

**CITY OF DAPHNE**  
**PLANNING COMMISSION AGENDA**  
**REGULAR MEETING OF JUNE 25, 2026**  
**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 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 REQUEST FOR PLANNING COMMISSION APPROVAL OF A LOW-PRESSURE SEWER SYSTEM AND PRELIMINARY PLAT REVIEW:**

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**