

Planning Commission Minutes of May 20, 2024

Minutes of the Planning Commission meeting of the City of Davenport, Florida, held Monday, May 20, 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: Bobby Lynch, Linda Robinson, and Donna Fellows-Coffey. Also present: City Manager Kelly Callihan and City Attorney Kristie Hatcher-Bolin.

Mayor Summerlin declared a quorum present and opened the meeting.

BUSINESS

1. **ORDINANCE NO. 1274 - PUBLIC HEARING AND REQUEST TO ESTABLISH THE HORSESHOE CREEK COMMUNITY DEVELOPMENT DISTRICT (CDD) PURSUANT TO CHAPTER 190, FLORIDA STATUTES (LOCATED GENERALLY ON BOTH SIDES OF HORSESHOE CREEK ROAD, WEST OF LAKE MARION WILDLIFE MANAGEMENT AREA AND EAST OF U.S. HIGHWAYS 17 AND 92)**

City Planner Raymond Perez explained that this was a CDD petition to establish the Horseshoe Creek Community Development District (CDD) consisting of 490.168 acres and containing 1,310 residential units.

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

Motion by Commissioner Lynch and seconded by Commissioner Fellows-Coffey to recommend approval to the City Commission of Ordinance No. 1274. Motion carried unanimously.

2. **ORDINANCE NO. 1275 - PUBLIC HEARING AND REQUEST TO CHANGE THE ZONING CLASSIFICATION TO 1760 HORSESHOE CREEK ROAD FROM CITY CONSERVATION (CN) AND AGRICULTURE (AG) TO CITY CONSERVATION (CN) AND RESIDENTIAL ESTATE 1 (RE-1)**

Raymond explained that this was a request to change the Zoning Classification to 1760 Horseshoe Creek Road from City Conservation (CN) and Agriculture (AG) to City Conservation (CN) and Residential Estate 1 (RE-1) consisting of 6.58 acres. Raymond added that the applicant had come forward with a second type of use for the land which encompassed the existing structure then 3 lots to the north each equating to 40,000 sf or almost an acre. Their request was to classify it as RE-1 instead of the R-5 they had proposed last time which was 5,000 sf.

The Mayor stated that he didn't have a problem with this change from what they had originally wanted to do but still wasn't 100% sure that it fit with the surrounding properties, however it was better than the R-5.

Taking the floor, Alican Inanc, owner of the property advised them that they had made a bad judgement the last time with the R-5 classification and further stated that they did not want to place that many homes on the property. So after discussing it further with his wife,

they had decided to divide it into 4 parcels; theirs and three 1-acre parcels. However, right now they had no immediate plans.

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

Motion by Vice-Mayor Clark and seconded by Commissioner Fellows-Coffey to recommend approval of Ordinance No. 1275 to the City Commission.

The Vice-Mayor thanked the owner for bringing this back and taking their advice.

Commissioner Lynch asked how big the adjacent parcels were. Raymond responded that they varied from 5 or 6 acres.

There being no other discussion, the Mayor called for the vote. Motion carried with Commissioners Lynch and Fellows-Coffey opposing.

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

Meeting adjourned at 6:43 p.m.

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



Raquel Castillo, City Clerk