

## Planning Commission Minutes of January 18, 2022

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Minutes of the Planning Commission Meeting of the City of Davenport, Florida, held Tuesday, January 18, 2022 at 6:00 p.m. in the Commission Room after having been properly advertised with the following members present: Vice-Mayor Brynn Summerlin and Commission Members: Commissioner Tom Fellows, Commissioner Jeremy Clark and Commissioner Bobby Lynch. Also present: City Manager Kelly Callihan and City Attorney Tom Wilkes. Absent and excused was Mayor H.B. Robinson.

Vice-Mayor Summerlin declared a quorum present and opened the meeting.

### **BUSINESS**

1. **ORDINANCE NO. 1049: PUBLIC HEARING AND REQUEST TO APPROVE THE LAND USE PLANNED AMENDMENT (LUPA) TO PROPERTY IDENTIFIED BY TAX PARCEL IDENTIFICATION 272634-000000-021010, 272634-000000-021050, 272634-000000-021060 AND 272634-000000-021070 FROM POLK COUNTY EMPLOYMENT CENTER (EC) TO RESIDENTIAL MEDIUM (RM)**

City Planner Raymond Perez explained that this was a Land Use Planned Amendment from Polk County Employment Center (EC) to Residential Medium (RM). Raymond advised that this property consisted of 4 parcels, totaling 39.11 acres. He further added that Residential Medium was a 9.99 maximum units per acre.

At this time the Vice-Mayor opened the Public Hearing.

Ms. Vickie Johnson of 205 E. Cypress Street asked if there was an idea of how many units there was going to be. The City Manager responded that the City had not received a preliminary plat but there would be approximately 214 townhomes.

There being no one else the Vice-Mayor closed the Public Hearing.

**Motion** by Commissioner Fellows and seconded by Commissioner Clark to recommend to the City Commission approval of Ordinance No. 1049. Motion carried unanimously with no discussion.

2. **ORDINANCE NO. 1050: PUBLIC HEARING AND REQUEST TO APPROVE THE REZONING DESIGNATION FOR 4 PARCELS OF PROPERTY IDENTIFIED BY TAX PARCEL IDENTIFICATION 272634-000000-021010, 272634-000000-021050, 272634-000000-021060 AND 272634-000000-021070 FROM THE CLASSIFICATION OF POLK COUNTY EMPLOYMENT CENTER (EC) TO CITY LOW DENSITY RESIDENTIAL (R-5) (ORDINANCE IS BEING REQUESTED TO BE TABLED)**

**Motion** by Commissioner Fellows and seconded by Commissioner Lynch to table Ordinance No. 1050. Motion carried unanimously with no discussion.

3. **ORDINANCE NO. 1051: PUBLIC HEARING AND REQUEST TO APPROVE THE ANNEXATION OF 630 PARK ROAD (PARCEL NO. 272704-723500-008035) – MINESH PATEL**

Raymond explained that this was the annexation of one parcel totaling 3.45 acres.

At this time the Vice-Mayor opened and closed the Public Hearing with no public input.

**Motion** by Commissioner Clark and seconded by Commissioner Lynch to recommend to the City Commission approval of Ordinance No. 1051.

Commissioner Fellows questioned if this was the former Pope Property. Raymond answered that it was currently in the County and being annexed. Vice-Mayor Summerlin added that the backup did not detail ownership.

**4. ORDINANCE NO. 1052: PUBLIC HEARING AND REQUEST TO APPROVE THE LAND USE PLANNED AMENDMENT (LUPA) TO PROPERTY IDENTIFIED BY TAX PARCEL IDENTIFICATION 272709-728000-023002 FROM POLK COUNTY INDUSTRIAL (IND) TO INDUSTRIAL (IND) – GENERAL LOCATION: 0 HIGHWAY 17/92**

Raymond explained that this was a Land Use Planned Amendment from Polk County Industrial (IND) to Industrial (IND). This was currently being used for storage and there would be no conflicts.

At this time the Vice-Mayor opened and closed the Public Hearing with no public input.

**Motion** by Commissioner Lynch and seconded by Commissioner Clark to recommend approval of Ordinance No. 1052. Motion carried unanimously with no discussion.

**5. ORDINANCE NO. 1053: PUBLIC HEARING AND REQUEST TO APPROVE THE REZONING TO PROPERTY IDENTIFIED BY TAX PARCEL IDENTIFICATION 272709-728000-023002 FROM POLK COUNTY INDUSTRIAL (IND) TO INDUSTRIAL (I-2) – GENERAL LOCATION: 0 HIGHWAY 17/92**

Raymond advised that this was the rezoning of the same property from Polk County Industrial (IND) to Industrial (1-2). Raymond explained that this was the most appropriate zoning for this property.

At this time the Vice-Mayor opened and closed the Public Hearing with no public input.

**Motion** by Commissioner Fellows and seconded by Commissioner Clark to recommend to the City Commission approval of Ordinance No. 1053. Motion carried unanimously with no discussion.

**6. ORDINANCE NO. 1054: PUBLIC HEARING AND REQUEST TO APPROVE THE LAND USE PLANNED AMENDMENT (LUPA) TO PROPERTY IDENTIFIED BY TAX PARCEL IDENTIFICATION 272716-000000-014010 FROM POLK COUNTY INDUSTRIAL (IND) TO INDUSTRIAL (IND) – GENERAL LOCATION: 1935 US HIGHWAY 17/92**

Raymond explained that this was the Land Use Planned Amendment from Polk County Industrial (IND) to Industrial (IND).

At this time the Vice-Mayor opened and closed the Public Hearing with no public input.

**Motion** by Commissioner Clark and seconded by Commissioner Fellows to recommend to the City Commission approval of Ordinance No. 1054. Motion carried unanimously with no discussion.

**7. ORDINANCE NO. 1055: PUBLIC HEARING AND REQUEST TO APPROVE THE REZONING TO PROPERTY IDENTIFIED BY TAX PARCEL IDENTIFICATION 272716-000000-014010 FROM POLK COUNTY INDUSTRIAL (IND) TO INDUSTRIAL (I-2) – GENERAL LOCATION: 1935 US HIGHWAY 17/92**

Raymond explained that this was the rezoning of the same property from Polk County Industrial (IND) to Industrial 2 (I-2).

At this time the Vice-Mayor opened and closed the Public Hearing with no public input.

**Motion** by Commissioner Lynch and seconded by Commissioner Clark for approval to the City Commission for Ordinance No. 1055. Motion carried unanimously with no discussion.

**8. ORDINANCE NO. 1056: PUBLIC HEARING AND REQUEST TO APPROVE THE REZONING TO PROPERTY IDENTIFIED BY TAX PARCEL IDENTIFICATION 272709-728000-032200 FROM POLK COUNTY SINGLE FAMILY RESIDENTIAL (R-3) AND CONSERVATION DISTRICT (CN) TO LOW DENSITY RESIDENTIAL (R-5) AND CONSERVATION DISTRICT (CN)**

Raymond advised that this was the rezoning of 3900 Olsen Road from Polk County Single Family Residential (R-3) and Conservation District (CN) to Low Density Residential (R-5) and Conservation District (CN). The purpose of this reclassification was that they also owned the parcel on the other side which had recently been rezoned.

At this time the Vice-Mayor opened and closed the Public Hearing with no public input.

**Motion** by Commissioner Fellows and seconded by Commissioner Clark to recommend to the City Commission approval of Ordinance No. 1056.

The Vice-Mayor clarified that they were maintaining the conservation portion and all they were doing was adding the adjacent piece.

There being no further discussion, the Vice-Mayor called for the vote. Motion carried unanimously.

**9. ORDINANCE NO. 1057: PUBLIC HEARING AND REQUEST TO APPROVE THE REZONING FOR SEVERAL LAND PARCELS COMPRISING OF 59+/- ACRES & LOCATED NORTH OF PALMETTO STREET EAST AT THE INTERSECTION OF EAST BOULEVARD AND HORSESHOE CREEK ROAD AND JUST SOUTH OF SOUTH BOULEVARD, WEST OF POWERLINE ROAD, AND JUST NORTH AND SOUTH OF NEAL ROAD; CHANGING THE ZONING FROM LOW DENSITY RESIDENTIAL (R-5) AND RESIDENTIAL ESTATES/SINGLE FAMILY RESIDENTIAL (RE-1) TO PLANNED UNIT DEVELOPMENT (PUD) – (POWERLINE ROAD SOUTH)**

Raymond explained that this was the rezoning from Low Density Residential (R-5) and Residential Estates/Single Family Residential (RE-1) Planned Unit Development (PUD). He outlined the parcels involved on the overhead monitor. He further noted that the applicant wanted to change the front setback to 20' instead of 25' as required in the R-5 District.

At this time the Vice-Mayor opened the Public Hearing.

Vickie Johnson of 205 E. Cypress Street asked that in the event they did not approve this request was the only change that they had to meet was the setback. She was informed that this was correct. She further stated that she thought they were decreasing the lot width; the Vice-Mayor answered no.

She also asked the following:

- Were there no change in density? The Vice-Mayor answered no.
- Location of the entrances. The Vice-Mayor answered that the entrances would be on Neal Road, Powerline Road, South Boulevard and Horseshoe Creek.
- Is this a continuation of Horse Creek; and did it touch the City proper? The Vice-Mayor clarified that it was not a continuation of Horse Creek but did touch the city property on the north end.

Mr. Elvin Algarin Munoz of 1102 Mystery Circle voiced that he was not against progress but would object to two-story homes.

There being no one else the Vice-Mayor closed the Public Hearing.

**Motion** by Commissioner Fellows and seconded by Commissioner Clark to recommend to the City Commission approval of Ordinance No. 1057. Motion carried unanimously with no discussion.

#### **10. REQUEST TO CONSIDER THE PRELIMINARY PLAT FOR AJ VILLAS PHASES 1 AND 2**

Raymond explained that this was a request to consider and approve the preliminary plat for AJ Villas Phases 1 and 2. Raymond outlined the setbacks and advised that there would be 127 units.

At this time the Vice-Mayor opened and closed the Public Hearing with no public input.

Commissioner Fellows asked for clarification of the location of this property on Olsen Road.

**Motion** by Commissioner Clark and seconded by Commissioner Fellows to approve the preliminary plat for Phases 1 and 2 for AJ Villas. Motion carried unanimously with no discussion.

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

Meeting adjourned at 6:32 p.m.

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

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Raquel Castillo, City Clerk