. ORDINANCE NO. 1253: PUBLIC HEARING AND REQUEST TO ASSIGN THE ZONING CLASSIFICATION TO 102 FOREST AVENUE FROM POLK COUNTY RESIDENTIAL LOW (RL-3) TO CITY MANUFACTURING WAREHOUSE (I-1)

Raymond explained that this was a request to assign the Zoning classification to the same property from Polk County Residential Low (RL-3) to City Manufacturing Warehouse (I-1).

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

Motion by Commissioner Lynch and seconded by Commissioner Fellows to recommend approval to the City Commission of Ordinance No. 1253. Motion carried unanimously.

9. ORDINANCE NO. 1254: PUBLIC HEARING AND REQUEST TO ASSIGN THE LAND USE CLASSIFICATION TO 0 WILTON PLACE FROM POLK COUNTY RESIDENTIAL MEDIUM (RM) TO CITY RESIDENTIAL LOW (RL)

Raymond explained that this was a request to assign the Land Use Classification to 0 Wilton Place from Polk County Residential Medium (RM) to City Residential Low (RL).

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

Motion by Vice-Mayor Clark and seconded by Commissioner Fellows to recommend to the City Commission approval of Ordinance No. 1254. Motion carried unanimously.

10. ORDINANCE NO. 1255: PUBLIC HEARING AND REQUEST TO ASSIGN THE ZONING CLASSIFICATION TO 0 WILTON PLACE FROM POLK COUNTY RESIDENTIAL MEDIUM (RM) TO CITY SINGLE FAMILY RESIDENTIAL (R-1)

Raymond explained that this was a request to assign the Zoning classification to the same property from Polk County Residential Medium (RM) to City Single Family Residential (R-1).

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

Motion by Commissioner Fellows and seconded by Commissioner Lynch to recommend to the City Commission approval of Ordinance No. 1255. Motion carried unanimously.

11. ORDINANCE NO. 1256: PUBLIC HEARING AND REQUEST TO ASSIGN THE LAND USE CLASSIFICATION TO 0 WILTON PLACE FROM POLK COUNTY RESIDENTIAL MEDIUM (RM) TO CITY RESIDENTIAL LOW (RL)

Raymond explained that this was a request to assign the Land Use Classification to 0 Wilton Place from Polk County Residential Medium to City Residential Low (RL).

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

Motion by Commissioner Lynch and seconded by Commissioner Fellows to recommend to the City Commission approval of Ordinance No. 1256.

In answer to Commissioner Fellows' inquiry, Raymond responded there wasn't anything on the property yet nor did it have an electric meter or water service. Once a structure was built it would have its own address.

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

12. ORDINANCE NO. 1257: PUBLIC HEARING AND REQUEST TO ASSIGN THE ZONING CLASSIFICATION TO 0 WILTON PLACE FROM POLK COUNTY RESIDENTIAL MEDIUM (RM) TO CITY SINGLE FAMILY RESIDENTIAL (R-1)

Raymond explained that this was a request to assign the Zoning classification to the same property from Polk County Residential Medium (RM) to City Single Family Residential (R-1) consisting of .2 acres.

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

Motion by Vice-Mayor Clark and seconded by Commissioner Fellows to recommend to the City Commission approval of Ordinance No. 1257. Motion carried unanimously.

13. ORDINANCE NO. 1260: PUBLIC HEARING AND REQUEST TO ASSIGN THE LAND USE CLASSIFICATION TO POWERLINE ROAD SOUTH FROM POLK COUNTY RESIDENTIAL LOW (RL) TO CITY COMMUNITY ACTIVITY CENTER (CAC)

Raymond explained that this was a request to assign the Land Use Classification to Powerline Road South from Polk County Residential Low (RL) to City Community Activity Center (CAC). He further added that the Planning Department was not recommending this item but had to place whatever is given to staff by the applicant in front of the Planning Commission.

The City Manager further added that previous discussions with the developer were for residential units along East Boulevard. Staff did not have any problems with them wanting to build on the parcels bordering Powerline Road. However, this abutted the nicer homes in the area and staff didn't feel that it was compatible with the surrounding area of residential property. They had an obligation to present it to the Planning Commission but wanted to make sure that they knew that staff was not recommending this.

The Mayor opened the Public Hearing.

Linda Robinson of 314 East Cypress Street voiced that her house was directly across the street from these parcels, and she would object to the Ordinance. This neighborhood was strictly residential and there were a lot of children playing all the time. The lots in this neighborhood were larger lots and strictly residential and she didn't think that it was conducive to the neighborhood.

There being no one else, the Mayor closed the Public Hearing.

For the sake of discussion, a motion was made by Commissioner Fellows and seconded by Commissioner Lynch for the recommendation of approval of Ordinance No. 1260.

The Mayor stated that as much as he would like to see commercial activity along Powerline Road and the Powerline Road extension, he felt that this was extending way past what he thought was reasonable. He didn't like that it backed up all the way to East Boulevard and would not have any major issues if it were along Powerline Road. He too felt that it wasn't conducive to the area and would like them to come back with a different request.

Commissioner Lynch agreed with the Mayor's comments. He too agreed that it was not conducive to the area.

Commissioner Fellows voiced his confusion that he had assumed that the Community Activity Center classification was for ballfields, recreational activity, etc. He would love to see a commercial, but this was simply the wrong place for this and couldn't support it.

The Vice-Mayor also agreed that it was too close to the residential area.

There being no other discussion, the Mayor called for the vote to recommend approval. Motion failed unanimously.

There being no other business, a motion to adjourn was made by Commissioner Lynch and carried unanimously.

Meeting adjourned at 7:00 p.m.

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



Raquel Castillo, City Clerk