

Planning Commission Minutes of March 15, 2021

Minutes of the Planning Commission Meeting of the City of Davenport, Florida, held Monday, March 15, 2021 at 6:00 p.m. in the Commission Room after having been properly advertised with the following members present: Mayor H.B. Robinson and Commission Members Vice-Mayor Brynn Summerlin, Commissioner Bobby Lynch, Commissioner Tom Fellows and Commissioner Jeremy Clark. Also present: City Manager Kelly Callihan and City Attorney Tom Wilkes.

Mayor Robinson declared a quorum present and opened the meeting.

BUSINESS

1. ORDINANCE NO. 967: PUBLIC HEARING AND REQUEST TO APPROVE THE ANNEXATION OF 1104 HWY 17/92 S. - COMPRISING OF 2.23± ACRES

City Planner Raymond Perez explained that Ordinance No. 967 annexed 2.23 acres into the City.

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

Motion by Vice-Mayor Summerlin and seconded by Commissioner Fellows to recommend to the City Commission to approve Ordinance No. 967.

In answer to the Vice-Mayor's question, Raymond confirmed that this was the Moose Lodge property.

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

2. ORDINANCE NO. 974: PUBLIC HEARING AND REQUEST TO APPROVE THE ANNEXATION OF 837 DAVENPORT BOULEVARD – COMPRISING OF 4.68± ACRES

Raymond explained that Ordinance No. 974 annexed 4.68 acres into the City. He further added that this property was next to Geneva Landings subdivision.

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

Motion by Commissioner Fellows and seconded by both Commissioner Lynch and Commissioner Clark to recommend to the City Commission approval of Ordinance No. 974.

The Vice-Mayor asked if this property abutted Highland Meadows. Raymond answered that this was correct. The Vice-Mayor further asked if this was in the same area where the gentleman lived that was having the water issues. Raymond responded that it was just north of him.

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

3. ORDINANCE NO. 975: PUBLIC HEARING AND REQUEST TO APPROVE THE ANNEXATION OF FOUR PARCELS OF LAND GENERALLY LOCATED NORTHEAST

**OF HOLLY HILL ROAD & FOREST LAKE DRIVE COMPRISING OF 117.529± ACRES
(FOREST LAKE SUBDIVISION)**

Raymond drew their attention to the correction in the summary from 4 parcels to 19 parcels. He assured them that it was advertised as 19 parcels. He further provided that Ordinance No. 975 annexed 117.529 acres into the city. It was contiguous by abutting the school and would consist of 574 lots.

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

Motion by Commissioner Clark and seconded by Vice-Mayor Summerlin to recommend Ordinance No. 975 to the City Commission.

Discussion ensued with Commissioner Fellows questioning if the property was already platted. Raymond responded that it was, but it was currently in the County. Staff would be presenting the land use as well as the rezoning while it was being constructed and the goal was to make sure to get the final plat done by April 5th.

The Vice-Mayor asked if they had any idea of what they would be asking for in regards to rezoning. Raymond responded that they would be asking for a PUD. In answer to the Vice-Mayor's other question, the City Manager responded that the property did not abut the Torgersen property.

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

**4. ORDINANCE NO. 976: PUBLIC HEARING AND REQUEST TO APPROVE THE
ANNEXATION OF 656 HOLLY HILL ROAD – COMPRISING OF .46± ACRES**

Raymond advised that Ordinance No. 976 annexed .46 acres into the city.

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

Motion by Commissioner Lynch and seconded by both Vice-Mayor Summerlin and Commissioner Clark to recommend to the City Commission approval of Ordinance No. 976.

Discussion ensued with the Vice-Mayor questioning if this was a fill-in to get them contiguous all the way down Holly Hill Road. Raymond responded that this was correct.

Commissioner Lynch asked if any of these were required to come in as a result of the conditional prerequisite of the Ordinance to have city water or were they just trying to fill in lots. The City Manager responded that it was a combination of both.

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

**5. ORDINANCE NO. 977: PUBLIC HEARING AND REQUEST TO APPROVE THE
ANNEXATION OF 214 HOLLY HILL ROAD – COMPRISING OF .92± ACRES**

Raymond explained that Ordinance No. 977 annexed .92 acres into the City. The 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. 977. Motion carried unanimously with no discussion.

6. ORDINANCE NO. 978: PUBLIC HEARING AND REQUEST TO APPROVE THE ANNEXATION OF 620 SYLVAN RAMBLE ROAD – COMPRISING OF .18± ACRES

Raymond advised that Ordinance No. 977 annexed .18 acres and was adjacent to the Pleasant Hill subdivision.

At this time the Mayor opened the Public Hearing.

Charles Clements of 622 Shady Lane questioned the interest in this property and further asked if it was a financial gain for the City. Raymond responded that it was adjacent to the Pleasant Hills development and therefore contiguous. Also, they were looking at the other properties through the process of volunteer annexation. They were taking baby steps right now but would eventually get the others into the city limits. The City Manager added that this was also a property that they had a voluntary annexation petition on.

Mr. Clements further advised that his property only partially touched this subdivision yet there were five other properties before his that the whole property touched. Why hadn't they signed one? Staff advised that they would check to see if there were others.

Mr. Clements also pointed out that his properties were worth more by them not being in the city limits because the County was more relax on certain things. This area was low income and he wanted to make sure that they could continue to live the way they were living. In answer to Mr. Clements' concerns and questions, the Vice-Mayor replied that a lot of it had to do when the water was requested and who the City Manager was at the time. Some of these had been connected a long time ago. They were simply catching up and ultimately they were heading south to their demarcation line, but it was going to take some time.

The City Manager further advised that he and Steven Hunnicutt had talked to Mr. Clements about his concerns and Steve didn't see any issues with the property currently.

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

Motion by Commissioner Fellows and seconded by Vice-Mayor Summerlin to recommend to the City Commission approval of Ordinance No. 978. Motion carried unanimously with no further discussion.

7. ORDINANCE NO. 979: PUBLIC HEARING AND REQUEST TO APPROVE THE ANNEXATION OF 1515 N. BOULEVARD WEST – COMPRISING OF 1.05± ACRES

Raymond advised that Ordinance 979 annexed 1.05 acres into the city.

At this time the Mayor opened the Public Hearing.

Ms. Sarai Hernandez Maldonado of 1515 North Boulevard West accepted the floor and voiced that their concern when they had received the letter was them having their livestock

on the property. They had talked to the City's Planner and he had cleared up their concerns with having livestock. The City Manager also added that he and Steven Hunnicutt had visited the property and they didn't see any issues. In addition, this particular property had a long driveway and they wouldn't be able to see anything from the road.

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

Motion by Commissioner Clark and seconded by Vice-Mayor Summerlin to recommend to the City Commission Ordinance No. 979. Motion carried unanimously with no discussion.

8. ORDINANCE NO. 980: PUBLIC HEARING AND REQUEST TO APPROVE THE ANNEXATION OF 622 PARK ROAD – COMPRISING OF 1.01± ACRES

Raymond explained that Ordinance 980 annexed 1.01 acres into the city. He further noted that they had signed a Voluntary Annexation form.

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. 980.

The Vice-Mayor asked if this was creating an enclave. Raymond responded that it wasn't.

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

9. ORDINANCE NO. 982: PUBLIC HEARING AND REQUEST TO APPROVE THE ANNEXATION OF 0 PALM STREET – COMPRISING OF 9.44± ACRES

Raymond explained that Ordinance 982 annexed 9.44 acres into the city.

The Mayor opened the Public Hearing.

Donna Urbina of 2220 East Palm Street explained that there were 8 families that lived down this road and it was a dead-end road. They were concerned that when they developed it how were they going to get in and out. Raymond informed her that there would be future development in the area in addition to the new Powerline Road extension. The City was growing and they would make every effort to make sure that there was the proper access to all the residents within the area.

In answer to her other concern, Raymond responded that all the adjacent owners would be notified of any future development.

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

Motion by Vice-Mayor Summerlin and seconded by Commissioner Clark to recommend to the City Commission approval of Ordinance No. 982. Motion carried unanimously with no discussion.

10. ORDINANCE NO. 984: PUBLIC HEARING AND REQUEST TO APPROVE THE ANNEXATION OF 330 N. BOULEVARD WEST – COMPRISING OF 1.35± ACRES

The City Manager asked that Item 10 be removed from the Agenda.

11. ORDINANCE NO. 985: PUBLIC HEARING AND REQUEST TO APPROVE THE ANNEXATION OF 926 GOTTS ROAD – COMPRISING OF 1.00± ACRES

Raymond explained that Ordinance 985 annexed 1.00 acres into the city.

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

Motion by Commissioner Lynch and seconded by Vice-Mayor Summerlin to recommend Ordinance No. 985 to the City Commission. Motion carried unanimously with no discussion.

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

Meeting adjourned at 6:36 p.m.

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

Raquel Castillo, City Clerk