

## Planning Commission Minutes of October 17, 2022

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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: Vice-Mayor Brynn Summerlin and Commission Members: Commissioner Bobby Lynch, Commissioner Tom Fellows and Commissioner Jeremy Clark. Also present: Assistant City Manager Steven Hunnicutt and City Attorney Tom Cloud (in at 6:35 p.m.). Absent and excused were Mayor H.B. Robinson and City Manager Kelly Callihan.

Vice-Mayor Summerlin declared a quorum present and opened the meeting.

### **BUSINESS**

**1. ORDINANCE NO. 1097: PUBLIC HEARING AND REQUEST TO APPROVE THE LAND USE PLANNED AMENDMENT (LUPA) TO 1735 NORTH BOULEVARD WEST FROM POLK COUNTY RESIDENTIAL LOW (RL-2) TO RESIDENTIAL LOW (RL)**

Planning Technician Christina Adams explained that this was a request to approve the Land Use Planned Amendment to 1735 North Boulevard West from Polk County Residential Low (RL-2) to Residential Low (RL).

The Vice-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 to approve Ordinance 1097. Motion carried unanimously with no discussion.

**2. ORDINANCE NO. 1098: PUBLIC HEARING AND REQUEST TO REZONE 1735 NORTH BOULEVARD WEST FROM POLK COUNTY RESIDENTIAL LOW (RL-2) TO RESIDENTIAL ESTATE 1 (RE-1)**

Christina explained that this was a request to approve the rezoning to 1735 North Boulevard West from Polk County Residential Low (RL-2) to Residential Estate 1 (RE-1).

The Vice-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 Ordinance No. 1098. Motion carried unanimously with no discussion.

**3. ORDINANCE NO. 1106: PUBLIC HEARING AND REQUEST TO APPROVE THE LAND USE PLANNED AMENDMENT (LUPA) TO 605 HORSESHOE CREEK ROAD (PARCEL ID NO: 272711-734500-030300 & 0 FINNEY ROAD (PARCEL ID NO: 272711-735500-000140) FROM POLK COUNTY RESIDENTIAL MEDIUM (RM) AND RESIDENTIAL SUBURBAN (RS) TO RESIDENTIAL LOW (RL)**

Christina explained that this was a request to approve the Land Use Planned Amendment to 605 Horseshoe Creek Road and 0 Finney Road from Polk County Residential Medium (RM) and Residential Suburban to Residential Low (RL).

The Vice-Mayor opened the Public Hearing.

Denny McKnight of 601 Horseshoe Creek Road asked for an explanation of the Residential Low classification. Christina answered that this classification was the lowest residential land use category and allowed up to 4.99 dwelling units per acre. Mr. McKnight further asked if the city was going to supply water and sewer to them. The Vice-Mayor answered that they were.

There being no one else, the Vice-Mayor closed the Public Hearing and entertained a motion.

**Motion** by Commissioner Fellows and seconded by Commissioner Clark to recommend to the City Commission approval of Ordinance No. 1106. Motion carried unanimously with no discussion.

**4. ORDINANCE NO. 1107: PUBLIC HEARING AND REQUEST TO REZONE 605 HORSESHOE CREEK ROAD (PARCEL ID NO: 272711-734500-030300 & 0 FINNEY ROAD (PARCEL ID NO: 272711-735500-000140) FROM POLK COUNTY RESIDENTIAL MEDIUM (RM) AND RESIDENTIAL SUBURBAN (RS) TO PLANNED UNIT DEVELOPMENT (PUD)**

Christina explained that this was a request to approve the rezoning of the same parcel from Polk County Residential Medium (RM) and Residential Suburban (RS) to Planned Unit Development (PUD).

The Vice-Mayor opened the Public Hearing.

Denny McKnight of 601 Horseshoe Creek Road asked for an explanation of the PUD classification. Christina responded that this was the zoning request, which they still couldn't go over the 4.99 dwelling units per acre but it gave them a little bit of flexibility on how they designed the development.

The Vice-Mayor asked Mr. McKnight to go by the Planning office and look at the masterplan for this project. In the audience, Building Official Bill Nolen shared that there would be a mix of townhomes and single-family homes.

Raymond also pointed out the access points to the subdivision.

There being no one else, the Vice-Mayor closed the Public Hearing and entertained a motion.

**Motion** by Commissioner Fellows and seconded by Commissioner Lynch to recommend to the City Commission approval of Ordinance No. 1107. Motion carried unanimously with no further discussion.

**5. ORDINANCE NO. 1111: PUBLIC HEARING AND REQUEST TO UPDATE THE LAND DEVELOPMENT REGULATIONS TO PROVIDE CLARIFICATION TO REGULATIONS**

Christina explained that this was a request to approve updates to the Land Development Regulation. Staff had identified items in which amendments were needed to provide clarification.

These include items such as:

- Adjusting minimum lot sizes
- Changes to definitions
- Changes to Dimension Table
- Changes to names of City Positions
  - Code Enforcement Officer
  - Public Services Director
- Changes to accessory buildings section
- Changes to Maintenance Bond Amount and others

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

**Motion** by Commissioner Clark and seconded by Commissioner Fellows to recommend to the City Commission Ordinance No. 1111 for approval.

In answer to the Vice-Mayor's inquiry regarding the Maintenance Bond amount, Christina responded that this was to clarify the percentage and how much the maintenance bond amount needed to be.

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

There being no other business, a motion to adjourn was made by Commissioner Lynch and seconded by Commissioner Clark. Motion carried unanimously.

Meeting adjourned at 6:42 p.m.

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

  
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Raquel Castillo, City Clerk