



CITY OF DAVENPORT, FLORIDA  
PLANNING COMMISSION MEETING AGENDA – NOVEMBER 17, 2025

TIME: 6:00 P.M.  
LOCATION: CITY COMMISSION CHAMBERS  
1 SOUTH ALLAPAHA AVENUE

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MAYOR BRYNN SUMMERLIN, VICE-MAYOR JEREMY CLARK  
COMMISSIONERS TOM FELLOWS, LINDA ROBINSON, DONNA FELLOWS-COFFEY

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CALL TO ORDER

ROLL CALL

BUSINESS

1. ORDINANCE NO. 1419: PUBLIC HEARING AND REQUEST TO RECOMMEND AMENDING THE TEXT AND MAPS OF THE CITY OF DAVENPORT COMPREHENSIVE PLAN CONSISTENT WITH THE 2024 EVALUATION AND APPRAISAL (EAR) LETTER; PROVIDING FOR TRANSMITTAL TO FLORIDA COMMERCE FOR REVIEW AND COMPLIANCE
2. ORDINANCE NO. 1420: PUBLIC HEARING AND REQUEST TO RECOMMEND ASSIGNING THE LAND USE CLASSIFICATION TO 120 ALTA VISTA WAY FROM COUNTY RESIDENTIAL MEDIUM (RM) TO CITY RESIDENTIAL LOW (RL) – (OWNER OF RECORD: ALLIANCE TERRANOVA GROUP LLC)
3. ORDINANCE NO. 1421: PUBLIC HEARING AND REQUEST TO RECOMMEND ASSIGNING THE ZONING CLASSIFICATION TO 120 ALTA VISTA WAY FROM COUNTY RESIDENTIAL MEDIUM (RM) TO LOW DENSITY RESIDENTIAL (R-5) OWNER OF RECORD: ALLIANCE TERRANOVA GROUP LLC)
4. ORDINANCE NO. 1422: PUBLIC HEARING AND REQUEST TO RECOMMEND ASSIGNING THE LAND USE CLASSIFICATION TO 200 PALM RAMBLE WAY FROM COUNTY RESIDENTIAL MEDIUM (RM) TO CITY RESIDENTIAL LOW (RL) – (OWNER OF RECORD: ALLIANCE TERRANOVA GROUP LLC)
5. ORDINANCE NO. 1423: PUBLIC HEARING AND REQUEST TO RECOMMEND ASSIGNING THE ZONING CLASSIFICATION TO 200 PALM RAMBLE WAY FROM COUNTY RESIDENTIAL MEDIUM (RM) TO LOW DENSITY RESIDENTIAL (R-5) OWNER OF RECORD: ALLIANCE TERRANOVA GROUP LLC)
6. ORDINANCE NO. 1424: PUBLIC HEARING AND REQUEST TO RECOMMEND ASSIGNING THE LAND USE CLASSIFICATION TO 204 PALM RAMBLE WAY FROM COUNTY RESIDENTIAL MEDIUM (RM) TO CITY RESIDENTIAL LOW (RL) – (OWNER OF RECORD: ALLIANCE TERRANOVA GROUP LLC)
7. ORDINANCE NO. 1425: PUBLIC HEARING AND REQUEST TO RECOMMEND ASSIGNING THE ZONING CLASSIFICATION TO 204 PALM RAMBLE WAY FROM COUNTY RESIDENTIAL MEDIUM (RM) TO LOW DENSITY RESIDENTIAL (R-5) OWNER OF RECORD: ALLIANCE TERRANOVA GROUP LLC)

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8. ORDINANCE NO. 1426: PUBLIC HEARING AND REQUEST TO RECOMMEND ASSIGNING THE LAND USE CLASSIFICATION TO 208 PALM RAMBLE WAY FROM COUNTY RESIDENTIAL MEDIUM (RM) TO CITY RESIDENTIAL LOW (RL) – (OWNER OF RECORD: ALLIANCE TERRANOVA GROUP LLC)
9. ORDINANCE NO. 1427: PUBLIC HEARING AND REQUEST TO RECOMMEND ASSIGNING THE ZONING CLASSIFICATION TO 208 PALM RAMBLE WAY FROM COUNTY RESIDENTIAL MEDIUM (RM) TO LOW DENSITY RESIDENTIAL (R-5) OWNER OF RECORD: ALLIANCE TERRANOVA GROUP LLC)
10. ORDINANCE NO. 1428: PUBLIC HEARING AND REQUEST TO RECOMMEND ASSIGNING THE LAND USE CLASSIFICATION TO 201 PALM RAMBLE WAY FROM COUNTY RESIDENTIAL MEDIUM (RM) TO CITY RESIDENTIAL LOW (RL) – (OWNER OF RECORD: ALLIANCE TERRANOVA GROUP LLC)
11. ORDINANCE NO. 1429: PUBLIC HEARING AND REQUEST TO RECOMMEND ASSIGNING THE ZONING CLASSIFICATION TO 201 PALM RAMBLE WAY FROM COUNTY RESIDENTIAL MEDIUM (RM) TO LOW DENSITY RESIDENTIAL (R-5) OWNER OF RECORD: ALLIANCE TERRANOVA GROUP LLC)
12. ORDINANCE NO. 1430: PUBLIC HEARING AND REQUEST TO RECOMMEND ASSIGNING THE LAND USE CLASSIFICATION TO 205 PALM RAMBLE WAY FROM COUNTY RESIDENTIAL MEDIUM (RM) TO CITY RESIDENTIAL LOW (RL) – (OWNER OF RECORD: ALLIANCE TERRANOVA GROUP LLC)
13. ORDINANCE NO. 1431: PUBLIC HEARING AND REQUEST TO RECOMMEND ASSIGNING THE ZONING CLASSIFICATION TO 205 PALM RAMBLE WAY FROM COUNTY RESIDENTIAL MEDIUM (RM) TO LOW DENSITY RESIDENTIAL (R-5) OWNER OF RECORD: ALLIANCE TERRANOVA GROUP LLC)
14. ORDINANCE NO. 1432: PUBLIC HEARING AND REQUEST TO RECOMMEND ASSIGNING THE LAND USE CLASSIFICATION TO PALM STREET (272703-717500-032010) FROM CITY RESIDENTIAL LOW (RL) TO CITY GOVERNMENT/INSTITUTIONAL (GI) – (OWNER OF RECORD: CITY OF DAVENPORT)
15. ORDINANCE NO. 1433: PUBLIC HEARING AND REQUEST TO RECOMMEND ASSIGNING THE ZONING CLASSIFICATION TO PALM STREET (272703-717500-032010) FROM CITY TRADITIONAL NEIGHBORHOOD (TN-2) TO CITY PUBLIC INSTITUTIONAL (PI-2) - (OWNER OF RECORD: CITY OF DAVENPORT)

Any person desiring to appeal any decision made by the City Commission, with respect to any matter considered at such meeting or hearing, will need a record of the proceedings, and for such purposes, must insure that a verbatim record and transcript of the proceeding is made in a form acceptable for official court proceedings, which record includes the testimony and evidence upon which the appeal is to be based. It shall be the responsibility of the person desiring to appeal any decision to prepare a verbatim record and transcript at his/her own expense, as the City does not provide one.

**ATTN: PERSONS WITH DISABILITIES.** In accordance with the American with Disabilities Act and Section 286.26, Florida Statutes, persons needing special accommodations to participate in this proceeding shall, at least forty-eight (48) hours prior to the meeting, provide a written request to the Office of the City Clerk. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1 or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice).