

## Planning Commission Meeting of November 15, 2021

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Minutes of the Planning Commission Meeting of the City of Davenport, Florida, held Monday, November 15, 2021 at 6:30 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 Tom Fellows and Commissioner Jeremy Clark. Also present: City Manager Kelly Callihan and City Attorney Tom Wilkes. Absent and excused was Commissioner Bobby Lynch.

Mayor Robinson declared a quorum present and opened the meeting.

### **BUSINESS**

**1. ORDINANCE NO. 1045: PUBLIC HEARING AND REQUEST TO APPROVE THE LAND USE PLANNED AMENDMENT (LUPA) TO PROPERTY LOCATED AT THE NORTH SIDE OF OLSEN ROAD & EAST OF 10<sup>TH</sup> STREET (AJ VILLAS) FROM POLK COUNTY RESIDENTIAL SUBURBAN (RS) TO RESIDENTIAL MEDIUM (RM)**

City Planner Raymond Perez explained that this was a request to approve the Land Use Planned Amendment (LUPA) from Polk County Residential Suburban (RS) to Residential Medium (RM). Raymond advised that the LUPA was consistent with the surrounding properties and also added that the density was 9.99 units/acre which was being requested by the applicant.

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

**Motion** by Commissioner Fellows and seconded by Vice-Mayor Summerlin to recommend to the City Commission approval of Ordinance No. 1045. Motion carried unanimously with no discussion.

**2. ORDINANCE NO. 1046: PUBLIC HEARING AND REQUEST TO APPROVE THE REZONING TO PROPERTY LOCATED AT THE NORTH SIDE OF OLSEN ROAD & EAST OF 10<sup>TH</sup> STREET (AJ VILLAS) FROM POLK COUNTY RESIDENTIAL SUBURBAN (RS) TO RESIDENTIAL 5 (R-5)**

Raymond explained that this was the rezoning of the same parcel of property from Polk County Residential Suburban (RS) to Residential 5 (R-5). He also advised that the adjacent property was R-3 with a mix use of single-family homes and townhomes. The applicant was planning on building townhomes on this property and in order to meet the density requirement they were doing an R-5 zoning.

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

**Motion** by Commissioner Clerk and seconded by Commissioner Fellows to recommend to the City Commission approval of Ordinance No. 1046.

The Vice-Mayor asked if this was going to be an expansion of an existing development. Raymond responded that it was. The Vice-Mayor further voiced his concern that there

was going to be an R-3 next to it and understood that it was a mixed use classification, however if he had a lot in an R-3, he wouldn't want an R-5 next to him.

In explanation, Raymond advised that all of it was approved around 2017/2018 when the LDR's permitted this type of use. Now that the LDR's had been created with modifications to the residential zoning, this same applicant would like to expand his development and add townhomes. Therefore, the only way they could add townhomes with the density he wanted was the R-5 zoning. Raymond further explained that the targeted number of townhomes was 9.99 units per acres and would be reduced to about 5 to 6 units per acre because of the addition of infrastructure, the retention pond, etc. Raymond also noted that because of the number of lots there would be two entries as required by the LDR's.

The Vice-Mayor voiced that he was pleased that they were maintaining their multiple entry standards on the subdivisions.

Commissioner Fellows asked if this was the same property that they were looking at to build a senior citizen home. Raymond responded that it was not.

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

Before adjourning the City Manager asked Raymond to come up again and provide them with a quick explanation of an upcoming project. Raymond drew their attention to the maps before them and advised that it was a depiction of the North Powerline Road project and the Burzynski property on Mystery House Road that they had recently annexed. Raymond further advised that the engineer was looking at adding the Burzynski property, consisting of 3.94 acres, to the North Powerline Road project. They would be made to meet all the requirements to enter and exit the property.

Raymond further stated that the reason he was presenting it was because it was a minor change to the overall development. This would go through the process of staff going through a new preliminary plan and now adding the new parcel into the overall Master Plan of the North Powerline Road project.

The City Manager advised that Staff wanted to bring it to their attention and there was no action required from them tonight.

There being no further business, meeting adjourned at 6:49 p.m.

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

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Raquel Castillo, City Clerk