

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF SEPTEMBER 25, 2025
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

1. **CALL TO ORDER**

2. **CALL OF ROLL**

3. **APPROVAL OF MINUTES**: Review of minutes of the regular meeting of August 28, 2025.

4. **PUBLIC PARTICIPATION**

5. **OLD BUSINESS**:

A. **PTAC COMPANIES OFFICE BUILDING SITE PLAN REVIEW**:

1. **File SP25-09:**

Site: PTAC Companies Office Building

Zoning(s): *B-1(a), Limited Local Business*

Area: 1.21 Acres $\pm$

Location: Southeast corner of Main Street and Van Avenue

Owner: PTAC Ventures, Inc. - Jordan Watkins

Engineer: Lieb Engineering - Chris Lieb

B. **OAK GROVE ESTATES MASTER PLAN AMENDMENT**:

1. **File MPA25-01: (Withdrawn at the request of the applicant)**

Presentation to be given by Jason Wooten, Wooten Engineering, requesting an amendment to the master plan of Oak Grove Estates.

6. **NEW BUSINESS**:

A. **SABAL AT FISH RIVER MASTER PLAN REVIEW, MODIFICATION TO THE WETLAND BUFFER REQUIREMENT, AND SABAL AT FISH RIVER, PHASE 1 PRELIMINARY PLAT**:

1. **File MPR25-04:**

Presentation to be given by Austin Lutz, Engineering Design Group, requesting master plan revision of Sabal at Fish River Subdivision.

2. **File AP25-11:**

Request for modification to the wetland buffer requirement.

3. **File SDP25-12: (PUBLIC HEARING)**

Subdivision: Sabal at Fish River, Phase 1

Zoning: *PUD, Planned Unit Development*

Location: Five hundred feet northeast of the intersection of County Road 64 and Dixon Lane

Area: 190.78 Acres $\pm$, 215 single family residential lots

Owner: East Fish River, LLC - Richard Inge

Developer: Gaskin Banks, LLC - Todd Malphrus

Surveyor: Engineering Design Group - Craig Johnson

Engineer: Engineering Design Group - Austin Lutz

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B. ELECTION OF 2025-2026 OFFICERS

7. ATTORNEY'S REPORT

8. COMMISSIONER'S COMMENTS

9. DIRECTOR'S COMMENTS

10. ADJOURNMENT