

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF JUNE 25, 2026 Draft 06/12/2026
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 May 28, 2026.
4. **PUBLIC PARTICIPATION**
5. **OLD BUSINESS:**
 - A. **EAST FISH RIVER II PRELIMINARY/FINAL PLAT AND SABAL AT FISH RIVER, PHASE 1A PRELIMINARY PLAT REVIEW:**
 1. **File SDPF26-01:**

Subdivision: East Fish River II

Zoning: *PUD, Planned Unit Development*

Location: Five hundred feet northeast of the intersection of County Road 64 and Dixon Lane

Area: 510.16 Acres \pm , (3) lots

Owner: East Fish River, LLC - Richard Inge

Developer: Gaskin Banks - Todd Malphrus

Surveyor: Engineering Design Group - Michael Johnson
 2. **File SDP26-04:**

Subdivision: Sabal at Fish River, Phase 1A

Zoning: *PUD, Planned Unit Development*

Location: Five hundred feet northeast of the intersection of County Road 64 and Dixon Lane

Area: 103 Acres \pm , 94 lots

Owner: East Fish River, LLC - Richard Inge

Developer: Gaskin Banks - Todd Malphrus

Surveyor: Engineering Design Group - Craig Johnson

Engineer: Engineering Design Group - Austin Lutz
6. **NEW BUSINESS:**
 - A. **PARADISO PRELIMINARY PLAT REVIEW AND PLANNING COMMISSION APPROVAL OF A LOW SANITARY SEWER SYSTEM:**
 1. **File AP25-11:** **(PUBLIC HEARING)**

Presentation to be given by Aaron Collins, Dewberry, to request Planning Commission Approval of a low-pressure sewer system in lieu of the approved gravity sewer system. Reference LUDO Section 11-13(a) (2).

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2. File SDP26-05:

(PUBLIC HEARING)

Subdivision: Paradiso

Zoning: *R-2, Medium Density Single Family*

Location: Southwest of Main Street and Jackson Oak Drive

Area: 12.36 Acres ±, 12 lots

Owner: C.T. Morgan, LLC - R. S. Morgan

Surveyor: Dewberry - Victor Germain

Agent: Dewberry - Aaron Collins

Engineer: Dewberry - Jason Estes

7. ATTORNEY'S REPORT

8. COMMISSIONER'S COMMENTS

9. DIRECTOR'S COMMENTS

10. ADJOURNMENT