

Planning Commission Minutes of July 18, 2022

Minutes of the Planning Commission Meeting of the City of Davenport, Florida, held Monday, July 18, 2022 at 6:30 p.m. in the Commission Room after having been properly advertised with the following members present: Mayor H.B. Robinson and Vice-Mayor Brynn Summerlin and Commission Members: Commissioner Bobby Lynch, Commissioner Tom Fellows and Commissioner Jeremy Clark. Also present: City Manager Kelly Callihan and City Attorney Tom Cloud.

Mayor Robinson declared a quorum present and opened the meeting.

BUSINESS

1. ORDINANCE NO. 981: PUBLIC HEARING AND REQUEST TO ANNEX 810 HOLLY HILL ROAD (OWNERS OF RECORD: CARMEN & JESUS MATOS)

Planning Technician Christina Adams advised that this was the annexation of 810 Holly Hill Road consisting of .92 acres.

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

Motion by Vice-Mayor Summerlin and seconded by Commissioner Lynch to recommend approval of Ordinance No. 981 to the City Commission. Motion carried unanimously with no discussion.

Before proceeding to the next item, Vice-Mayor Summerlin excused himself noting a conflict of interest.

2. ORDINANCE NO. 1078: PUBLIC HEARING AND REQUEST TO AMEND POLICIES 3.1(A)(1) AND 3.1(M) OF THE FUTURE LANDUSE ELEMENTS OF THE COMPREHENSIVE PLAN

Christina explained that this ordinance amended policies in the Comprehensive Plan and further revised specific policies that limit densities, more specifically a piece of property on the east side of town. She further noted that the old ordinance specified 1 dwelling unit per 5 acres and this Ordinance allowed this particular parcel not to exceed 3 dwelling units per acre.

At this time the Mayor opened the Public Hearing.

Cole Sasser of 1702 Horseshoe Creek Road and on behalf of his parents Jeff and Kelly Sasser read from a prepared statement voicing his parent's opposition to the ordinance and their concerns over losing the tranquility of the area, wildlife preservation, safety and traffic congestion.

Janet Morgan of 1400 Horseshoe Creek Road stated that she had the same concerns as the last time she was present before them. She further shared that this property abutted the entire east property line of hers. She was concerned that her property would be the

attraction for children wanting to touch her livestock. Mrs. Morgan also voiced her concern that the big oak trees, that provided a buffer, would be pulled up.

Justin Oakes of 611 Horseshoe Creek Road asked if the City owned Horseshoe Creek Road. The City Manager informed him that this was a County road. Mr. Oakes further stated that there were no sidewalks in this area and voiced his concerns for the safety of the children walking to and from school.

The City Manager informed him that the developer was required to do a transportation study to identify the transportation impacts of the proposed development and to determine the need for any improvements.

Melissa Scarborough of 1617 Horseshoe Creek Road informed the Commission that she wanted to go on the record that she was totally against this development and annexation.

Ray Glave of 1715 Horseshoe Creek Road informed them that his wife and him used this road to walk and the amount of traffic that was fixing to be placed on it would make it almost nearly impossible for them to do it with no sidewalks in place.

At this time the consultant for the Reedy Isle subdivision was allowed to make their presentation. On behalf of the developer Hanover Land Company, Mr. Andrew McCown of GAI Consultants located at 618 E. South Street, Orlando, provided a powerpoint outlining Hanover's background, company staff, their core values which were preservation to retain substantial areas of existing trees and incorporating them into buffers, wetlands and habitats. He outlined the project's location and noted the reduced overall number of townhomes and the elimination of 40' lots, which now single family units would be 50' lots. He also noted the amended 2.7 units per acre density. He understood all of their concerns and further advised the installation of a field fence on perimeter adjacent to conservation areas to deter 4-wheelers and off-roading. He also drew their attention to the amenity areas.

At this time he invited their traffic engineer to come up and explain the transportation aspect of the project.

Mr. Ayman As-Saidi with Traffic & Mobility Consultants located at 3101 Maquire Boulevard, Orlando provided the traffic data and analysis of Horseshoe Creek Road and how much traffic the road could handle. He also outlined traffic data from adjacent roads South Boulevard and Finney Road. He advised that there would be improvements to the bridge and road. He also drew their attention to the proposed Powerline Road extension which would help deter some of this traffic.

This concluded their presentation and Mr. McCown asked the Commission if they had any other questions or concerns.

Commissioner Fellows pointed out that depending on whether the Planning Commission recommended approval, they had heard the residents' concerns and asked if they were planning on addressing some of these concerns.

Mr. Ben Snyder with Hanover Land Company located at 605 Commonwealth Avenue, Orlando answered that they would absolutely work with the neighboring residents to address these concerns.

Commissioner Lynch also asked if there were any plans to widen Horseshoe Creek Road. Mr. Snyder responded that they did plan to improve it however the width of the road supported the traffic and there were no plans to widen the road at this time. However they would be installing turning lanes at the entrances and would dedicate additional right-of-way to accommodate the turning lanes.

Commissioner Clark questioned the type of fence being installed because it was his understanding that it was going to be a solid fence. Mr. Snyder responded that they had committed to the residents with either a buffer or solid fence but they had to get a consensus because they didn't want to have a mixture of both.

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

Motion by Commissioner Fellows and seconded by Commissioner Clark to recommend to the City Commission approval of Ordinance 1078.

Discussion ensued with Commissioner Fellows addressing the residents in the audience and letting them know that development in this area was going to happen, but they just wanted to keep it in the city to have a little more control. The developers had heard their concerns tonight and wanted to be good neighbors and willing to listen and work with everyone. There were going to be other meetings and he encouraged them to attend and voice their concerns.

Commissioner Lynch also added that all of their concerns had been taken into account, but his concern was that if the Commission didn't approve this and it went to the County, it could be a lot worse and the density could be a lot higher. It was not an easy decision for them to make, but he was afraid if they denied it they would have no say so in what happened out there.

Commissioner Clark thanked the residents for attending. He went on record that after they voiced their first concerns the developers had gone back and presented something that was pretty closed to what everybody wanted. A child walking along the road concerned him too and agreed that sidewalks had to be installed. He too echoed Commissioner Lynch's comments regarding the County. Right now it was in their hands and they would lose control of what would happen if they didn't have any control over it. He wanted to keep it in house to at least have a say so. They all knew development was coming regardless, so they wanted to be able to control as much as possible.

Mayor Robinson shared that he had received a lot of phone calls regarding this issue. He voiced his concern with the two lane road and safety vehicles not being able to pass through it in case of an emergency. His other concern was regarding wildlife preservation.

He was sure that the developer was more than willing to meet with them again and workout their concerns, but at this time he could not support this until he saw something that would make it safer for the kids to walk to school and something to make the road more accessible for safety vehicles.

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

Note: Vice-Mayor Summerlin was back in attendance at 7:26pm.

3. ORDINANCE NO. 1082: PUBLIC HEARING AND REQUEST TO ANNEX 314 NORTH BOULEVARD WEST (OWNER OF RECORD: BLANCA SANDOVAL)

Christina advised that this was the annexation of 314 North Boulevard West consisting of 1.54 acres.

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

Motion by Commissioner Clark and seconded by Commissioner Fellows to make a recommendation to the City Commission of Ordinance No. 1082. Motion carried unanimously with no discussion.

There being no further business, meeting adjourned at 7:27 p.m.

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

Raquel Castillo, City Clerk