

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF DECEMBER 18, 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 November 20, 2025.

4. **PUBLIC PARTICIPATION**

5. **OLD BUSINESS**:

A. **SABAL AT FISH RIVER MASTER PLAN REVIEW, EAST FISH RIVER PUD MODIFICATION, PLANNING COMMISSION APPROVAL AND SABAL AT FISH RIVER, PHASE 1 PRELIMINARY SUBDIVISION PLAT REVIEW:**

1. **File MPR25-04:**

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

2. **File AP25-17:**

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:**

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:**

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
Surveyor: Engineering Design Group - Craig Johnson
Engineer: Engineering Design Group - Austin Lutz

6. **NEW BUSINESS**:

A. **EASTERN SHORE TOYOTA TEST TRACK SITE PLAN REVIEW:**

1. **File SP25-10:**

Site: Eastern Shore Toyota Test Track

Zoning(s): *B-2, General Business*

Area: 9.26 Acres ±
Location: Southeast of the intersection of Renaissance Boulevard and Frederick Boulevard
Owner: Esfahani Real Estate Holdings of Alabama, LLC. - John Curry
Engineer: Goodwyn, Mills & Cawood - Amanda Thompson

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B. ROWAN OAK PRELIMINARY/FINAL AND PRELIMINARY SUBDIVISION PLATS REVIEW:

1. File SDPF25-04: (PUBLIC HEARING)

Subdivision: Rowan Oak Parcel Division

Zoning: PUD, Planned Unit Development

Location: Southwest of the intersection of Milton Jones and County Road 13
Area: 117.30 Acres ±, (5) lots
Owner: 68V Land Holdings, Sharon, John Christopher, Frederick, and Thomas Boni
Agent: S. E. Civil - Arthur Johnson
Developer: 68 Ventures - Chloe Kelly
Surveyor: S.E. Civil - David Diehl

2. File SDP25-13: (PUBLIC HEARING)

Subdivision: The Hamlet at Rowan Oak, Phase 2

Zoning: PUD, Planned Unit Development

Location: Southwest of the intersection of Milton Jones and County Road 13
Area: 27.96 Acres ±, (71) lots
Owner: Sharon, John Christopher, Frederick and Thomas Boni
Agent: S. E. Civil - Aaron Collins
Developer: 68 Ventures - Chloe Kelly
Surveyor: S.E. Civil - David Diehl
Engineer: S.E. Civil - Dave Lavery

3. File SDP25-14: (PUBLIC HEARING)

Subdivision: The Hamlet at Rowan Oak, Phase 3

Zoning: PUD, Planned Unit Development

Location: Southwest of the intersection of Milton Jones and County Road 13
Area: 9.24 Acres ±, (30) 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

B. JOSEPH A. ALLEGRI JR PROPERTIES II, LLC, JERRY VOLOVECKY SR, LOUISE VOLOVECKY, AND SE FAMILY LIMITED PARTNERSHIP COMPREHENSIVE PLAN AMENDMENT, PRE-ZONING AMENDMENT AND ANNEXATION PETITION:

1. CPA25-01: (PUBLIC HEARING)

Presentation to be given by Mark Gonzalez or Kirk Eaton, Gonzalez-Strength, requesting that the Planning Commission consider an amendment to the Envision Daphne 2042 Comprehensive Plan:

- (a) Land located northwest of the intersection of County Road 64 and Alabama Highway 181 (PPIN#44044, 307152, and 393) from:**

Present Placetype: Traditional Neighborhood Development

Proposed Placetype: Mixed Use Corridor

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2. File PZA25-03:

(PUBLIC HEARING)

Applicant: Joseph A. Allegri Jr Properties II, LLC, Jerry Volovecky Sr, Louise Volovecky and SE Family Limited Partnership

Present Zoning: *B-3, General Business, and RA, Rural Agricultural, Baldwin County District 15*

Proposed Zoning: *PUD, Planned Unit Development*

Area: 31.76 Acres ±

Location: Northwest of County Road 64 and Alabama Highway 181

Owner: Joseph A. Allegri Jr Properties II, LLC, Jerry Volovecky Sr, Louise Volovecky, and SE Family Limited Partnership

Agent: Gonzalez-Strength - Mark Gonzalez or Kirk Eaton

3. ANX25-03:

A presentation to be given by Mark Gonzalez or Kirk Eaton, Gonzalez-Strength, requesting annexation of a thirty-one point seven-six acre parcel owned by Joseph A. Allegri Jr Properties II, LLC, Jerry Volovecky Sr, Louise Volovecky, and SE Family Limited Partnership located northeast of County Road 64 and Alabama Highway 181. The subject property is currently zoned B-3, General Business, and RA, Rural Agricultural, Baldwin County District 15.

D. OBAMA, LLC ZONING AMENDMENT:

1. File ZA25-01:

(PUBLIC HEARING)

Applicant: Obama, LLC

Present Zoning: *B-3, Professional Business*

Proposed Zoning: *B-1, Local Business*

Location: Southeast of Main Street and Van Avenue

Area: 1.17 Acres ±

Agent: Lieb Engineering - Chris Lieb

Owner: Obama, LLC - Michael Andreoli

F. STREET ACCEPTANCE PETITION:

File AP25-18:

Presentation to be given by Bonnie Hebert, President of the D'Olive Creek Estates Property Owners Association, requests the donation and dedication and acceptance of Hidden Creek Circle as a publicly maintained street and right-of-way.

7. **ATTORNEY'S REPORT**

8. **COMMISSIONER'S COMMENTS**

8. **DIRECTOR'S COMMENTS**

10. **ADJOURNMENT**