

# Planning Commission Meeting Minutes of September 22, 2022

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Minutes of the Planning Commission Meeting of the City of Davenport, Florida, held Thursday, September 8, 2022 at 6:38 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 Commissioner Tom Fellows. Also present: City Manager Kelly Callihan and City Attorney Tom Wilkes. Absent were Commissioner Bobby Lynch and Commissioner Jeremy Clark.

Mayor Robinson declared a quorum present and opened the meeting.

## **BUSINESS**

**1. ORDINANCE NO. 1085: PUBLIC HEARING AND REQUEST TO APPROVE THE LAND USE PLANNED AMENDMENT (LUPA) TO REEDY ISLE SUBDIVISION FROM POLK COUNTY LEISURE/RECREATION (LR), RESIDENTIAL HIGH (RH), RESIDENTIAL MEDIUM (RM), AND AGRICULTURE/RURAL RESIDENTIAL (A/RR) TO RESIDENTIAL LOW (RL)**

City Planner Raymond Perez explained that this was a request to assigned the Land Use Planned Amendment classification to the Reedy Isle Subdivision from Polk County Leisure/Recreation (LR, Residential High (RH), Residential Medium (RM) and Agriculture/Rural Residential (A/RR) to Residential Low (RL)

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

**Motion** by Commissioner Fellows and seconded by Mayor Robinson to recommend to the City Commission approval of Ordinance No. 1085. Motion carried unanimously with no discussion.

For the record Vice-Mayor Summerlin announced that he owned property adjacent to this property which could result in a private gain and therefore had to recuse from any discussion or voting on Ordinance 1085 and Ordinance 1086.

**2. ORDINANCE NO. 1086: PUBLIC HEARING AND REQUEST TO REZONE REEDY ISLE SUBDIVISION FROM POLK COUNTY LEISURE/RECREATION (LR), RESIDENTIAL HIGH (RH), RESIDENTIAL MEDIUM (RM), AND AGRICULTURE/RURAL RESIDENTIAL (A/RR) TO PLANNED UNIT DEVELOPMENT (PUD)**

Raymond explained that this was a rezoning request on the same property from Polk County Leisure/Recreation (LR), Residential High (RH), Residential Medium (RM), and Agriculture/Rural Residential (A/RR) to Planned Unit Development.

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

**Motion** by Commissioner Fellows and seconded by Mayor Robinson to recommend to the City Commission approval of Ordinance No. 1086. Motion carried unanimously with no discussion.

**3. ORDINANCE NO. 1088: PUBLIC HEARING AND REQUEST TO APPROVE THE LAND USE PLANNED AMENDMENT (LUPA) TO 810 HOLLY HILL ROAD FROM POLK COUNTY RESIDENTIAL LOW (RL-2) TO RESIDENTIAL LOW (RL)**

Raymond explained that this was the Land Use Planned Amendment to 810 Holly Hill Road from Polk County Residential Low (RL-2) to Residential Low (RL).

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 approval of Ordinance No. 1088. Motion carried unanimously with no discussion.

**4. ORDINANCE NO. 1089: PUBLIC HEARING AND REQUEST TO REZONE 810 HOLLY HILL ROAD FROM POLK COUNTY RESIDENTIAL LOW (RL-2) TO RESIDENTIAL ESTATE 1 (RE-1)**

Raymond explained that this was the rezoning of 810 Holly Hill Road from Polk County Residential Low (RL-2) to Residential Estate 1 (RE-1).

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. 1089. Motion carried unanimously with no discussion.

**5. ORDINANCE NO. 1090: PUBLIC HEARING AND REQUEST TO APPROVE THE LAND USE PLANNED AMENDMENT (LUPA) 314 NORTH BOULEVARD WEST FROM POLK COUNTY RESIDENTIAL LOW (RL-1) TO RESIDENTIAL LOW (RL)**

Raymond explained that this was the Land Use Planned Amendment to 314 North Boulevard West from Polk County Residential Low (RL-1) to Residential Low (RL).

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 approval of Ordinance No. 1090. Motion carried unanimously with no discussion.

**6. ORDINANCE NO. 1091: PUBLIC HEARING AND REQUEST TO REZONE 314 NORTH BOULEVARD WEST FROM POLK COUNTY RESIDENTIAL LOW (RL-1) TO RESIDENTIAL ESTATE 1 (RE-1)**

Raymond explained that this was the rezoning of the same property from Polk County Residential Low (RL-1) to Residential Estate 1 (RE-1).

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. 1091. Motion carried unanimously with no discussion.

**7. ORDINANCE NO. 1092: PUBLIC HEARING AND REQUEST TO APPROVE THE LAND USE PLANNED AMENDMENT (LUPA) TO 808 KINGHAM FROM POLK COUNTY RESIDENTIAL LOW (RL-1) TO RESIDENTIAL LOW (RL)**

Raymond explained that this was a request for a Land Use Planned Amendment to 808 Kingham Road from Polk County Residential Low (RL-1) to Residential Low (RL).

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 approval of Ordinance No. 1092. Motion carried unanimously with no discussion.

**8. ORDINANCE NO. 1093: PUBLIC HEARING AND REQUEST TO REZONE 808 KINGHAM FROM POLK COUNTY RESIDENTIAL LOW (RL-1) TO RESIDENTIAL 3 (R-3)**

Raymond explained that this was the rezoning of 808 Kingham Road from Polk County Residential Low (RL-1) to Residential 3 (R-3).

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. 1093. Motion carried unanimously with no discussion.

**9. ORDINANCE NO. 1094: PUBLIC HEARING AND REQUEST TO APPROVE THE LAND USE PLANNED AMENDMENT (LUPA) TO 1721 LAKEWOOD ROAD FROM POLK COUNTY RESIDENTIAL SUBURBAN (RS) TO RESIDENTIAL LOW (RL)**

Raymond explained that this was a Land Use Planned Amendment of 1721 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 Vice-Mayor Summerlin and seconded by Commissioner Fellows to recommend to the City Commission approval of Ordinance No. 1094. Motion carried unanimously with no discussion.

**10. ORDINANCE NO. 1095: PUBLIC HEARING AND REQUEST TO REZONE 1721 LAKEWOOD ROAD FROM POLK COUNTY RESIDENTIAL SUBURBAN (RS) TO RESIDENTIAL ESTATES (RE-1)**

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

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. 1095. Motion carried unanimously with no discussion.

**11. REQUEST TO CONSIDER THE PRELIMINARY PLAT FOR THE PROPOSED HARTFORD TERRACE PLANNED UNIT DEVELOPMENT (PUD)**

Raymond explained that this was a request to consider the preliminary plat for the Hartford Terrace Planned Unit Development. He further noted that it was going through the City of Haines City and the County for review. As a courtesy, City staff was reviewing the preliminary plat. Raymond advised that this would be built in three phases, with this presentation being

Phase 1. Raymond proceeded to outline the specifics of the subdivision, further noting that it met the three (3) access point requirement of a subdivision of this size. Raymond also explained that since it was approved in the County, it contained 40' lots and some 50' and 60' lots. He also stressed that they would have conditions that had to be met on the 40' lots.

The City Manager also shared that this property was inside the City but was in the City of Haines City's service area.

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 the Preliminary Plat for Hartford Terrace.

For clarity, Raymond outlined the future access points for Vice-Mayor Summerlin.

There being no further 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 seconded by Commissioner Fellows. Motion carried unanimously.

Meeting adjourned at 7:00 p.m.

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

  
Raquel Castillo, City Clerk