

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF OCTOBER 23, 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: (Tabled by the applicant until the regular meeting of November 20, 2025)**

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

2. **File AP25-17: (Tabled by the applicant until the regular meeting of November 20, 2025)**

Presentation to be given by Austin Lutz, representative of Engineering Design Group, requesting an amendment to the East Fish River PUD Narrative.

3. **File AP25-16: (Tabled by the applicant until the regular meeting of November 20, 2025)**

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).

4. **File SDP25-12: (Tabled by the applicant until the regular meeting of November 20, 2025)**

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.

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2. File AP25-13:

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

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