

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF NOVEMBER 20, 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 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.

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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 \pm , (89) lots
Owner(s): Ann McDonald 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 \pm , (34) lots
Owner(s): Ann McDonald 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 \pm , (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