

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF AUGUST 27, 2026 Draft 08/17/2026
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

1. **CALL TO ORDER**
2. **CALL OF ROLL**
3. **APPROVAL OF MINUTES**
4. **PUBLIC PARTICIPATION**
5. **OLD BUSINESS:**

A. **PARADISO PRELIMINARY PLAT REVIEW:**

1. **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 $\pm$, 12 lots

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

 Surveyor: Dewberry - Victor Germain

 Agent: Dewberry - Aaron Collins

 Engineer: Dewberry - Logan Dunn

6. **NEW BUSINESS:**

A. **THE FORTUNA HOTEL SITE PLAN REVIEW:**

1. **File SP26-09:**

Applicant: **The Fortuna Hotel**

Zoning: ***B-2, General Business***

 Location: Northeast of the intersection of Main Street and Daphne Avenue

 Area: 2.00 Acres $\pm$

 Owner: Piazza Olde Towne Investments 2023, LLC and 68V OTDMU 2024, LLC

 Developer: TFH Daphne 2026, LLC - Caldwell Cunningham

 Engineer: S.E. Civil - Larry Smith

B. **WALMART NEIGHBORHOOD MARKET #9578 AND FUEL STATION SITE PLAN REVIEW:**

1. **File SP26-10:**

Applicant: **Walmart Neighborhood Market #9578**

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

 Location: Northwest of County Road 64 and Alabama Highway 181

 Area: 8.05 Acres $\pm$

 Owner: Walmart Real Estate Business Trust, A Delaware Statutory Trust

 Engineer: Carlson Consulting - Jose Boinfasi

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2. File SP26-11:

Applicant: **Walmart Neighborhood Market #9578 Fuel Station**

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

Location: Northwest of County Road 64 and Alabama Highway 181

Area: 1.65 Acres ±

Owner: Walmart Real Estate Business Trust, A Delaware Statutory Trust

Engineer: Carlson Consulting - Jose Boinfasi

7. ATTORNEY'S REPORT

8. COMMISSIONER'S COMMENTS

9. DIRECTOR'S COMMENTS

10. ADJOURNMENT