CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF NOVEMBER 20, 2025 **Draft 11/10/2025**
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

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1. CALL TO ORDER

2. CALL OF ROLL

3. APPROVAL OF MINUTES: Review of minutes of the regular meeting of October 23, 2025.

4. PUBLIC PARTICIPATION

5. OLD BUSINESS:

A. OAK GROVE ESTATES MASTER PLAN AMENDMENT:

1. File MPA25-01:

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

B. 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 December 18, 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 December 18, 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 December 18, 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 December 18, 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 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. (GRINDSTONE MASTER PLAN AMENDMENT), BELTERRA MASTER PLAN REVIEW, BELTERRA, PHASES 1 AND 2 PRELIMINARY SUBDIVISION PLATS:

1. File MPR25-05:

Presentation to be given by Dwayne Smith, Anchor Engineering, requesting master plan review of Belterra.

2. File SDP25-13: **(PUBLIC HEARING)**

Subdivision: **Belterra, Phase 1**

Zoning*:** ***R-6(G), Garden or Patio Home

Location: East of Well Road and County Road 13
Area: 38 Acres ±, (89) lots
Owner(s): Ann E. Bergin and Teresa Warner
Developer: KAD Properties, LLC. - Dwayne Smith
Engineer: Anchor Engineering - Dwayne Smith

3. File SDP25-14: **(PUBLIC HEARING)**

Subdivision: **Belterra, Phase 2**

Zoning*:** ***R-6(G), Garden or Patio Home

Location: East of Well Road and County Road 13
Area: 11.9 Acres ±, (34) lots
Owner(s): Ann E. Bergin and Teresa Warner
Developer: KAD Properties, LLC - Dwayne Smith
Engineer: Anchor Engineering - Dwayne Smith

B. ROWAN OAK PRELIMINARY SUBDIVISION PLAT REVIEW:

1. File SDP25-15: **(PUBLIC HEARING)**

Subdivision: The Hamlet at Rowan Oak, Phase 1

Zoning*:** ***PUD, Planned Unit Development

Location: Southwest of the intersection of Milton Jones and County Road 13
Area: 45.80 Acres ±, (91) lots
Owner: Sharon, John Christopher, Frederick and Thomas Boni
Developer: 68 Ventures - Chloe Kelly
Surveyor: S.E. Civil - David Diehl
Engineer: S.E. Civil - Dave Lavery

7. ATTORNEY'S REPORT

8. COMMISSIONER'S COMMENTS

9. DIRECTOR'S COMMENTS

10. ADJOURNMENT