

**CITY OF DAPHNE**  
**PLANNING COMMISSION AGENDA**  
**REGULAR MEETING OF OCTOBER 23, 2025**     Draft 10/10/2025  
**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 September 25, 2025.
  
4.     **PUBLIC PARTICIPATION**
  
5.     **OLD BUSINESS:**
  - A.     **SABAL AT FISH RIVER MASTER PLAN REVIEW, PLANNING COMMISSION APPROVAL 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 AP25-16:**

**Presentation to be given by Austin Lutz, Engineering Design Group, to request Planning Commission approval of a low-pressure system in lieu of the approved gravity sewer system. Reference LUDO Section 11-13(a) (2).**
  
    3.     **File SDP25-12:**

**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 ±, 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
  
6.     **NEW BUSINESS:**
  - A.     **ROWAN OAK:**
    1.     **File MPA25-03:**

**Presentation to be given by Chloe Kelly, representative of 68 Ventures, requesting a modification of the Rowan Oak PUD Master Plan.**
  
    2.     **File AP25-13:**

**Presentation to be given by Chloe Kelly, representative of 68 Ventures, requesting an amendment to the Rowan Oak PUD Narrative.**

**CITY OF DAPHNE**  
**PLANNING COMMISSION AGENDA**  
**REGULAR MEETING OF OCTOBER 23, 2025**  
**COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.**

---

Draft 10/10/2025

**B. OFFICIAL ZONING AND STREET MAP UPDATE:**

**1. File AP25-14 - Maps:**

Presentation to be given by Community Development staff of proposed amendments to the Official Zoning Map and the Official Street Map.

**C. SHORE LIGHT BAPTIST CHURCH REQUEST FOR AN EXEMPTION TO THE SIDEWALK REQUIREMENT:**

**1. File AP25-15 - Sidewalk:**

Presentation by Andrew Terrell, Shore Light Baptist Church, requesting an exemption from sidewalk requirements in accordance with Section 11-11(f) of the Land Use and Development Ordinance, as it pertains to the required six-foot-wide sidewalk along Profit Drive.

**7. ATTORNEY'S REPORT**

**8. COMMISSIONER'S COMMENTS**

**9. DIRECTOR'S COMMENTS**

**10. ADJOURNMENT**