

Planning Commission Minutes of November 21, 2022

Minutes of the Planning Commission Meeting of the City of Davenport, Florida, held Monday, October 17, 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, and Commissioner Jeremy Clark. Also present: City Manager Kelly Callihan and City Attorney Tom Cloud. Absent and excused was Commissioner Tom Fellows

Mayor Robinson declared a quorum present and opened the meeting.

BUSINESS

1. ORDINANCE NO. 1103: PUBLIC HEARING AND REQUEST TO APPROVE THE LAND USE PLANNED AMENDMENT (LUPA) TO 1605 EVANGELIA DRIVE FROM POLK COUNTY RESIDENTIAL LOW (RL-2) TO RESIDENTIAL LOW (RL)

Planning Technician Christina Adams explained that this was a land use planned amendment request to 1605 Evangelia Drive from Polk County Residential Low (RL-2) to Residential Low (RL). This was comparable to the area.

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

Motion by Vice-Mayor Summerlin and seconded by Commissioner Lynch to recommend to the City Commission approval of Ordinance No. 1103. Motion carried unanimously.

2. ORDINANCE NO. 1104: PUBLIC HEARING AND REQUEST TO REZONE 1605 EVANGELIA DRIVE FROM POLK COUNTY RESIDENTIAL LOW (RL-2) TO RESIDENTIAL ESTATE (RE-2)

Christina explained that this was the rezoning of the same parcel from Polk County Residential Low (RL-2) to Residential Estate 2 (RE-2).

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

Motion by Commissioner Clark and seconded by Commissioner Lynch (ck) to recommend approval of Ordinance No. 1605 to the City Commission. Motion carried unanimously with no discussion.

3. ORDINANCE NO. 1113: PUBLIC HEARING AND REQUEST TO APPROVE THE LAND USE PLANNED AMENDMENT (LUPA) TO 1737 LAKEWOOD ROAD FROM POLK COUNTY RESIDENTIAL SUBURBAN (RS) TO RESIDENTIAL LOW (RL)

Christina explained that this was a land use planned amendment request to 1737 Lakewood Road from Polk County Residential Suburban (RS) to Residential Low (RL).

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

Motion by Commissioner Lynch and seconded by Commissioner Clark to recommend to the City Commission passage of Ordinance No. 1113. Motion carried unanimously with no discussion.

4. ORDINANCE NO. 1114: PUBLIC HEARING AND REQUEST TO REZONE 1737 LAKEWOOD ROAD FROM POLK COUNTY RESIDENTIAL SUBURBAN (RS) TO RESIDENTIAL ESTATE (RE-1)

Christina explained that this was the rezoning of the same parcel from Polk County Residential Suburban (RS) to Residential Estate 1 (RE-1).

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

Motion by Vice-Mayor Summerlin and seconded by Commissioner Lynch to recommend to the City Commission approval of Ordinance No. 1114. Motion carried unanimously with no discussion.

5. ORDINANCE NO. 1119: PUBLIC HEARING AND REQUEST TO APPROVE THE LAND USE PLANNED AMENDMENT (LUPA) TO 1006 SNELL CREEK ROAD FROM POLK COUNTY RESIDENTIAL SUBURBAN (RS) TO RESIDENTIAL MEDIUM (RM)

Christina explained that this was a land use planned amendment request to 1006 Snell Creek Road from Polk County Residential Suburban (RS) to Residential Medium (RM). This would allow for up to 9.99 dwelling units per acre depending on how they were placed on the lot and they met all the dimensional requirements.

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

Motion by Commissioner Clark and seconded by Vice-Mayor Summerlin to recommend to the City Commission approval of Ordinance No. 1119.

In answer to the Vice-Mayor's question, Christina responded that the property across the street was the same land use but would be a different zoning.

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

6. ORDINANCE NO. 1120: PUBLIC HEARING AND REQUEST TO REZONE 1006 SNELL CREEK ROAD FROM POLK COUNTY RESIDENTIAL SUBURBAN (RS) TO LOW DENSITY RESIDENTIAL (R-5)

Christina explained that this was the rezoning of the same parcel from Polk County Residential Suburban (RS) to Low Density Residential (R-5) which allows smaller lot sizes and setbacks as well.

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

Motion by Commissioner Lynch and seconded by Vice-Mayor Summerlin to recommend for approval to the City Commission Ordinance No. 1120.

The Vice-Mayor noted that these would more than likely be 50' lots and asked if staff had looked at any plans on this parcel. Christina responded that they haven't yet but the owner wanted to keep their options open and wanted the flexibility.

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

7. ORDINANCE NO. 1127: PUBLIC HEARING AND REQUEST TO AMEND THE LAND DEVELOPMENT REGULATIONS; ADDING NON-PHOSPHATE MINING AND AMENDING EXCAVATION, BORROW PITS TO TABLE 3.07.00(B); AMENDING ARTICLE 4 REGULATIONS FOR SPECIFIC USES TO ADD A NEW SECTION TITLED NON-PHOSPHATE MINING; AND ADDING DEFINITIONS

Christina explained that this was amending the Land Development Regulations to add this specific type of use within the Industrial 1 and Industrial 2 Districts. This would allow the current use on the property and allow it to continue in the future.

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

Motion by Vice-Mayor Summerlin and seconded by Commissioner Clark to recommend to the City Commission approval of Ordinance No. 1127. Motion carried unanimously with no discussion.

8. ORDINANCE NO. 1131: PUBLIC HEARING AND REQUEST TO AMEND POLICIES 3.1(A)(1) AND 3.1(M) OF THE FUTURE LAND USE ELEMENTS OF THE COMPREHENSIVE PLAN; REVISING SPECIFIC POLICIES THAT LIMIT DENSITIES ON 6.58 ACRES WITHIN SITE 25 OF THE 2010 EVALUATION & APPRAISAL REPORT (EAR)

Christina advised that this ordinance amended the Future Land Use Elements of the Comp Plan relative to an ordinance that was approved in 2010 which limited the development potential of the area referred to as Site 25 due to limited water, wastewater, and transportation capacity at that time. She further added that the property owners of 1760 Horseshoe Creek Road have requested a text amendment to remove their property from this restriction to allow for additional development. This would amend the text of the current Comprehensive Plan by amending specific policies to permit up to a residential density of 3.0 dwelling units per acre applicable to this 6.58 acre parcel.

The 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. 1131. Motion carried unanimously with no discussion.

9. PUBLIC HEARING AND REQUEST TO APPROVE THE CAPRI VILLAGE PRELIMINARY PLAT

Christina explained that this was a request to approve the preliminary plat for Capri Village located at 317 North 10th Street. The proposed project would consist of 12 townhomes.

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

Motion by Commissioner Lynch and seconded by Commissioner Clark to send a recommendation to the City Commission to approve the Capri Village Preliminary Plat.

The Vice-Mayor noted that this would only have one entrance because there were only 12 units.

In answer to the Mayor's question, Christina responded that they would be one car garage units. She further informed Commissioner Lynch that the minimum size of the units was 750 square feet but could be larger.

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

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

Meeting adjourned at 6:42 p.m.

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


Raquel Castillo, City Clerk