

CITY OF DAPHNE
1705 MAIN STREET, DAPHNE, AL
CITY COUNCIL BUSINESS MEETING AGENDA
May 17, 2021
6:00 P.M.

1. **CALL TO ORDER**
2. **ROLL CALL**
INVOCATION Paul Childs, St. Stephen's Charismatic Episcopal Church
PLEDGE OF ALLEGIANCE

RECOGNITION: Fire Department Promotions

PUBLIC HEARING: Jubilee Farms PUD Standards Modification
3. **APPROVE MINUTES:** May 3, 2021 regular meeting
4. **REPORTS OF STANDING COMMITTEES**
 - A. **FINANCE COMMITTEE** – Conaway
 - B. **BUILDINGS & PROPERTY COMMITTEE** – Phillips
Review the minutes from the April 12th meeting and the April Building Report.
Permits Issues: 373
New Residential Home Permits: 32
Total Fees: \$80,088.89
 - C. **PUBLIC SAFETY COMMITTEE** – Hughes
 - D. **CODE ENFORCEMENT/ORDINANCE COMMITTEE** – Olen
 - E. **PUBLIC WORKS COMMITTEE** – Coleman
Review the minutes from the April 6th meeting.
5. **REPORTS OF SPECIAL BOARDS & COMMISSIONS**
 - A. **BOARD OF ZONING ADJUSTMENTS** – Adrienne Jones
 - B. **DOWNTOWN REDEVELOPMENT AUTHORITY** – Conaway
 - C. **INDUSTRIAL DEVELOPMENT BOARD** – Scott
 - D. **LIBRARY BOARD** –Phillips
 - E. **PLANNING COMMISSION** – Olen
 - F. **RECREATION BOARD** – Hughes
 - G. **UTILITY BOARD** – Goodlin
6. **PUBLIC PARTICIPATION**
7. **MAYOR'S REPORT**
8. **CITY ATTORNEY REPORT**

City Council Agenda – May 17, 2021

9. DEPARTMENT HEAD REPORTS

10. CITY CLERK’S REPORT

MOTION to eliminate the requirement that individuals wear a mask or face covering while in any City of Daphne owned and operated indoor facilities, effective immediately.

11. RESOLUTIONS & ORDINANCES

A. RESOLUTIONS:

B. 2nd READ ORDINANCES:

2021-20 – Appropriation – South Main Gateway Addition - \$15,000

2021-21 – Appropriation – Employee Classification and Compensation Study Agreement and Authorize the Mayor to enter into the Agreement - \$29,000

2021-22 – Appropriation – Partial Redemption of General Obligation Refunding and Improvement Warrants, Series 2014 - \$800,000

C. 1ST READ ORDINANCES:

2021-24 – Jubilee Farms PUD Standards Modification

12. COUNCIL COMMENTS

13. ADJOURN

To: Office of the City Clerk

MEMORANDUM

From: Adrienne D. Jones, 
Director of Community Development

Subject: Jubilee Farms PUD Standards
Modification

Date: March 29, 2021

PRESENT ZONING: PUD, Planned Unit Development

LOCATION: Southeast of Austin Road and Alabama
Highway 181

RECOMMENDATION: At the Thursday, March 25, 2021,
regular meeting of the Daphne
Planning Commission, eight members
were present, and the motion carried
for a favorable recommendation for
the above-mentioned modification of
the Jubilee Farms PUD Standards
Modification.

Attached please find the appropriate documentation and
action of the Daphne Planning Commission.

Upon receipt of said documentation, please prepare an
ordinance for placement on the City Council agenda to set
a public hearing.

Thank you,
ADJ/jv

Attachment(s)

1. Jubilee Farms PUD Standards Modification
2. Community Development Report

FILE
31293
8:52am

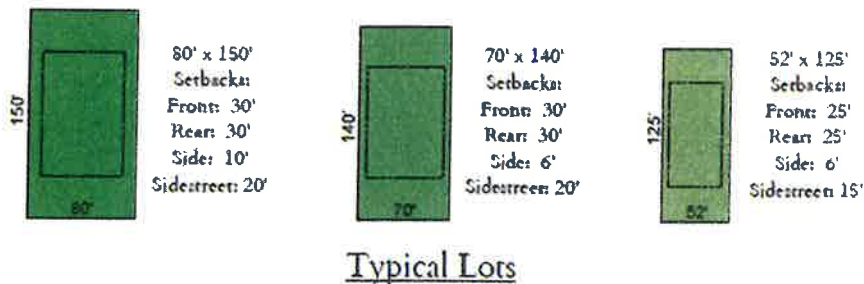
JUBILEE FARMS

PROPOSED MODIFICATION TO PUD STANDARDS

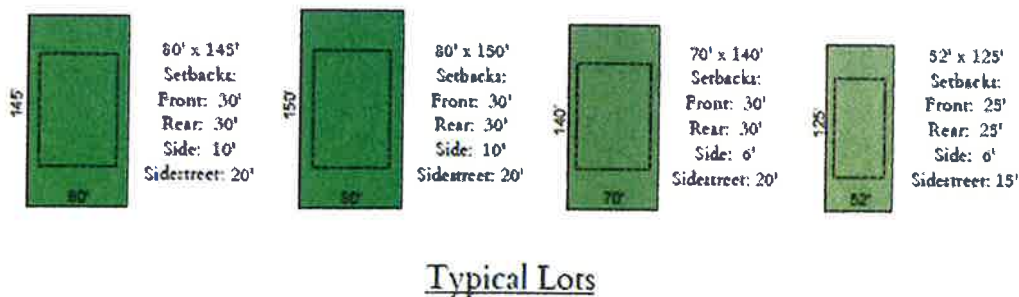
This is a proposal to amend the original Jubilee Farms standards outlined in Ordinance 2017-39. The applicant desires to increase the number of 52-ft wide lots and to decrease the number of 70-ft wide lots.

The proposed development consists of 909 single family lots, with 375 lots at 52' wide and a minimum of 6,500 sq. ft., and 400 lots at 70' wide and a minimum of 9,800 sq. ft., and 134 lots at 80' wide and a minimum of 12,000 sq. ft. The proposed density of the development is 2.51 units per acre. There are 89.45 acres, or 24.7% of the total site, proposed as common area. These common areas consist of 26.51 acres of formal open space, 53.96 acres of passive open space, and 8.98 acres of jurisdictional wetlands.

Originally, there were three plan types, then four.



8/2017



1/2018 until current

JUBILEE FARMS

There are 375 (three hundred and seventy five) proposed 52-ft wide lots with a minimum area of 6,500 square feet. There were supposed to be 400 (four hundred) 70-ft wide lots with a minimum area of 9,800 square feet. The Phasing Summary below is an excerpt from the most recently updated Jubilee Farms Master Plan approved in December 2020.

Notice the summary showed 390 (increased 15) 52-ft wide lots and 382 (18 decreased) 70-ft wide lots. Such was considered relatively minor in nature. The request to eliminate the larger lots and increase the smaller lots must be approved by Council.

Phasing Summary

NOV 19 2020

PHASE	Future Development	80x145s	80x150s	70x140s	52x125S	LOTS/PHASE	ACREAGE	L.F. STREETS
1	0	23	50	0	0	73	45.37	7405
2	0	0	0	58	0	58	19.91	2333
3	0	0	0	0	57	57	16.43	2184
4	0	0	0	52	0	52	21.62	2216
5	0	0	0	0	59	59	17.84	2654
6	0	0	27	15	36	78	31.00	4025
7	0	0	18	0	94	112	37.89	5614
8	0	0	0	29	0	29	16.90	2018
9	0	0	0	31	0	31	10.74	1261
10	0	0	0	57	0	57	22.16	3232
11	0	0	16	2	69	87	29.98	4283
12	0	0	0	74	0	74	36.96	3160
13	0	0	0	64	0	64	20.31	2608
14	0	0	0	0	44	44	9.26	1202
15	0	0	0	0	31	31	11.28	1363
TOTAL	0	23	111	382	390	906	347.65	45558

JUBILEE FARMS

Current Proposal

Phasing Summary

PHASE	Future Development	80x145s	80x150s	70x140s	52x125S	52x140S	LOTS/PHASE	ACREAGE	L.F. STREETS
1	0	23	50	0	0	0	73	45.37	7405
2	0	0	0	58	0	0	58	19.91	2333
3	0	0	0	0	57	0	57	16.43	2184
4	0	0	0	52	0	0	52	21.62	2216
5	0	0	0	0	59	0	59	17.84	2654
6	0	0	27	15	36	0	78	31.00	4025
7	0	0	18	0	94	0	112	37.89	5614
8	0	0	0	29	0	0	29	16.90	2018
9	0	0	0	31	0	0	31	10.74	1261
10	0	0	0	57	0	0	57	22.16	3232
11	0	0	16	2	69	0	87	29.98	4281
12	0	0	0	67	0	0	67	36.94	2898
13	0	0	0	0	0	74	74	19.02	2239
14	0	0	0	0	44	0	44	9.26	1202
15	0	0	0	0	31	0	31	11.28	1363
TOTAL	0	23	111	311	390	74	909	346.34	44925

Staff Recommendation:

According to Section 30-1 of the Planned Unit Development District, "Overall, the City desires PUD zoning to produce development that is superior to development designed under conventional zoning and subdivision regulations."

Staff opines that the lot distribution should not be modified. The current distribution provides a diverse range of lot and home sizes. Increasing the number of 52-ft wide lots makes tilts the development to being a patio home development. A patio home development could have been zoned R-6(G) rather than PUD. The purpose of a PUD is to provide superior design. The existing and planned diversity lends itself to such superior design.

[illegible]

Current Zoning: P.U.D.
Streets: 44,925 L.F.
Total Acreage: 346.34 Ac.

Open Space:		
Formal:	22.77 Ac.	(6.6%)
Passive:	55.02 Ac.	(15.9%)
Wetlands (J.D.):	9.44 Ac.	(2.7%)
TOTAL:	87.23 Ac.	(25.2%)

80 x 145%/150%	134	(15%)
70 x 140%	311	(34%)
52 x 125%	390	(43%)
52 x 140%	74	(8%)

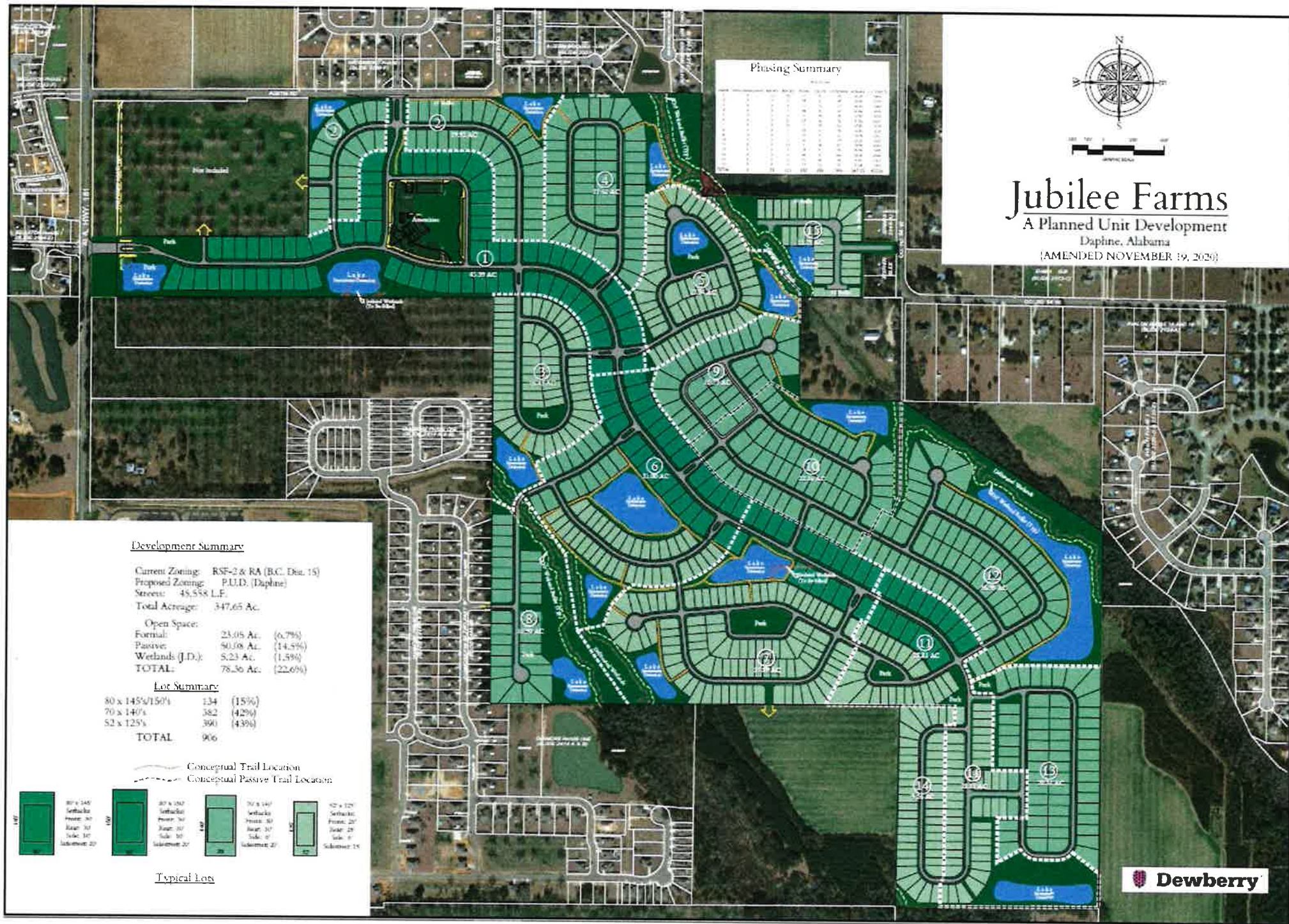
TOTAL

 Conceptual Trail Location
 Conceptual Passive Trail Location



Typical Loss





02/24/2021

Ms. Adrienne Jones, AICP
Planning Director
City of Daphne
Daphne, AL 36526

SUBJECT: Jubilee Farms PUD Standards Modification Request

Dear Adrienne,

Dewberry Engineers is submitting herewith a request to modify the Jubilee Farms Planned Unit Development on behalf of our client, D.R. Horton. This request is justified for the following reasons:

- The approved number of lots in Jubilee Farms remains at 909 single family homes. No change is proposed to the previously approved total.
- There is an increased number of smaller lots offset by an increase in open space
- The increased number of smaller lots is in response to soaring construction costs and the area's booming population, a consideration that has allowed for the construction of more affordable homes that are in high demand.
- The elimination of the cul-de-sac in "Phase 12" provides a more useable space for the detention pond resulting in an improved drainage design.

In addition, the developer has not only met but exceeded the open space and amenity requirements of the PUD. In specific, the following improvements have surpassed the original PUD proposal:

- Jubilee Farms residents enjoy numerous one-of-a-kind facilities constructed by the developer. These include a grand entry feature from Highway 181, community clubhouse, family pool, adult pool, large playground, and splash pad. Lakes and ponds built with the development have been stocked with fish for the active recreation of residents.
- Daphne Gas, although not required, has been installed throughout the development. This gives residents greater flexibility and more options when choosing home appliances and services.

Please let me know if further information is needed. Thank you very much.

Sincerely,



Melissa A. Currie, PhD, RLA
Senior Planner
Dewberry
25353 Friendship Road
Daphne, AL 36526
(251) 929-9809

**JUBILEE FARMS
PUD STANDARDS
(AMENDED February 2021)**

Jubilee Farms, a Planned Unit Development (PUD), is a ~~361.55~~ 346.34-acre site located southeast of the intersection of Alabama Highway 181 and Austin Road. The property is presently ~~in the extraterritorial jurisdiction of the City of Daphne and is located in Baldwin County Planning District 15 and is zoned RA—Rural Agriculture (approximately 21 acres) and RSF-2—Residential Single Family. Application has been made to the City of Daphne to Pre-zone this property as a PUD.~~ zoned PUD in the City of Daphne.

The proposed development consists of 909 single-family lots arranged in the following manner:

<u>Lot Width</u>	<u>Minimum Size</u>	<u>Number</u>	<u>Mix</u>
52'	6,500 s.f.	390	43%
52'	7,280 s.f.	74	8%
70'	9,800 s.f.	311	34%
80'	11,600 s.f.	134	15%
Total Lots		909	100%

~~, with 375 lots at 52' wide and a minimum of 6,500 sq. ft., 74 lots at 52' wide and a minimum of 7,280 sq. ft., and 400 lots at 70' wide and a minimum of 9,800 sq. ft., and 134 lots at 80' wide and a minimum of 12,000 sq. ft.~~ The proposed density of the development is ~~2.51~~ 2.62 units per acre. ~~Of the site's total area, There are 89.45~~ 87.23 acres, or ~~24.7%~~ 25.2%, are proposed as common area. These common areas consist of ~~26.51~~ 22.77 acres of formal open space, ~~53.96~~ 55.02 acres of passive open space, and ~~8.98~~ 9.44 acres of jurisdictional wetlands.

The residential lots shall ~~have~~ adhere to the following standards:

The 52' wide lots are to have building setbacks of 25' on the front and rear, 6' on the sides, and 15' on the street sides. The building setbacks for 70' wide lots are 30' on the front and rear, 6' on the sides, and 20' on the street sides. The building setbacks for 80' wide lots are 30' on the front and rear, 10' on the sides, and 20' on the street sides. The maximum building heights for all residential lots are ~~to be~~ as per the City's R-3 zoning district. The maximum building coverage of each residential lot is 45%.

All utilities have been will be constructed underground and water, sewer, electric, and telephone are all available to the site. All roadways within the development will be public and sidewalks will be located on both sides of the proposed roadways. Sidewalks will be installed by the home builder at the time of house construction and will be are required to be ADA compliant. All construction will be in accordance to the standards of the City of Daphne.

The stormwater management system will be designed in accordance with the standards of the City of Daphne. All stormwater facilities and structures outside of public rights-of-way will be maintained by the P.O.A. and not the City of Daphne.

A landscape plan will be has been provided as part of each phase of the subdivision process. The required landscaping will be provided in the common areas and installed during construction of the infrastructure adjacent to those common areas. Any additional landscaping will be provided by the home builders and/or the lot owners.

As per the City of Daphne Land Use and Development Ordinance, this development is considered a Large-Scale PUD, due to being over 300 acres in size. Developments of this size do require consideration of public facilities and services. Accordingly, the property owner has donated land to the City that is in the general area of this site to provide for a Fire Station that can to better serve this proposed development and other existing developments within the area. Multiple access points to Jubilee Farms this development will provide have been provided for alternate emergency access locations. A private school has recently been constructed in the near vicinity of this site as well as the public Belforest Elementary School which opened in Fall 2020 and the developer will coordinate with the public school system on the proposed development plans and growth rate to assist them in their planning. Traffic studies will be were conducted prior to subdivision application of the first phase. Coordinated efforts are already underway between the City, ALDOT, and the County to realign area roadways and ALDOT has begun the process of surveying and designing the constructing additional lanes for Highway 181 from Milton Jones Road to Alabama Highway 104.

Jubilee Farms is to be a unique neighborhood offering varying lot types and amenities in a pedestrian-friendly community. Several neighborhood pocket parks are located throughout the development to provide nearby access to residents with an approximately 6-acre central site provided for multiple types of amenities. Multi-use trails are also located along the common areas around the lakes, through the Parks, and along the rear of lots providing for additional pedestrian activities. As a public benefit the developer proposes a sidewalk along Austin Road adjacent to the development. The amenities, parks, multi-use trails, and sidewalks provide more opportunities on-site for residents to enjoy on-site rather than having to use City parks.

The larger lots are located along the main road that basically runs through the center of the overall development. The other two lot types are divided into multiple separate neighborhoods throughout the development. The additional 52' lot sizes and the associated building types will provide more entry level options for perspective prospective homeowners. Finally, the developer has elected to bring this development within the corporate limits of Daphne as opposed to staying in the County.

Covenants and Restrictions will provide for the formation of a Property Owner's Association for the Jubilee Farms development whereby maintenance responsibilities of the common areas and drainage infrastructure outside of public roadways will be established.

JUBILEE FARMS

Excerpt from Article 30, Planned Unit Development Provisions

b. Zoning Application

Any application for PUD zoning shall be considered either rezoning for land inside the corporate City limits or pre-zoning for land outside of the corporate limits. Zoning for a PUD district shall follow procedures as described in Article 22, Zoning Amendment. Established application procedures and public notice shall be adhered thereto. Said zoning application shall be supplemented by a PUD General Plan and associated PUD Documents. Public hearings for zoning may be held at the same time as associated preliminary plat public hearings when appropriate. Any subdivision review shall be in accordance with Article 17, Procedures for Subdivision Review.

1. Zoning Expiration & Reversion

Not more than three years after the effective date of the ordinance by which the PUD zoning classification was enacted, the developer must submit to the Planning Commission a Detailed Development Plan (site plan or preliminary plat) for the entire site or a portion thereof. Failure to submit said Plan(s) to the Planning Commission three years after the effective date of the ordinance shall automatically cause the expiration of the PUD General Plan.

Thereafter, the Community Development director or designee may request the City Council initiate rezoning of the property in accordance with Section 22-2, Reversionary Clause. Council action shall make void the PUD zoning and all related plans shall be automatically nullified. Said property shall revert to the prior zoning district or most similar zoning in effect at the time of reversion.

2. PUD Documents

The developer shall submit a document in a form acceptable to the City on behalf of the owner, their successors and assigns that will specify the following: proposed standards of each land use in the PUD including but not limited to minimum setbacks, lot area and width; maximum percentage of building coverage; minimum

Revised 04/06/15

Planned Unit Development 7

JUBILEE FARMS

parking regulations; minimum buffer requirements; maximum building height; maximum density; maximum floor to area ratio; and other site development regulations that may be required by the City in determining appropriateness of the proposed PUD.

3. Violation of PUD General Plan

Any deviation from the PUD General Plan which is not approved in accordance with this article shall constitute a violation of the ordinance establishing that Planned Unit Development District and will cause the developer to be subject to procedures and penalties set forth in Section 45-7, Penalties and Remedies.

4. Phasing & Time Limits

For any PUD to be constructed in multiple phases, the construction of the first phase must begin no more than three years from the date of the approval of the PUD zoning and PUD General Plan by the City Council. Failure to begin shall result in zoning expiration and reversion as described herein above.

c. PUD Detailed Development Plan(s)

After receiving PUD zoning designation, the developer may submit a Master Plan and Detailed Development Plans for construction to the Planning Commission.

Master Plan review for a multi-phased PUD should occur prior to the approval of Detailed Development Plans. The Master Plan shall be of sufficient detail to show proposed street and site layout, maximum density (gross and net), stormwater management ponds, and common areas.

The purpose of the Master Plan review is to ensure that each phase of the PUD is consistent with the approved General Plan, intents, general requirements and general provisions of this Article. Each Detailed Development Plan submittal shall be in accordance with the approved PUD General Plan, approved Master Plan and processed in accordance with Article 15, Site Plan Review or Article 17, Subdivision Review as applicable.

Where the developer seeks to change or modify an approved master plan, a modified PUD master plan shall be submitted to the Planning Commission for review. Upon approval of said modified PUD master plan, the developer shall then submit Detailed Development Plans for approval.

JUBILEE FARMS

Once Detailed Development Plans have been approved by the Planning Commission, minor changes may be approved administratively; however, major changes shall be considered for approval by the Planning Commission.

1. **Amendments to Plan(s)**

Modifications are permissible where in conformity with the PUD General Plan. Lack of conformity shall not be permitted. Non-conforming modifications shall not be acted upon until the City Council has granted approval of said changes in the zoning amendment process.

2. **Final Detailed Plan(s)**

Upon receiving final approval of PUD Detailed Development Plan(s) from the Planning Commission said plan(s) shall be recorded by the developer in the Office of the Judge of Probate in Baldwin County.

JUBILEE FARMS

JUBILEE FARMS PUD STANDARDS

Jubilee Farms, a Planned Unit Development (PUD), is a 361.55 acre site located southeast of the intersection of Alabama Highway 181 and Austin Road. The property is presently in the extraterritorial jurisdiction of the City of Daphne and is located in Baldwin County Planning District 15 and is zoned RA – Rural Agriculture (approximately 21 acres) and RSF-2 – Residential Single Family. Application has been made to the City of Daphne to Pre-zone this property as a PUD.

The proposed development consists of 909 single family lots, with 375 lots at 52' wide and a minimum of 6,500 sq. ft., and 400 lots at 70' wide and a minimum of 9,800 sq. ft., and 134 lots at 80' wide and a minimum of 12,000 sq. ft. The proposed density of the development is 2.51 units per acre. There are 89.45 acres, or 24.7% of the total site, proposed as common area. These common areas consist of 26.51 acres of formal open space, 53.96 acres of passive open space, and 8.98 acres of jurisdictional wetlands.

The residential lots shall have the following standards:

The 52' wide lots are to have building setbacks of 25' on the front and rear, 6' on the sides, and 15' on the street sides. The 70' wide lots are 30' on the front and rear, 6' on the sides, and 20' on the street sides. The 80' wide lots are 30' on the front and rear, 10' on the sides, and 20' on the street sides. The maximum building heights for all residential lots are to be as per the City's R-3 zoning district. The maximum building coverage of each residential lot is 45%.

All utilities will be constructed underground and water, sewer, electric, and telephone are all available to the site. All roadways within the development will be public and sidewalks will be located on both sides of the proposed roadways. Sidewalks will be installed by the home builder at the time of house construction and will be required to be ADA compliant. All construction will be in accordance to the standards of the City of Daphne.

The stormwater management system will be designed in accordance with the standards of the City of Daphne. All stormwater facilities and structures outside of public right-of-ways will be maintained by the P.O.A. and not the City of Daphne.

A landscape plan will be provided as part of the subdivision process. The required landscaping will be provided in the common areas and installed during construction of the infrastructure adjacent to those common areas. Any additional landscaping will be provided by the home builders and/or the lot owners.

As per the City of Daphne Land Use and Development Ordinance, this development is considered a Large-Scale PUD, due to being over 300 acres in size. Developments of this size do require consideration of public facilities and services. The property owner has donated land to the City that is in the general area of this site, to provide for a Fire Station that can better serve this proposed development and other existing developments within the area. Multiple access points to this development will provide for alternate emergency access locations. A private

JUBILEE FARMS

school has recently been constructed in the near vicinity of this site and the developer will coordinate with the public school system on the proposed development plans and growth rate to assist them in their planning. Traffic studies will be conducted prior to subdivision application of the first phase. Coordinated efforts are already underway between the City, ALDOT, and the County to realign area roadways and ALDOT has begun the process of surveying and designing the additional lanes for Highway 181 from Milton Jones Road to Alabama Highway 104. These improvements could begin sometime in 2018 and will be instrumental in providing for the additional traffic generated by this and other developments in the area. This development will be constructed in phases with a 15 to 20 year proposed build-out.

Jubilee Farms is to be a unique neighborhood offering varying lot types and amenities. The larger lots are located along the main road that basically runs through the center of the overall development. The other two lot types are divided into multiple separate neighborhoods throughout the development. These lot sizes and the associated building types will provide entry level options for perspective homeowners. Parks are located throughout the development with an approximately 6 acre site provided for multiple type amenities. Also the development provides 24.7% open space, which is almost 2.5 times more than is required in a PUD. Multi-use trails are also located along the common areas around the lakes, through the Parks, and along the rear of lots providing for additional pedestrian activities. As a public benefit the developer proposes a sidewalk along Austin Road adjacent to the development. The amenities, parks, multi-use trails, and sidewalks provide more opportunities for residents to enjoy on-site rather than having to use City parks. Finally the developer has elected to bring this development within the corporate limits of Daphne as opposed to staying in the County.

Covenants and Restrictions will provide for the formation of a Property Owner's Association for the Jubilee Farms development whereby maintenance responsibilities of the common areas and drainage infrastructure outside of public roadways will be established.

**JUBILEE FARMS
PUD STANDARDS
(AMENDED February 2021)**

Jubilee Farms, a Planned Unit Development (PUD), is a ~~361.55~~ 346.34-acre site located southeast of the intersection of Alabama Highway 181 and Austin Road. The property is presently ~~in the extraterritorial jurisdiction of the City of Daphne and is located in Baldwin County Planning District 15 and is zoned RA—Rural Agriculture (approximately 21 acres) and RSF-2—Residential Single Family. Application has been made to the City of Daphne to Pre-zone this property as a PUD.~~ zoned PUD in the City of Daphne.

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80'	11,600 s.f.	134	15%
Total Lots		909	100%

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All utilities have been/will be constructed underground and water, sewer, electric, and telephone are all available to the site. Daphne Gas, although not required, has also been installed throughout the development. All roadways within the development will be public and sidewalks will be located on both sides of the proposed roadways. Sidewalks will be installed by the home

builder at the time of house construction and ~~will be~~ are required to be ADA compliant. All construction will be in accordance to the standards of the City of Daphne.

The stormwater management system will be designed in accordance with the standards of the City of Daphne. All stormwater facilities and structures outside of public rights-of-way will be maintained by the P.O.A. and not the City of Daphne. The elimination of the cul-de-sac in “Phase 12” provides a more useable space for the detention pond resulting in an improved drainage design.

A landscape plan will be ~~be~~ has been provided as part of each phase of the subdivision process. The required landscaping will be provided in the common areas and installed during construction of the infrastructure adjacent to those common areas. Any additional landscaping will be provided by the home builders and/or the lot owners.

As per the City of Daphne Land Use and Development Ordinance, this development is considered a Large-Scale PUD, due to being over 300 acres in size. Developments of this size do require consideration of public facilities and services. Accordingly, the property owner ~~has~~ donated land to the City ~~that is~~ in the general area of this site to provide for a Fire Station ~~that can~~ to better serve this proposed development and other existing developments within the area. Multiple access points to Jubilee Farms this development will provide have been provided for alternate emergency access locations. A private school has recently been constructed in the near vicinity of this site as well as the public Belforest Elementary School which opened in Fall 2020 and the developer will coordinate with the public school system on the proposed development plans and growth rate to assist them in their planning. Traffic studies ~~will be~~ were conducted prior to subdivision application of the first phase. Coordinated efforts are ~~already~~ underway between the City, ALDOT, and the County to realign area roadways and ALDOT has begun ~~the process of surveying and designing the constructing~~ additional lanes for Highway 181 from Milton Jones Road to Alabama Highway 104.

Jubilee Farms is to be a unique neighborhood offering varying lot types and amenities in a pedestrian-friendly community. Its residents enjoy numerous one-of-a-kind facilities constructed by the developer. These include a grand entry feature from Highway 181, community clubhouse, family pool, adult pool, large playground, and splash pad. Lakes and ponds built with the development have been stocked with fish for the active recreation of residents. Several neighborhood pocket parks are located throughout the development to provide nearby access to residents with an approximately 6-acre central site provided for multiple types of amenities. Multi-use trails are also located along the common areas around the lakes, through the Parks, and along the rear of lots providing for additional pedestrian activities. As a public benefit the developer proposes a sidewalk along Austin Road adjacent to the development. The amenities, parks, multi-use trails, and sidewalks provide more opportunities on-site for residents to enjoy ~~on-site~~ rather than having to use City parks.

The larger lots are located along the main road that ~~basically~~ runs through the center of the overall development. The other ~~two~~ lot types are divided into multiple separate neighborhoods throughout the development. The additional 52' lot sizes and the associated building types will

provide more entry level options for ~~perspective~~ prospective homeowners. Finally, the developer has elected to bring this development within the corporate limits of Daphne as opposed to staying in the County.

Covenants and Restrictions will provide for the formation of a Property Owner's Association for the Jubilee Farms development whereby maintenance responsibilities of the common areas and drainage infrastructure outside of public roadways will be established.

**May 3, 2021
CITY COUNCIL MEETING
REGULAR BUSINESS MEETING
1705 MAIN STREET
DAPHNE, AL
6:00 P.M.**

1. CALL TO ORDER:

There being a quorum present Council President Doug Goodlin called the meeting to order at 6:00pm.

2. ROLL CALL:

COUNCIL MEMBERS PRESENT: Tommie Conaway, Benjamin Hughes, Ron Scott, Steve Olen, Doug Goodlin, and Angie Phillips.

COUNCIL MEMBERS ABSENT: Joel Coleman

Also Present: Mayor Robin LeJeune; Jay Ross, City Attorney; Chief LeAnn Tacon, Fire Department; Chief David Carpenter, Police Department; Troy Strunk, City Development; Ronnie Huskey, Public Works; Kelli Reid, Finance; Tim White, Environmental Programs; Kara Wilbourn, Marketing; Vickie Hinman, Human Resources; Tonja Young, Library; Charlie McDavid, Recreation; and Jessica Linne, Assistant City Clerk.

INVOCATION/PLEDGE OF ALLEGIANCE

Invocation was given by Pastor Jourdain Thrash, 3 Circle Church.

RECOGNITION: Dorothy Morrison, Beautification Committee, shared Bryant Bank was chosen to receive the Beautification Award. Mayor LeJeune presented the award.

PROCLAMATION: Mayor LeJeune read the Mental Health Awareness Proclamation

PROCLAMATION: Mayor LeJeune presented the Municipal Clerk's Week Proclamation to City Clerk, Candace Antinarella, CMC.

3. APPROVAL OF MINUTES:

The minutes from the April 19, 2021 regular meeting were approved.

4. REPORT OF STANDING COMMITTEES:

A. FINANCE COMMITTEE

Councilwoman Conaway said the minutes from the April 19th meeting were in the packet. She shared the Treasurer's Report for March 2021: unrestricted fund balance - \$19,385,122; total cash balance - \$28,257,413; sales tax for February 2021 - \$1,844,756; and lodging tax for February 2021- \$77,718.

B. BUILDINGS & PROPERTY COMMITTEE

Councilwoman Phillips said the next meeting is May 10th at 5:15pm.

C. PUBLIC SAFETY COMMITTEE

Councilman Hughes said the next meeting is May 10th at 4:30pm. He said the minutes from the April 12th meeting are in the packet.

D. CODE ENFORCEMENT/ORDINANCE COMMITTEE

Councilman Olen said the Committee met that afternoon. He said the next meeting is June 7th at 4:00pm.

E. PUBLIC WORKS COMMITTEE

Councilman Scott said the Committee met that afternoon. He said the next meeting is June 7th immediately after the Ordinance Committee.

**May 3, 2021
CITY COUNCIL MEETING
REGULAR BUSINESS MEETING
1705 MAIN STREET
DAPHNE, AL
6:00 P.M.**

5. REPORTS OF SPECIAL BOARDS & COMMISSIONS:

A. Board of Zoning Adjustments

Troy Strunk, City Development, said the next meeting is May 6th at 6:00pm.

B. Downtown Redevelopment Authority

Councilwoman Conaway said the next meeting is May 20th at 5:30pm.

C. Industrial Development Board

Councilman Scott said there was no report.

D. Library Board

Councilwoman Phillips said the next meeting is May 13th at 4:30pm.

E. Planning Commission

Councilman Olen said the minutes from the March 25th meeting and the report from the April 22nd meeting are in the packet and the next meeting is May 27th at 5:00pm.

F. Recreation Board

Councilman Hughes said the next meeting is June 9th at 6:00pm.

G. Utility Board

Councilman Goodlin said the Board met last week. He gave an update from the Utility Board.

6. PUBLIC PARTICIPATION:

Public Participation opened at 6:20pm.

Curt Fonger, 1443 Randall Avenue, asked questions regarding proposed Resolution 2021-17.

Lawrence, 102 Vegas Circle, shared there is a problem with the easement behind the lots in his area. He asked Council to take care of the vegetation on the easements.

Public Participation closed at 6:23pm.

7. MAYOR'S REPORT:

Mayor LeJeune spoke concerning the concrete bid resolution. He said there is a lot of work to go around for these companies so bids have been few.

Mayor LeJeune spoke on the lot/easement vegetation saying Mr. Huskey, Public Works, will be contacting Mr. Lawrence. He asked citizens to contact Daphne Utilities when they see ground water issues in downtown Daphne.

He thanked City staff for helping him in the first six months of being mayor. He thanked Chief Tacon and the Fire Department for their help with the small electrical burning in City Hall.

8. CITY ATTORNEY REPORT:

Jay Ross asked to table the motion on the agenda until the end of the meeting when Council could consider going into Executive Session.

**May 3, 2021
CITY COUNCIL MEETING
REGULAR BUSINESS MEETING
1705 MAIN STREET
DAPHNE, AL
6:00 P.M.**

9. DEPARTMENT HEAD COMMENTS:

Chief Carpenter, Police, thanked everyone who participated in the Special Olympics Torch Run. He recognized Corporal Pearce for his work with the run. He shared they have hired four new officers.

Chief Tacon, Fire, congratulated the City Clerk for Municipal Clerk Week. She shared about the distracted driver mock scene at Daphne High School. She said the Fire Department has received the new equipment spoken of previously.

Kara Wilbourn, Marketing, said the Civic Center is busy in May. She said the Senior Center gym has reopened and reminded everyone of the Brown Bag by the Bay and Sunset Series.

Tonja Young, Library, said all the seating areas and meeting rooms in the Library have reopened.

Ronnie Huskey, Public Works, said May Day Park was finished today. He updated the Council on happenings within Public Works.

Charlie McDavid, Recreation, said summer clinics program will happen and the adult softball registration is open.

Troy Strunk, City Development, said there were three items on the upcoming Planning Commission agenda.

10. CITY CLERK'S REPORT:

**MOTION by Councilwoman Phillips to move the Ordinance Committee meeting from 4:30pm to 4:00pm beginning June 7, 2021. Seconded by Councilman Hughes.
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilman Scott to approve the publication and set a public hearing on June 21, 2021 for the Gordon and Rosalyn Satterwhite Zoning Amendment located Southeast of Creekbank Drive and Pollard Road. Seconded by Councilwoman Conaway.
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilman Scott to approve the publication and set a public hearing on June 21, 2021 for the Jennifer Lynn Chaffin, Stephen W. and Wanda Milstead and Stephen Patrick Milstead Annexation Petition located Northeast corner of Pollard Road and Well Road. Seconded by Councilman Hughes.
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilman Scott to approve the publication and set a public hearing on June 21, 2021 for the Jennifer Lynn Chaffin, Stephen W. and Wanda Milstead and Stephen Patrick Milstead Pre-Zoning Amendment located Northeast corner of Pollard Road and Well Road. Seconded by Councilwoman Conaway.
MOTION CARRIED UNANIMOUSLY.**

City Clerk shared the Code of Ordinances have been updated online.

She explained to the Council the heading on Resolution 2021-15 was incorrect when the Clerk's Office received the document, but it has since been corrected. She said the body of the resolution was never changed, but was correct.

**May 3, 2021
CITY COUNCIL MEETING
REGULAR BUSINESS MEETING
1705 MAIN STREET
DAPHNE, AL
6:00 P.M.**

11. RESOLUTIONS & ORDINANCES:

A. RESOLUTIONS:

2021-15 – FY 2022 Tap Grant to ALDOT to Construct Improvements to the Taylor Harper Hiking and Biking Trail

2021-16 – Bid Award – 2021 – D – Plastic Pipe – Evans and Company Inc.

2021-17 – Bid Award – 2021-E- Concrete Material (Negotiated) – Ready Mix USA, LLC

2021-18 – Bid Award – 2021 – F – Park Chemicals – SiteOne Landscape Supply LLC

2021-19 – Partial Redemption of General Obligation Refunding and Improvement Warrants, Series – Bank of New York Mellon

**MOTION by Councilwoman Phillips to waive the reading of Resolutions 2021-15, 2021-16, 2021-17, 2021-18 and 2021-19. Seconded by Councilman Hughes.
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilwoman Phillips to adopt Resolution 2021-15 with the corrected heading as stated by the City Clerk. Seconded by Councilman Hughes.
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilwoman Phillips to adopt Resolutions 2021-16, 2021-17 and 2021-18. Seconded by Councilman Hughes.
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilwoman Phillips to adopt Resolution 2021-19. Seconded by Councilman Olen.
MOTION CARRIED UNANIMOUSLY.**

ORDINANCES:

B. 2nd READ ORDINANCES:

2021-18 – Amend and Make Additions to the City of Daphne Handbook

**MOTION by Councilwoman Conaway to waive the reading of Ordinance 2021-18. Seconded by Councilwoman Phillips.
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilwoman Conaway to adopt Ordinance 2021-18. Seconded by Councilwoman Phillips.
MOTION CARRIED UNANIMOUSLY.**

C. 1ST READ ORDINANCES:

2021-20 – Appropriation – South Main Gateway Addition - \$15,000

**May 3, 2021
CITY COUNCIL MEETING
REGULAR BUSINESS MEETING
1705 MAIN STREET
DAPHNE, AL
6:00 P.M.**

2021-21 – Appropriation – Employee Classification and Compensation Study Agreement and Authorize the Mayor to enter into the Agreement - \$29,000

2021-22 – Appropriation – Partial Redemption of General Obligation Refunding and Improvement Warrants, Series 2014 - \$800,000

2021- 23 – Appropriation – Additional Engineering Fees – Daphne Sports Complex - \$174,275

12. COUNCIL COMMENTS:

Councilwoman Phillips welcomed Tim White and thanked the City Clerk for her work in the City.

Councilman Scott welcomed Tim White. He thanked Public Works for their work.

Councilwoman Conaway thanked the City Clerk's office. She recognized the work Mr. Ronnie Huskey and the Public Works team are doing as well as Dorothy Morrison with the Beautification Committee.

Councilman Hughes thanked the City Clerk's office. He welcomed Tim White.

Councilman Olen congratulated the City staff on all they had accomplished.

Mayor LeJeune shared that it was Correction Officers' Week. He shared that the Mayor's Prayer Breakfast is Thursday at 7:30am.

Councilman Goodlin wished Tim White "good luck". He congratulated the Mayor on his first six months in office. He thanked the City Clerk's office.

City Attorney certified that the Council should enter into an Executive Session concerning matters of buying, selling or leasing of real property as well as litigation. He said it should take 15 minutes and the Council may come out to vote, then adjourn.

MOTION by Councilman Scott to enter into Executive Session. Seconded by Councilwoman Phillips.

City Clerk called roll.

Councilwoman Conaway	Aye
Councilman Olen	Aye
Councilman Coleman	Absent
Councilman Scott	Aye
Councilman Hughes	Aye
Councilwoman Phillips	Aye
Council President Goodlin	Aye

MOTION CARRIED UNANIMOUSLY.

Council entered into Executive Session at 6:58pm.

Council returned from Executive Session at 7:12pm.

MOTION by Councilwoman Phillips to authorize the Mayor to execute a settlement agreement with Volkert in the amount of \$180,000 in a form to be approved by the City Attorney. Seconded by Councilwoman Conaway.

MOTION CARRIED UNANIMOUSLY.

May 3, 2021
CITY COUNCIL MEETING
REGULAR BUSINESS MEETING
1705 MAIN STREET
DAPHNE, AL
6:00 P.M.

MOTION by Councilwoman Phillips to suspend the rules to move Ordinance 2021-23 to a second read to consider adoption. Seconded by Councilman Olen.

City Clerk called roll.

Councilwoman Conaway	Aye
Councilman Olen	Aye
Councilman Coleman	Absent
Councilman Scott	Aye
Councilman Hughes	Aye
Councilwoman Phillips	Aye
Council President Goodlin	Aye

MOTION CARRIED UNANIMOUSLY.

MOTION by Councilman Scott to waive the reading of Ordinance 2021-23. Seconded by Councilman Olen.

MOTION CARRIED UNANIMOUSLY.

MOTION by Councilman Scott to adopt Ordinance 2021-23. Seconded by Councilman Olen. Kelli Reid explained the ordinance amount.

MOTION CARRIED UNANIMOUSLY.

13. ADJOURN:

THERE BEING NO FURTHER BUSINESS TO DISCUSS, COUNCIL ADJOURNED AT 7:15 PM.

Respectfully submitted by,

Certification of Presiding Officer,

Candace G. Antinarella, CMC, City Clerk

Doug Goodlin, Council President

PERMITS ISSUED BY (04/01/2021 TO 04/30/2021) FOR CITY OF DAPHNE

Building Permit (Residential)

Work Class New Construction (Residential)

BLDR-007152-2021	Type: Building Permit (Residential)	District:	Main Address:	105 Hemphill Cir
Status: Issued	Workclass: New Construction (Residential)	Project: Lake Forest Subdivision	Parcel:	Daphne, AL 36526
Application Date: 04/19/2021	Issue Date: 04/19/2021	Expiration: 10/19/2021	Last Inspection: 04/22/2021	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$203,378.54	Fee Total: \$1,195.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 167689	Number of Stories: 0	Heated and Cooled Square Feet: 1611	Non-Heated and Cooled Square Feet: 835	Non-Heated and Cooled Valuation: 40689.6
IRC Residential Building Code Year: 2018	Subdivision: LAKE FOREST	Subdivision Unit or Phase: U24	Lot Number: 152	Zoned: R-3
Watershed: Tiawasee				
Description: LOT 152 PH U-24 LAKE FOREST				
Contractor: PRO V GENERAL CONTRACTING LLC 118 LARK LN ROBERTSDALE, AL 36567 RICARDO.VENEGAS@PROVGENRALCONTRACTING.COM				

BLDR-007160-2021	Type: Building Permit (Residential)	District:	Main Address:	23195 Shadowridge Dr
Status: Issued	Workclass: New Construction (Residential)	Project: Oldfield Phase 3B	Parcel:	Daphne, AL
Application Date: 04/19/2021	Issue Date: 04/20/2021	Expiration: 10/18/2021	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$215,306.83	Fee Total: \$1,161.08	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 184656	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 629	Non-Heated and Cooled Valuation: 30651.2
IRC Residential Building Code Year: 2018	Subdivision: OLD FIELD	Subdivision Unit or Phase: 3B	Lot Number: 224	Zoned: PUD
Watershed: Fly Creek	Flood Zone: X			
Description: LOT 224 PHASE 3B OLD FIELD NEW HOME				
Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com				

BLDR-007161-2021	Type: Building Permit (Residential)	District:	Main Address:	9578 Amethyst Dr
Status: Issued	Workclass: New Construction (Residential)	Project: Diamante Phase 2	Parcel:	Daphne, AL
Application Date: 04/19/2021	Issue Date: 04/20/2021	Expiration: 10/18/2021	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$293,953.78	Fee Total: \$1,561.80	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 253459	Number of Stories: 0	Heated and Cooled Square Feet: 2435	Non-Heated and Cooled Square Feet: 831	Non-Heated and Cooled Valuation: 40494.6

PERMITS ISSUED BY (04/01/2021 TO 04/30/2021)

IRC Residential Building Code Year: 2018
Subdivision: DIAMANTE
Subdivision Unit or Phase: 2
Lot Number: 130
Zoned: PUD
Watershed: Tiawasee
Flood Zone: X

Description: LOT 130 PHASE 2 DIAMANTE NEW HOME

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-007162-2021	Type: Building Permit (Residential)	District:	Main Address:	9206 Diamante Blvd
Status: Issued	Workclass: New Construction (Residential)	Project: Diamante Phase 1	Parcel:	Daphne, AL
Application Date: 04/19/2021	Issue Date: 04/20/2021	Expiration: 10/18/2021	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$293,953.78	Fee Total: \$1,561.80	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 253459	Number of Stories: 0	Heated and Cooled Square Feet: 2435	Non-Heated and Cooled Square Feet: 831	Non-Heated and Cooled Valuation: 40494.6
IRC Residential Building Code Year: 2018	Subdivision: DIAMANTE	Subdivision Unit or Phase: 1	Lot Number: 52	Zoned: PUD

Watershed: Tiawasee
Flood Zone: X

Description: LOT 52 PHASE 1 DIAMANTE NEW HOME

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-007163-2021	Type: Building Permit (Residential)	District:	Main Address:	10390 Emmanuel St
Status: Issued	Workclass: New Construction (Residential)	Project: Historic Malbis Residential Subdivision	Parcel:	Daphne, AL
Application Date: 04/19/2021	Issue Date: 04/23/2021	Expiration: 10/20/2021	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$268,988.38	Fee Total: \$1,395.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 246485	Number of Stories: 0	Heated and Cooled Square Feet: 2368	Non-Heated and Cooled Square Feet: 462	Non-Heated and Cooled Valuation: 22513.3
IRC Residential Building Code Year: 2018	Subdivision: HISTORIC MALBIS	Subdivision Unit or Phase: Y	Lot Number: 12	

Description: LOT 12 BLOCK Y HISTORIC MALBIS

Contractor: VICTOR SALITURE 10381 EMMANUEL ST DAPHNE, AL

BLDR-007170-2021	Type: Building Permit (Residential)	District:	Main Address:	23201 Shadowridge Dr
Status: Issued	Workclass: New Construction (Residential)	Project: Oldfield Phase 3B	Parcel:	Daphne, AL
Application Date: 04/20/2021	Issue Date: 04/20/2021	Expiration: 10/18/2021	Last Inspection:	Finalized Date:
Zone:	Sq Ft: 0	Valuation: \$210,092.72	Fee Total: \$1,135.39	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 184656	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 522	Non-Heated and Cooled Valuation: 25437.1
IRC Residential Building Code Year: 2018	Subdivision: OLD FIELD	Subdivision Unit or Phase: 3B	Lot Number: 223	Zoned: PUD

PERMITS ISSUED BY (04/01/2021 TO 04/30/2021)

Watershed: Fly Creek

Flood Zone: X

Description: LOT 223 PHASE 3B OLD FIELD NEW HOME

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-007171-2021	Type: Building Permit (Residential)	District:	Main Address:	9619 Volterra Av
Status: Issued	Workclass: New Construction (Residential)	Project: Blackstone Lakes	Parcel:	Daphne, AL 36526
Application Date: 04/20/2021	Issue Date: 04/20/2021	Expiration: 10/18/2021	Last Inspection:	Final Date:
Zone:	Sq Ft: 0	Valuation: \$228,172.22	Fee Total: \$1,227.86	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 195377	Number of Stories: 0	Heated and Cooled Square Feet: 1877	Non-Heated and Cooled Square Feet: 673	Non-Heated and Cooled Valuation: 32795.3
Subdivision: BLACKSTONE LAKES	Subdivision Unit or Phase: 1	Lot Number: 40	Zoned: PUD	Watershed: Fly Creek
Flood Zone: X				

Description: LOT 40 PHASE 1 BLACKSTONE LAKES NEW HOME

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-007173-2021	Type: Building Permit (Residential)	District:	Main Address:	9469 Diamante Blvd
Status: Issued	Workclass: New Construction (Residential)	Project: Diamante Phase 1	Parcel:	Daphne, AL 36526
Application Date: 04/20/2021	Issue Date: 04/21/2021	Expiration: 10/18/2021	Last Inspection:	Final Date:
Zone:	Sq Ft: 0	Valuation: \$293,953.78	Fee Total: \$1,561.80	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 253459	Number of Stories: 0	Heated and Cooled Square Feet: 2435	Non-Heated and Cooled Square Feet: 831	Non-Heated and Cooled Valuation: 40494.6
IRC Residential Building Code Year: 2018	Subdivision: DIAMANTE	Subdivision Unit or Phase: 1	Lot Number: 34	Zoned: PUD
Watershed: Tiawasee				
Flood Zone: X				

Description: LOT 34 PHASE 1 DIAMANTE NEW HOME

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-007180-2021	Type: Building Permit (Residential)	District:	Main Address:	9436 Volterra Av
Status: Issued	Workclass: New Construction (Residential)	Project: Blackstone Lakes	Parcel:	Daphne, AL 36526
Application Date: 04/20/2021	Issue Date: 04/21/2021	Expiration: 10/18/2021	Last Inspection:	Final Date:
Zone:	Sq Ft: 0	Valuation: \$331,357.89	Fee Total: \$1,810.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 288329	Number of Stories: 0	Heated and Cooled Square Feet: 2770	Non-Heated and Cooled Square Feet: 883	Non-Heated and Cooled Valuation: 43028.6
IRC Residential Building Code Year: 2018	Subdivision: BLACKSTONE LAKES	Subdivision Unit or Phase: 1	Lot Number: 115	Zoned: PUD

PERMITS ISSUED BY (04/01/2021 TO 04/30/2021)

Description: LOT 115 BLACKSTONE LAKES

Contractor: TRULAND HOMES LLC 29891 WOODROW LN SPANISH FORT, AL 36527 251-621-0850 TOM@TRULANDHOMES.COM

BLDR-007181-2021	Type: Building Permit (Residential)	District:	Main Address:	9424 Volterra Ave
Status: Issued	Workclass: New Construction (Residential)	Project: Blackstone Lakes	Parcel:	Daphne, AL 36526
Application Date: 04/20/2021	Issue Date: 04/21/2021	Expiration: 10/18/2021	Last Inspection:	Finale Date:
Zone:	Sq Ft: 0	Valuation: \$253,727.64	Fee Total: \$1,420.00	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 219422	Number of Stories: 0	Heated and Cooled Square Feet: 2108	Non-Heated and Cooled Square Feet: 704	Non-Heated and Cooled Valuation: 34305.9
IRC Residential Building Code Year: 2018	Subdivision: BLACKSTONE LAKES	Subdivison Unit or Phase: 1	Lot Number: 113	Zoned: PUD

Description: LOT 113 BLACKSTONE LAKES NEW HOME

Contractor: TRULAND HOMES LLC 29891 WOODROW LN SPANISH FORT, AL 36527 251-621-0850 TOM@TRULANDHOMES.COM

BLDR-007197-2021	Type: Building Permit (Residential)	District:	Main Address:	23129 Shadowridge Dr
Status: Issued	Workclass: New Construction (Residential)	Project: Oldfield Phase 3B	Parcel:	Daphne, AL
Application Date: 04/21/2021	Issue Date: 04/22/2021	Expiration: 10/19/2021	Last Inspection:	Finale Date:
Zone:	Sq Ft: 0	Valuation: \$215,306.83	Fee Total: \$1,161.08	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 184656	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 629	Non-Heated and Cooled Valuation: 30651.2
IRC Residential Building Code Year: 2018	Subdivision: OLD FIELD	Subdivison Unit or Phase: 3B	Lot Number: 232	Zoned: PUD
Watershed: Fly Creek	Flood Zone: X			

Description: LOT 232 PHASE 3B OLD FIELD NEW HOME

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-007200-2021	Type: Building Permit (Residential)	District:	Main Address:	23264 Shadowridge Dr
Status: Issued	Workclass: New Construction (Residential)	Project: Oldfield Phase 3B	Parcel:	Daphne, AL 36526
Application Date: 04/21/2021	Issue Date: 04/22/2021	Expiration: 10/19/2021	Last Inspection:	Finale Date:
Zone:	Sq Ft: 0	Valuation: \$195,755.15	Fee Total: \$1,058.32	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 168418	Number of Stories: 0	Heated and Cooled Square Feet: 1618	Non-Heated and Cooled Square Feet: 561	Non-Heated and Cooled Valuation: 27337.5
IRC Residential Building Code Year: 2018	Subdivision: OLD FIELD	Subdivison Unit or Phase: 3B	Lot Number: 187	Zoned: R-6G
Watershed: Fly Creek				

PERMITS ISSUED BY (04/01/2021 TO 04/30/2021)

Description: LOT 187 PH 3B OLD FIELD

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-007201-2021 Status: Issued Application Date: 04/21/2021 Zone: Additional Info: Heated and Cooled Valuation: 184656 IRC Residential Building Code Year: 2018	Type: Building Permit (Residential) Workclass: New Construction (Residential) Issue Date: 04/22/2021 Sq Ft: 0 Number of Stories: 0 Subdivision: OLD FIELD	District: Project: Oldfield Phase 2B Expiration: 10/19/2021 Valuation: \$195,755.15 Heated and Cooled Square Feet: 1774 Subdivision Unit or Phase: 3B	Main Address: Parcel: Last Inspection: Fee Total: \$1,058.32 Non-Heated and Cooled Square Feet: 522 Lot Number: 188	23117 Shadowridge Dr Daphne, AL Finale Date: Assigned To: Non-Heated and Cooled Valuation: 25437.1 Zoned: R-6G
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Description: LOT 234 PHASE 3B OLD FIELD NEW HOME

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-007225-2021 Status: Issued Application Date: 04/26/2021 Zone: Additional Info: Heated and Cooled Valuation: 184656 IRC Residential Building Code Year: 2018 Watershed: Fly Creek	Type: Building Permit (Residential) Workclass: New Construction (Residential) Issue Date: 04/27/2021 Sq Ft: 0 Number of Stories: 0 Subdivision: OLD FIELD	District: Project: Oldfield Phase 3B Expiration: 10/25/2021 Valuation: \$215,306.83 Heated and Cooled Square Feet: 1774 Subdivision Unit or Phase: 3B	Main Address: Parcel: Last Inspection: Fee Total: \$1,161.08 Non-Heated and Cooled Square Feet: 629 Lot Number: 188	23270 Shadowridge Dr Daphne, AL 36526 Finale Date: Assigned To: Non-Heated and Cooled Valuation: 30651.2 Zoned: R-6G
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Description: LOT 188 PH 3B OLD FIELD

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-007226-2021 Status: Issued Application Date: 04/26/2021 Zone: Additional Info: Heated and Cooled Valuation: 184656 IRC Residential Building Code Year: 2018	Type: Building Permit (Residential) Workclass: New Construction (Residential) Issue Date: 04/27/2021 Sq Ft: 0 Number of Stories: 0 Subdivision: OLD FIELD	District: Project: Oldfield Phase 3B Expiration: 10/25/2021 Valuation: \$210,092.72 Heated and Cooled Square Feet: 1774 Subdivision Unit or Phase: 3B	Main Address: Parcel: Last Inspection: Fee Total: \$1,135.39 Non-Heated and Cooled Square Feet: 522 Lot Number: 222	23213 Shadowridge Dr Daphne, AL 36526 Finale Date: Assigned To: Non-Heated and Cooled Valuation: 25437.1 Zoned: R-6G
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PERMITS ISSUED BY (04/01/2021 TO 04/30/2021)

Description: LOT 222 PHASE 3B OLD FIELD

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-007227-2021 Status: Issued Application Date: 04/26/2021 Zone: Additional Info: Heated and Cooled Valuation: 184656 IRC Residential Building Code Year: 2018 Watershed: Fly Creek	Type: Building Permit (Residential) Workclass: New Construction (Residential) Issue Date: 04/27/2021 Sq Ft: 0 Number of Stories: 0 Subdivision: OLD FIELD Flood Zone: X	District: Project: Oldfield Phase 3B Expiration: 10/25/2021 Valuation: \$212,188.11 Heated and Cooled Square Feet: 1774 Subdivision Unit or Phase: 3B	Main Address: Parcel: Last Inspection: Fee Total: \$1,145.66 Non-Heated and Cooled Square Feet: 565 Lot Number: 184	23246 Shadowridge Dr Daphne, AL 36526 Finale Date: Assigned To: Non-Heated and Cooled Valuation: 27532.5 Zoned: R-6G
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Description: LOT 184 PH 3B OLD FIELD

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-007228-2021 Status: Issued Application Date: 04/26/2021 Zone: Additional Info: Heated and Cooled Valuation: 279482 IRC Residential Building Code Year: 2018	Type: Building Permit (Residential) Workclass: New Construction (Residential) Issue Date: 04/28/2021 Sq Ft: 0 Number of Stories: 0 Subdivision: JUBILEE FARMS	District: Project: Jubilee Farms Phase 1 Expiration: 10/25/2021 Valuation: \$315,590.58 Heated and Cooled Square Feet: 2685 Subdivision Unit or Phase: 1	Main Address: Parcel: 377768 Last Inspection: Fee Total: \$1,730.00 Non-Heated and Cooled Square Feet: 741 Lot Number: 24	10568 Secretariat Blvd Daphne, AL 36526 Finale Date: Assigned To: Non-Heated and Cooled Valuation: 36108.9 Zoned: PUD
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Description: LOT 24 JUBILEE FARMS PH 1 NEW HOME

Contractor: TRULAND HOMES LLC 29891 WOODROW LN SPANISH FORT, AL 36527 251-621-0850 TOM@TRULANDHOMES.COM

BLDR-007229-2021 Status: Issued Application Date: 04/26/2021 Zone: Additional Info: Heated and Cooled Valuation: 288329 IRC Residential Building Code Year: 2018	Type: Building Permit (Residential) Workclass: New Construction (Residential) Issue Date: 04/28/2021 Sq Ft: 0 Number of Stories: 0 Subdivision: BLACKSTONE LAKES	District: Project: Blackstone Lakes Expiration: 10/25/2021 Valuation: \$331,357.89 Heated and Cooled Square Feet: 2770 Subdivision Unit or Phase: 1	Main Address: Parcel: Last Inspection: Fee Total: \$1,810.00 Non-Heated and Cooled Square Feet: 883 Lot Number: 132	24595 Loring Cir Daphne, AL 36526 Finale Date: Assigned To: Non-Heated and Cooled Valuation: 43028.6
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PERMITS ISSUED BY (04/01/2021 TO 04/30/2021)

Description: LOT 132 BLACKSTONE LAKES NEW HOME

Contractor: TRULAND HOMES LLC 29891 WOODROW LN SPANISH FORT, AL 36527 251-621-0850 TOM@TRULANDHOMES.COM

BLDR-007242-2021 Status: Issued Application Date: 04/27/2021 Zone: Additional Info: Heated and Cooled Valuation: 184656 IRC Residential Building Code Year: 2018 Watershed: Fly Creek	Type: Building Permit (Residential) Workclass: New Construction (Residential) Issue Date: 04/27/2021 Sq Ft: 0 Number of Stories: 0 Subdivision: OLD FIELD Flood Zone: X	District: Project: Oldfield Phase 3B Expiration: 10/25/2021 Valuation: \$215,306.83 Heated and Cooled Square Feet: 1774 Subdivision Unit or Phase: 3B	Main Address: Parcel: Last Inspection: Fee Total: \$1,161.08 Non-Heated and Cooled Square Feet: 629 Lot Number: 185	23252 Shadowridge Dr Daphne, AL 36526 Finale Date: Assigned To: Non-Heated and Cooled Valuation: 30651.2 Zoned: R-6G
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Description: LOT 185 PH 3B OLD FIELD

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-007243-2021 Status: Issued Application Date: 04/27/2021 Zone: Additional Info: Heated and Cooled Valuation: 184656 IRC Residential Building Code Year: 2018 Watershed: Fly Creek	Type: Building Permit (Residential) Workclass: New Construction (Residential) Issue Date: 04/27/2021 Sq Ft: 0 Number of Stories: 0 Subdivision: OLD FIELD Flood Zone: X	District: Project: Oldfield Phase 3B Expiration: 10/25/2021 Valuation: \$210,092.72 Heated and Cooled Square Feet: 1774 Subdivision Unit or Phase: 3B	Main Address: Parcel: Last Inspection: Fee Total: \$1,135.39 Non-Heated and Cooled Square Feet: 522 Lot Number: 186	23258 Shadowridge Dr Daphne, AL 36526 Finale Date: Assigned To: Non-Heated and Cooled Valuation: 25437.1 Zoned: R-6G
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Description: LOT 186 PH 3B OLD FIELD

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-007244-2021 Status: Issued Application Date: 04/27/2021 Zone: Additional Info: Heated and Cooled Valuation: 236597 IRC Residential Building Code Year: 2018 Watershed: Tiawasee	Type: Building Permit (Residential) Workclass: New Construction (Residential) Issue Date: 04/27/2021 Sq Ft: 0 Number of Stories: 0 Subdivision: DIAMANTE	District: Project: Diamante Phase 1 Expiration: 10/25/2021 Valuation: \$275,093.27 Heated and Cooled Square Feet: 2273 Subdivision Unit or Phase: 1	Main Address: Parcel: Last Inspection: Fee Total: \$1,469.32 Non-Heated and Cooled Square Feet: 790 Lot Number: 51	9220 Diamante Blvd Daphne, AL 36526 Finale Date: Assigned To: Non-Heated and Cooled Valuation: 38496.7 Zoned: R-3
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PERMITS ISSUED BY (04/01/2021 TO 04/30/2021)

Description: LOT 51 PH 1 DIAMANTE

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-007245-2021 Status: Issued Application Date: 04/27/2021 Zone: Additional Info: Heated and Cooled Valuation: 313311 Non-Heated and Cooled Valuation: 38642.9 Zoned: R-3	Type: Building Permit (Residential) Workclass: New Construction (Residential) Issue Date: 04/27/2021 Sq Ft: 0 Finish Floor Elevation (FFE): 171.84 IRC Residential Building Code Year: 2018 Watershed: Tiawasee	District: Project: Diamante Phase 2 Expiration: 10/25/2021 Valuation: \$351,953.79 Number of Stories: 0 Subdivision: DIAMANTE	Main Address: Parcel: Last Inspection: Fee Total: \$1,859.78 Heated and Cooled Square Feet: 3010 Subdivision Unit or Phase: 2	9590 Amethyst Dr Daphne, AL 36526 Finale Date: Assigned To: Non-Heated and Cooled Square Feet: 793 Lot Number: 131
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Description: LOT 131 PH 2 DIAMANTE **ELEVATION CERTIFICATE PRIOR TO CO**

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-007246-2021 Status: Issued Application Date: 04/27/2021 Zone: Additional Info: Heated and Cooled Valuation: 236597 Non-Heated and Cooled Valuation: 38496.7 Zoned: R-3	Type: Building Permit (Residential) Workclass: New Construction (Residential) Issue Date: 04/27/2021 Sq Ft: 0 Finish Floor Elevation (FFE): 171.22 IRC Residential Building Code Year: 2018 Watershed: Tiawasee	District: Project: Diamante Phase 2 Expiration: 10/25/2021 Valuation: \$275,093.27 Number of Stories: 0 Subdivision: DIAMANTE	Main Address: Parcel: Last Inspection: Fee Total: \$1,469.32 Heated and Cooled Square Feet: 2273 Subdivision Unit or Phase: 2	9579 Amethyst Dr Daphne, AL 36526 Finale Date: Assigned To: Non-Heated and Cooled Square Feet: 790 Lot Number: 148
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Description: LOT 148 PH 2 DIAMANTE **ELEVATION CERTIFICATE PRIOR TO CO**

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-007252-2021 Status: Issued Application Date: 04/27/2021 Zone: Additional Info: Heated and Cooled Valuation: 313311 Non-Heated and Cooled Valuation: 39081.5 Zoned: R-3	Type: Building Permit (Residential) Workclass: New Construction (Residential) Issue Date: 04/28/2021 Sq Ft: 0 Finish Floor Elevation (FFE): 172.14 IRC Residential Building Code Year: 2018 Watershed: Tiawasee	District: Project: Diamante Phase 2 Expiration: 10/25/2021 Valuation: \$352,392.36 Number of Stories: 0 Subdivision: DIAMANTE	Main Address: Parcel: Last Inspection: Fee Total: \$1,864.91 Heated and Cooled Square Feet: 3010 Subdivision Unit or Phase: 2	9556 Vargas Ct Daphne, AL 36526 Finale Date: Assigned To: Non-Heated and Cooled Square Feet: 802 Lot Number: 147
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PERMITS ISSUED BY (04/01/2021 TO 04/30/2021)

Description: LOT 147 PH 2 DIAMANTE ** ELEVATION CERTIFICATE PRIOR TO CO**

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-007253-2021 Status: Issued Application Date: 04/27/2021 Zone: Additional Info: Heated and Cooled Valuation: 236597 Non-Heated and Cooled Valuation: 38496.7 Zoned: R-3	Type: Building Permit (Residential) Workclass: New Construction (Residential) Issue Date: 04/28/2021 Sq Ft: 0 Finish Floor Elevation (FFE): 170.35 IRC Residential Building Code Year: 2018 Watershed: Tiawasee	District: Project: Diamante Phase 2 Expiration: 10/25/2021 Valuation: \$275,093.27 Number of Stories: 0 Subdivision: DIAMANTE	Main Address: Parcel: Last Inspection: Fee Total: \$1,469.32 Heated and Cooled Square Feet: 2273 Subdivision Unit or Phase: 2	9540 Vargas Ct Daphne, AL 36526 Finale Date: Assigned To: Non-Heated and Cooled Square Feet: 790 Lot Number: 145
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Description: LOT 145 PH 2 DIAMANTE **ELEVATION CERTIFICATE PRIOR TO CO**

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-007254-2021 Status: Issued Application Date: 04/27/2021 Zone: Additional Info: Heated and Cooled Valuation: 168418 IRC Residential Building Code Year: 2018 Watershed: Fish River	Type: Building Permit (Residential) Workclass: New Construction (Residential) Issue Date: 04/29/2021 Sq Ft: 0 Number of Stories: 0 Subdivision: OLD FIELD Flood Zone: X	District: Project: Oldfield Phase 3B Expiration: 10/26/2021 Valuation: \$195,755.15 Heated and Cooled Square Feet: 1618 Subdivision Unit or Phase: 3B	Main Address: Parcel: Last Inspection: Fee Total: \$1,058.32 Non-Heated and Cooled Square Feet: 561 Lot Number: 225	23183 Shadowridge Dr Daphne, AL Finale Date: Assigned To: Non-Heated and Cooled Valuation: 27337.5 Zoned: PUD
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Description: LOT 225 PHASE 3B OLD FIELD NEW HOME

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-007255-2021 Status: Issued Application Date: 04/27/2021 Zone: Additional Info: Heated and Cooled Valuation: 184656 IRC Residential Building Code Year: 2018 Watershed: Fly Creek	Type: Building Permit (Residential) Workclass: New Construction (Residential) Issue Date: 04/29/2021 Sq Ft: 0 Number of Stories: 0 Subdivision: OLD FIELD Flood Zone: X	District: Project: Oldfield Phase 3B Expiration: 10/26/2021 Valuation: \$215,306.83 Heated and Cooled Square Feet: 1774 Subdivision Unit or Phase: 3B	Main Address: Parcel: Last Inspection: Fee Total: \$1,161.08 Non-Heated and Cooled Square Feet: 629 Lot Number: 226	23165 Shadowridge Dr Daphne, AL 36526 Finale Date: Assigned To: Non-Heated and Cooled Valuation: 30651.2 Zoned: R6-G
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PERMITS ISSUED BY (04/01/2021 TO 04/30/2021)

Description: LOT 226 PH 3B OLD FIELD

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-007256-2021	Type: Building Permit (Residential)	District:	Main Address:	23141 Shadowridge Dr
Status: Issued	Workclass: New Construction (Residential)	Project: Oldfield Phase 3B	Parcel:	Daphne, AL 36526
Application Date: 04/27/2021	Issue Date: 04/29/2021	Expiration: 10/26/2021	Last Inspection:	Final Date:
Zone:	Sq Ft: 0	Valuation: \$210,092.72	Fee Total: \$1,135.39	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 184656	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 522	Non-Heated and Cooled Valuation: 25437.1
IRC Residential Building Code Year: 2018	Subdivision: OLD FIELD	Subdivision Unit or Phase: 3B	Lot Number: 230	Zoned: R-6G
Watershed: Fly Creek	Flood Zone: X			

Description: LOT 230 PH 3B OLD FIELD

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-007257-2021	Type: Building Permit (Residential)	District:	Main Address:	23159 Shadowridge Dr
Status: Issued	Workclass: New Construction (Residential)	Project: Oldfield Phase 3B	Parcel:	Daphne, AL 36526
Application Date: 04/27/2021	Issue Date: 04/29/2021	Expiration: 10/26/2021	Last Inspection:	Final Date:
Zone:	Sq Ft: 0	Valuation: \$210,092.73	Fee Total: \$1,135.39	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 184656	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 522	Non-Heated and Cooled Valuation: 25437.1
IRC Residential Building Code Year: 2018	Subdivision: OLD FIELD	Subdivision Unit or Phase: 3B	Lot Number: 227	Zoned: R-6G
Watershed: Fly Creek	Flood Zone: X			

Description: LOT 227 PH 3B OLD FIELD

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-007258-2021	Type: Building Permit (Residential)	District:	Main Address:	23147 Shadowridge Dr
Status: Issued	Workclass: New Construction (Residential)	Project: Oldfield Phase 3B	Parcel:	Daphne
Application Date: 04/27/2021	Issue Date: 04/29/2021	Expiration: 10/26/2021	Last Inspection:	Final Date:
Zone:	Sq Ft: 0	Valuation: \$215,306.83	Fee Total: \$1,161.08	Assigned To:
Additional Info:				
Heated and Cooled Valuation: 184656	Number of Stories: 0	Heated and Cooled Square Feet: 1774	Non-Heated and Cooled Square Feet: 629	Non-Heated and Cooled Valuation: 30651.2
IRC Residential Building Code Year: 2018	Subdivision: OLD FIELD	Subdivision Unit or Phase: 3B	Lot Number: 229	Zoned: PUD
Watershed: Fly Creek	Flood Zone: X			

PERMITS ISSUED BY (04/01/2021 TO 04/30/2021)

Description: LOT 229 PHASE 3B OLD FIELD NEW HOME

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-007259-2021 Status: Issued Application Date: 04/27/2021 Zone: Additional Info: Heated and Cooled Valuation: 184656 IRC Residential Building Code Year: 2018 Watershed: Fly Creek	Type: Building Permit (Residential) Workclass: New Construction (Residential) Issue Date: 04/29/2021 Sq Ft: 0 Number of Stories: 0 Subdivision: OLD FIELD Flood Zone: X	District: Project: Oldfield Phase 3B Expiration: 10/26/2021 Valuation: \$210,092.72 Heated and Cooled Square Feet: 1774 Subdivision Unit or Phase: 3B	Main Address: Parcel: Last Inspection: Fee Total: \$1,135.39 Non-Heated and Cooled Square Feet: 522 Lot Number: 228	23153 Shadowridge Dr Daphne, AL Finale Date: Assigned To: Non-Heated and Cooled Valuation: 25437.1 Zoned: PUD
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Description: LOT 228 PHASE 3B OLD FIELD NEW HOME

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

BLDR-007260-2021 Status: Issued Application Date: 04/27/2021 Zone: Additional Info: Heated and Cooled Valuation: 284270 Non-Heated and Cooled Valuation: 41225.6 Zoned: R-3	Type: Building Permit (Residential) Workclass: New Construction (Residential) Issue Date: 04/29/2021 Sq Ft: 0 Finish Floor Elevation (FFE): 171.17 IRC Residential Building Code Year: 2018 Watershed: Tiawasee	District: Project: Diamante Phase 2 Expiration: 10/26/2021 Valuation: \$325,495.37 Number of Stories: 0 Subdivision: DIAMANTE	Main Address: Parcel: Last Inspection: Fee Total: \$1,726.20 Heated and Cooled Square Feet: 2731 Subdivision Unit or Phase: 2	9548 Vargas Ct Daphne, AL 36526 Finale Date: Assigned To: Non-Heated and Cooled Square Feet: 846 Lot Number: 146
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Description: LOT 146 PH 2 DIAMANTE **ELEVATION CERTIFICATE PRIOR TO CO**

Contractor: D R HORTON 25366 PROFIT DR DAPHNE, AL 36526 251-316-5429 Drhortoninspections@drhorton.com

Value total for Work Class New Construction (Residential):	Fee total for Work Class New Construction (Residential):
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Value total for Permit Type Building Permit (Residential): \$8,021,406.6 e total for Permit Type Building Permit (Residential)	PERMITS ISSUED for Permit Type: 32
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PERMITS ISSUED BY (04/01/2021 TO 04/30/2021)

GRAND TOTAL VALUE: \$8,021,406.68

GRAND TOTAL FEES: \$43,231.55

GRAND TOTAL OF PERMITS: 32

** Indicates active hold(s) on this permit*



PERMIT ISSUANCE SUMMARY (04/01/2021 TO 04/30/2021) FOR CITY OF DAPHNE

Permit Type	Permit Work Class *	Permits Issued	Square Feet	Valuation	Fees Paid
Building Permit (Commercial)	Alteration or Remodel	1	0	\$75,000.00	\$642.19
	Cell Tower	1	0	\$28,483.00	\$298.90
	Interior Build Out	3	0	\$121,840.00	\$1,165.42
	Repair	1	0	\$0.00	\$555.88
	Re-Roof	3	0	\$12,250.00	\$357.41
BUILDING PERMIT (COMMERCIAL) TOTAL:		9	0	\$237,573.00	\$3,019.80
Building Permit (Residential)	Accessory Structure	1	0	\$11,486.00	\$87.34
	Alteration or Remodel	10	0	\$185,342.27	\$1,221.91
	Misc.	3	0	\$13,200.00	\$158.30
	New Construction (Residential)	32	0	\$7,306,682.41	\$43,231.55
	Pool	2	0	\$149,152.00	\$1,075.44
	Repair	1	0	\$108,944.73	\$610.68
	Re-Roof	48	0	\$681,647.01	\$4,878.78
	Termite Repair	4	0	\$394,320.85	\$2,095.26
BUILDING PERMIT (RESIDENTIAL) TOTAL:		101	0	\$8,850,775.27	\$53,359.26
Certificate of Occupancy	Certificate of Occupancy	40	0	\$6,487,010.22	\$0.00
CERTIFICATE OF OCCUPANCY TOTAL:		40	0	\$6,487,010.22	\$0.00
Electrical Permit (Commercial)	Misc.	4	0	\$58,289.00	\$1,009.36
	New Construction (Commercial)	2	0	\$59,275.00	\$1,003.49
ELECTRICAL PERMIT (COMMERCIAL) TOTAL:		6	0	\$117,564.00	\$2,012.85
Electrical Permit (Residential)	Misc.	23	0	\$61,902.50	\$972.35
	New Construction (Residential)	53	0	\$0.00	\$5,956.84
	Pool Bonding	4	0	\$3,400.00	\$123.28
ELECTRICAL PERMIT (RESIDENTIAL) TOTAL:		80	0	\$65,302.50	\$7,052.47
HVAC Permit (Commercial)	Change Out HVAC	2	0	\$18,620.00	\$306.50
HVAC PERMIT (COMMERCIAL) TOTAL:		2	0	\$18,620.00	\$306.50
HVAC Permit (Residential)	HVAC Changeout	9	0	\$51,655.00	\$570.25
	New Construction (Residential)	31	0	\$0.00	\$3,491.54
HVAC PERMIT (RESIDENTIAL) TOTAL:		40	0	\$51,655.00	\$4,061.79
Land Disturbance New Residential Land Disturbance		35	0	\$0.00	\$3,490.75
LAND DISTURBANCE NEW RESIDENTIAL HOME TOTAL:		35	0	\$0.00	\$3,490.75
Land Disturbance Permit	Land Disturbance	1	0	\$0.00	\$100.00
LAND DISTURBANCE PERMIT TOTAL:		1	0	\$0.00	\$100.00
Plumbing Permit (Commercial)	Misc.	3	0	\$35,245.00	\$573.02
	New Construction (Commercial)	2	0	\$5,300.00	\$132.20
PLUMBING PERMIT (COMMERCIAL) TOTAL:		5	0	\$40,545.00	\$705.22

* Double-click the Permit Work Class Name while in the browser to see Permit details for that Work Class.

PERMIT ISSUANCE SUMMARY (04/01/2021 TO 04/30/2021)

Permit Type	Permit Work Class*	Permits Issued	Square Feet	Valuation	Fees Paid
Plumbing Permit (Residential)	Misc.	8	0	\$58,950.00	\$534.30
	New Construction (Residential)	43	0	\$0.00	\$4,856.84
	Sewer	1	0	\$1,200.00	\$35.00
PLUMBING PERMIT (RESIDENTIAL) TOTAL:		52	0	\$60,150.00	\$5,426.14
Site Disturbance	Site Disturbance (Commercial with CI)	2	0	\$0.00	\$554.11
SITE DISTURBANCE TOTAL:		2	0	\$0.00	\$554.11
GRAND TOTAL:		373	0	\$15,929,194.99	\$80,088.89

** Double-click the Permit Work Class Name while in the browser to see Permit details for that Work Class.*

City of Daphne Building Department

2019 / 2020 / 2021 Comparison Report

	Fees Collected			Permits Issued			CO's Issued		
	2019	2020	2021	2019	2020	2021	2019	2020	2021
October	\$41,508.58	\$93,181.87	\$94,131.53	141	215	357	23	11	31
November	\$30,939.41	\$62,198.00	\$109,387.14	106	223	378	18	26	30
December	\$28,050.20	\$233,529.32	\$101,471.36	108	252	383	23	33	43
January	\$54,262.58	\$118,498.03	\$132,049.79	180	270	372	21	14	24
February	\$65,020.99	\$140,560.44	\$97,396.64	225	308	350	17	33	32
March	\$66,919.78	\$77,067.98	\$95,472.42	204	362	391	20	45	52
April	\$62,429.27	\$94,394.17	\$80,088.89	228	272	373	23	32	40
May	\$76,949.69	\$95,010.56		247	294		18	39	
June	\$57,871.17	\$179,966.08		223	399		24	49	
July	\$69,166.73	\$77,442.81		239	323		10	45	
August	\$119,198.28	\$105,147.77		272	307		44	34	
September	\$76,320.28	\$71,226.36		303	352		21	35	
Total	\$748,636.96	\$1,348,223.39	\$709,997.77	2476	3577	2604	262	396	252
Percent +/-	80.09%		N/A	44.47%		N/A	51.15%		N/A
April Notes									
Inspections- 539 Building / 228 Environmental = 767									
373 Permits issued, 40 Certificate Of Occupancies issued									



I. CALL TO ORDER

II. COMMITTEE MEMBERS PRESENT:

Councilwoman Tommie Conaway; Councilwoman Angie Phillips; Councilman Doug Goodlin; Councilman Steve Olen; Councilman Ron Scott; Councilman Benjamin Hughes; Mayor LeJeune

Others Present: Ronnie Huskey, Public Works Director; William Eringman, Deputy Director; Jay Ross, City Attorney; Kelli Kichler-Reid, Finance Director; Troy Strunk, Executive Director, City Development; John Peterson, Mott-McDonald; Candace Antinarella, City Clerk; Amanda Thompson, GMC; Andy Bobe, Dewberry/Preble-Rish; Lee Rambo, Jade; Elliot Riser, Lakeshore Townhomes; Jackie Kearney, Daphne Resident; Gregory Van Kipnis, Daphne Resident

III. PUBLIC PARTICIPATION & CORRESPONDENCE

A. Correspondence and Public Participation—

- 1) Mr. Elliot Riser, Lakeshore Townhomes, stated he was grateful for the support from the city in regards to drainage issues, entrance issues and road-settling issues. Mr. Riser requested to re-anchor what was originally requested with the key issues asked in the September Public Works Committee meeting. He asked about the Phase II survey work as to when it would start along with Phase III with relation to drainage questions. Mr. Riser on behalf of Jackie Kearney stated they can revisit the site with the city if need be to address the outstanding issues in the area. Councilman Scott requested for Mr. Riser and Mrs. Kearney to speak with Troy Strunk, Ronnie Huskey and BJ Eringman to make sure all of the issues are addressed and is a high priority. Jackie Kearney, 48 Lakeshore Dr (Phase II & III President), reiterated the drainage issues from the Daphne Disc Course and the nearby residential homes. Mrs. Kearney stated she would be open to completing another walk through with the city personnel.
- 2) Lee Rambo spoke on behalf of Gregory Van Kipnis stating that he met with Mr. Huskey and Mr. Strunk. Mr. Rambo stated that Mr. Van Kipnis has a lot adjacent to his existing property at 14 Yacht Club Dr.—currently has a utility easement running directly across the property. Mr. Rambo stated that Mr. Van Kipnis is proposing to vacate the current drainage/utility easement and reroute the pipe. Mr. Rambo is requesting the City Council's thoughts/input. Councilman Scott asked for Mr. Huskey's input on the request. Mr. Huskey stated he visited the site and the request would need to go before the Planning Commission—he confirmed with Councilman Olen & Troy Strunk. Mr. Huskey stated he has no issues with vacating the easement. Mr. Huskey's biggest question is where would the expenses be acquired—expectation on the city or the actual property owner? Mr. Huskey stated the majority of the easement for the new location would fall under the Lake Forest POA. Mr. Huskey stated to Councilman Scott that his main question is the funding source for the project. Mr. Rambo stated that for this portion of the project, Mr. Van Kipnis was going to fund the project himself and wasn't seeking city funding to relocate the pipe or vacate the easement. Councilman Scott asked if there were any recommendations from the staff to which Mr. Huskey stated he has no issue with the project as long as the property owner is funding the project—the city would be involved with granting permission to work on the ROW. Mr. Huskey stated the city ROW at the location is a small portion and the Lake Forest POA would have to give the property owner permission as well. Councilman Scott stated that the Planning Commission would only recommend the vacating of the easement and the City Council would actually vote to vacate it. Councilman Scott requested Mr. Rambo and Mr. Van Kipnis start the process with contacting the Lake Forest POA.

IV. OLD BUSINESS

- A.** Approval of Minutes – March 1, 2021—Minutes were reviewed and approved by the committee.

V. NEW BUSINESS

- A.** John Deere (ATV)—Ronnie Huskey requested a John Deere Gator for the Mowing Department to



- assist with the seasonal staff and opportunities for lack of transportation (i.e. weed eating, trash pick-up, etc.) The John Deere Gator would be used to replace one unit in surplus—the equipment would be purchased through Sourcewell. **Motion by Tommie Conaway; seconded by Benjamin Hughes** to forward the John Deer Gator request to Finance for approval. All in favor. Motion carried. Mr. Huskey informed the committee that he spoke to the Public Works Chairman, Councilman Coleman, and Mr. Coleman requested Mr. Huskey forward to the committee that he was in support of the packet and completely understood what was going to be discussed before the packet was emailed to the committee.
- B. S. Main Gateway Addition—Mr. Huskey spoke to the committee about the funding for an estimated \$20,000.00 for the block, brick and signage to be added to the project. Councilwoman Phillips asked if the cost was for in-house labor to which Mr. Huskey stated no—the block and brick portion of the project would have to be completed by a contractor and the city would complete the painting and signage installation. Councilwoman Phillips asked if Mr. Huskey has received any quotes, bids, etc. for the project. Mr. Huskey stated it was a budgetary estimate based off of fair market price—the main issue would be finding an available contractor to complete the small project. Councilman Olen asked if there were funds already appropriated for the location—Mayor LeJeune stated the previous appropriated funds were already used in the elaborate brickwork and constant changes made to the project. Councilwoman Phillips asked Mrs. Kelli Kichler-Reid about the funds for the signage. Mrs. Kichler-Reid responded (inaudible). Councilman Scott stated that there has been some disagreement as to what the sign should look like at the location. Councilman Scott asked that the project be completed in a timely manner, since it has been ongoing for quite some time. **Motion by Benjamin Hughes; seconded by Doug Goodlin** to forward the South Main Gateway Addition to Finance. All in favor. Motion carried.
- C. Public Works Staff Request Proposed Changes—Mr. Huskey requested to take the budgeted funds for the vacant Facility Manager position and add two (2) additional Building Maintenance Technicians while vacating the Facility Manager position at this time. Mr. Huskey stated he is not asking for funds, but instead approval for departmental expansion. Councilman Phillips asked what the salaries would be for the two positions. Mr. Huskey stated roughly \$30,000 a year and he's taking the current accrued funds to finish out the year and during the budget, he will request the full amount. Mrs. Kelli Kichler-Reid addressed the committee (inaudible) to which Mr. Huskey stated the Facility Manager position will go away at this time unless requested at a later date and it will not be requested. Councilman Scott asked if there was any discussion. Councilman Olen asked the Mayor if the elimination of the Facility Manager is part of the analysis related to the City Engineer or was the elimination of a different position? Mrs. Kelli Kichler-Reid addressed the committee (inaudible). Councilman Olen asked if the Facility Manager is different from the Facilities Director? Mrs. Kichler-Reid addressed the committee (inaudible). Councilwoman Phillips asked for a clear and transparent list at the next Finance Committee meeting of what has happened and what is being asked in regards to the positions. Mayor LeJeune asked will there be an appropriation for this year's budget? Mrs. Kichler-Reid addressed the committee (inaudible). Mayor LeJeune reiterated the topic will be discussed at the Finance Committee meeting. **Motion by Angie Phillips; seconded by Benjamin Hughes** to forward the proposed staff changes to Finance. All in favor. Motion carried.
- D. Public Works Storage Facility Proposed Construction Budget—Mr. Huskey stated the construction is for the replacement of the facility building at Public Works (structure fire). The concrete slab will be reused and the metal structure will be placed in the same location (8000 sq.ft.)—the request would be for \$219,966.25. Mr. Huskey stated the depreciation from the insurance company would be \$67,500.00 which would give \$152,466.25 for facility replacement. Mrs. Kelli Kichler-Reid addressed the committee (inaudible). Councilman Scott asked why this was not in the budget to which Mrs. Kichler-Reid addressed the committee (inaudible). Mayor LeJeune stated the initial plan was not to rebuild the facility; however we have had storage issues throughout the city. Mr. Huskey stated that Mr. Eringman has been working with the contractor to receive a rough estimate of the cost associated with the project. He stated the project would go through the bid process. Councilwoman Phillips asked if we would appropriate the funds prior to knowing what the bids are



- for the project? Mrs. Kelli Kichler-Reid addressed the committee (inaudible). **Motion by Angie Phillips; seconded by Benjamin Hughes** to put the project out for bid. All in favor. Motion carried.
- E. Vermeer CTX 160 Compact Utility Equipment—Mr. Huskey stated his team is having issues acquiring the equipment for jobs. He requested the equipment for narrow areas within the city to better assist at job sites (sidewalks, stump grinding, etc.). **Motion by Benjamin Hughes; seconded by Tommie Conaway** to forward to Finance. All in favor. Motion carried.
- F. Parking Lot Usage Agreement Authorization for Mayor's Signature—Mr. Huskey stated this is a request for the Mayor's signature for an agreement with the connection of Guido's parking lot and the City Hall parking lot expansion as well as the current City Hall parking lot. Mr. Huskey stated that Troy Strunk has been working with the property owner(s) along with the attorneys to finalize the document. Mr. Huskey stated the owner of Guido's already signed the document and he is requesting for approval for the Mayor's signature to move forward. **Motion by Angie Phillips; seconded by Benjamin Hughes** to forward to the City Clerk/Mayor. Councilman Scott asked if any discussion. Councilman Olen stated that he has spoken to the Mayor and Troy Strunk about paragraph 6 (termination provision). Councilman Olen stated he is strongly opposed to this agreement with the language "either party may terminate the Agreement, with or without cause, by providing the other party with advance, written notice of its intent to terminate at least sixty (60) days prior to the effective date of such termination." Councilman Olen stated the city has agreed to pay to pave a significant portion of Guido's parking lot and sixty (60) days from the date this goes into effect, they can void the agreement and have use of the paved parking lot. Councilman Olen stated secondly that Guido's came before the DRA last week and asked the DRA to fund two-thirds of the cost to paving the front portion of their parking lot to which the DRA agreed to. Councilman Olen went on to state that the DRA members raised issues as to whether or not Guido's was going to stay long term to which they received positive reassurance from Guido's that they are here to stay—Councilman Olen stated Councilwoman Conaway was nodding in agreement. Councilman Olen is not in favor of the agreement unless the language changes in the termination provision—he stated they might be able to have a termination agreement after a five (5) year term, but not sixty (60) days after entering into an agreement with the city. Councilwoman Phillips concurred with Councilman Olen—current document not in the best interest of the city. Councilman Olen officially requested an amendment to the agreement for the termination provision. Councilman Scott stated the agreement that the City Council will authorize for the Mayor to sign will state an initial five (5) year period where neither party can cancel and at the end of the five (5) year period is the sixty (60) day, which Councilman Olen agreed. **Motion by Angie Phillips; seconded by Benjamin Hughes** to authorize the Mayor to sign the amended copy as stated. All in favor. Motion carried. **Motion by Angie Phillips; seconded by Benjamin Hughes** for the original motion as amended. All in favor. Motion carried.
- G. Notification of Temporary Street Closure—6th Street behind Christ the King Church—Mr. Huskey stated this is notification to the committee that Christ the King School will move forward with the street closure on 6th street behind the church starting Monday, April 12. Mayor LeJeune stated a notification has already been posted by the city.
- H. Timber Creek Sidewalk Proposal—Mr. Huskey stated the document is a proposed layout and not requesting any funds. Mayor LeJeune stated the document is more of a notification, because it changes the sidewalk plan for this year. Mayor LeJeune stated the previous money from the previous year and this year's funds will be used to complete Ridgewood Dr in Lake Forest (sent out for engineering drawings and received by the city) and Timber Creek Blvd. Mayor LeJeune asked that Timber Creek Blvd be added to this year's sidewalk plan in the interest of public safety—using money already set for the project. Councilman Scott stated that the Land Use Ordinance of the sidewalks in the common areas of the subdivision is on the developer and not the city—he requested Councilman Olen investigate the current Land Use Ordinance. Councilwoman Phillips asked for a timeline for the sidewalk project at Timber Creek Blvd. Mr. Huskey stated 2-3 months.
- I. Authorization to Re-Apply for ALDOT FY21 Grant—Councilman Scott requested an approval to authorize Cara Stallman to reapply for the TAP Grants for FY21. **Motion by Angie Phillips;**



seconded by Tommie Conaway. All in favor. Motion carried.

VI. PROJECT ENGINEER'S REPORTS

- A. Mott MacDonald – No active project currently with the City of Daphne.
- B. GMC – Pollard Road TAP Grant (sidewalk construction continues; contractor to start installing drainage structures soon), City Hall Parking Lot (project scheduled for completion this week; asphalt contractor is mobilized onsite and ready to pour 3/30/21), Pollard Road and Hwy 64 Intersection Improvements (BJ Eringman sent the revised man day estimate and revised cost estimate to ALDOT for their review. ALDOT has requested a few revisions to the man day estimate.), Daphne Recycling Facility (in the permitting process); Ridgewood Drive Sidewalks (GMC has prepared a proposal and cost estimate to design and continue the Ridgewood Dr sidewalk from where it is currently terminated—Brentwood Dr—to Bayview Dr. This has been revised to add a portion of Timber Creek Blvd as an add alternate to the project).
- C. Dewberry —Hwy 98 Intersection Improvements (contracts signed in late February. We are lacing together the survey base map. All subcontractors have been executed.), Bay Front Street Scape (Easements for the additional parking have been submitted to the owner for review. His attorney is reviewing the documents. We have requested pricing from our contractor for the work and received a request for a price adjustment due to materials cost increase—the change is substantial. We have gone through the contract and there are a few options on how to address this.), Bay Front Master Plan Project (some preliminary sketches have been provided for review. We are still waiting on the GOMSEA grant applications to be released and are gearing up for submittal once received—hope to get underway with permitting and applications mid-summer.)
- D. Volkert –No Pending Projects
- E. Jade—MBMEP-ADEM 319 Tiawasee Creek Restoration Project—(PW pond and ditch excavation and regrading underway. Contractor is planning to have PW excavation completed in next two weeks, continuing to work around the rain); Old Towne Main St Daphne (ROW and topographic survey field work is completed and surveyor working on drafting survey files.)

VII. DIRECTOR'S REPORT (Handouts reviewed by committee)

- A. Work Request Report –February 2020 & 2021—The Public Works Department completed 470 work orders in February 2021. (Separate Handout)
- B. Vehicle/Equipment Maintenance Reports – February 2020-2021 & FY2019-2020 YTD (Separate Handout)
- C. Public Works Related Overtime Report— 50.00% percentage of the year used; \$39, 029.41 Used YTD as of March 29, 2021. (Separate Handout)
- D. Mosquito Report—No Report (Separate Handout)
- E. Street Sweeper Report—No Report

VIII. DAPHNE SOLID WASTE DISPOSAL ENTERPRISE (Handouts reviewed by committee)

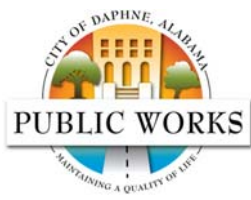
- A. Monthly Recycle Tonnage Report (Tonnage Comparison) – February 2021—No Report
- B. Solid Waste New Customer Report – February 2021—28 new residential; 1 new commercial (Separate Handout)
- C. Tallent Lane Facility Report – February 2021—918.71 total tonnage

IX. MUSEUM COMMITTEE

- A. Minutes – No information submitted.

X. BEAUTIFICATION COMMITTEE

- A. Minutes – No information submitted.



CITY OF DAPHNE PUBLIC WORKS COMMITTEE MINUTES

April 5, 2021 - 5:30 P.M.
DAPHNE CITY HALL

XI. ENVIRONMENTAL ADVISORY COMMITTEE

A. Minutes – February 22, 2021

XII. FUTURE BUSINESS

A. Next Meeting – **Monday, May 3, 2021**

XIII. ADJOURNMENT

Motion by Tommie Conaway, seconded by Benjamin Hughes to adjourn. Meeting adjourned at 6:06 p.m.

**CITY OF DAPHNE, ALABAMA
ORDINANCE 2021-20**

APPROPRIATION: SOUTH MAIN STREET GATEWAY SIGN

WHEREAS, Ordinance 2020-32 approved and adopted the Fiscal Year 2021 Budget on September 21, 2020; and

WHEREAS, subsequent to the adoption of the Fiscal Year 2021 budget, the City Council has determined that certain appropriations are required and should be approved and made a part of the Fiscal Year 2021 budget; and

WHEREAS, over the past few years, the City has been constructing new gateway signs for the main entrances into the City; and

WHEREAS, previous capital budgets included capital funds for the construction of these gateway signs, and this money has been fully expended; and

WHEREAS, quotes have been obtained in the amount of \$15,000 for materials and labor to install a white brick signage panel with the City of Daphne logo to complete the gateway sign into the City on South Main Street.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, that

- 1) Funds in the amount of **\$15,000** from the **General Fund** are hereby appropriated and made a part of the Fiscal Year 2021 Budget for the completion of the South Main Street gateway sign; and
- 2) The Mayor is hereby authorized to execute any and all documents required for the South Main Street gateway sign project.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS _____ DAY OF _____, 2021.

Robin LeJeune, Mayor

ATTEST:

Candace G. Antinarella, CMC, City Clerk

**CITY OF DAPHNE, ALABAMA
ORDINANCE 2021-21**

APPROPRIATION: EMPLOYEE CLASSIFICATION AND COMPENSATION STUDY

WHEREAS, Ordinance 2004-52 as adopted on January 3, 2005, established the City of Daphne Job Classification Schedule; and

WHEREAS, Ordinance 2020-32 approved and adopted the Fiscal Year 2021 Budget on September 21, 2020; and

WHEREAS, subsequent to the adoption of the Fiscal Year 2021 budget, the City Council has determined that certain appropriations are required and should be approved and made a part of the Fiscal Year 2021 budget; and

WHEREAS, recent evaluations of the current pay plan that was initially implemented in 2004 have shown that the City's current pay plan job descriptions and salary tables need to be updated to be in line with the current market salary rates; and

WHEREAS, the Human Resources Department prepared a RFQ for an Employee Classification and Compensation Study; and

WHEREAS, having reviewed all proposals and references submitted, the Human Resources Department has recommended that Evergreen Solutions LLC be retained by the City to perform the Employee Classification and Compensation Study at a cost of **\$29,000**; and

WHEREAS, after further review, the City Council recommends that the proposed Consulting Services Agreement by and between the City and Evergreen Solutions, LLC be implemented.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, that

- 1) Funds in the amount of **\$29,000** from the **General Fund** are hereby appropriated and made a part of the Fiscal Year 2021 Budget for the Employee Classification and Compensation Study.
- 2) The Mayor is hereby authorized to execute any and all documents required for the Employee Classification and Compensation Study.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS _____ DAY OF _____, 2021.

Robin LeJeune, Mayor

ATTEST:

Candace G. Antinarella, CMC, City Clerk

**CITY OF DAPHNE, ALABAMA
ORDINANCE 2021-22**

**PARTIAL REDEMPTION OF GENERAL OBLIGATION REFUNDING AND
IMPROVEMENT WARRANTS, SERIES 2014**

WHEREAS, Ordinance 2020-32 approved and adopted the Fiscal Year 2021 Budget on September 21, 2020; and

WHEREAS, subsequent to the adoption of the Fiscal Year 2021 budget, the City Council has determined that certain appropriations are required and should be approved and made a part of the Fiscal Year 2021 budget; and

WHEREAS, the City issued its General Obligation Refunding and Improvement Warrants, Series 2014 in the amount of \$10,000,000 in November 2014 to fully refund the outstanding balance of the General Obligation Refunding and Improvement Warrants, Series 2003 and partially refund the outstanding balance of the General Obligation Refunding and Improvement Warrants, Series 2006; and

WHEREAS, Section 5.1 of Ordinance 2014-52 authorizing the warrant issuance provides that any or all of the warrants maturing on or after April 1, 2022, may be redeemed on any date after April 1, 2021; and

WHEREAS, the City wishes to use excess funds in the Debt Service fund to partially redeem these outstanding warrants; and

WHEREAS, an additional appropriation of \$800,000 is needed for the partial redemption and payment of outstanding interest of the General Obligation Refunding and Improvement Warrants, Series 2014.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, that funds in the amount of **\$800,000** from the **Debt Service Fund** are hereby appropriated and made a part of the Fiscal Year 2021 Budget for the partial redemption and payment of outstanding interest of the General Obligation Refunding and Improvement Warrants, Series 2014.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS _____ DAY OF _____, 2021.

Robin LeJeune, Mayor

ATTEST:

Candace G. Antinarella, CMC, City Clerk

**CITY OF DAPHNE
ORDINANCE 2021-24**

**AN ORDINANCE AMENDING THE CITY OF DAPHNE, ALABAMA
JUBILEE FARMS PUD STANDARDS, ORDINANCE 2018-14, AS ADOPTED BY THE
CITY COUNCIL ON MAY 7, 2018**

WHEREAS, the City Council of the City of Daphne, after due consideration believes that certain revisions to the Jubilee Farms PUD Standards; and,

WHEREAS, at the City of Daphne Planning Commission regular meeting on March 25, 2021 the Commission considered certain proposed amendments to the Jubilee Farms PUD Standards, Ordinance 2018-14, and any amendments to the same and set forth a favorable recommendation to the City Council of the City of Daphne; and,

WHEREAS, due notice of said proposed amendment has been provided to the public as required by law through publication and open display at the Daphne Public Library and City Hall, a public hearing was held before the City Council on May 17, 2021; and,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA as follows:

SECTION I: AMENDED STANDARDS

**JUBILEE FARMS
PUD STANDARDS
(AMENDED February 2021)**

Jubilee Farms, a Planned Unit Development (PUD), is a 346.34-acre site located southeast of the intersection of Alabama Highway 181 and Austin Road. The property is presently zoned PUD in the City of Daphne.

The proposed development consists of 909 single-family lots arranged in the following manner:

<u>Lot Width</u>	<u>Minimum Size</u>	<u>Number</u>	<u>Mix</u>
52'	6,500 s.f.	390	43%
52'	7,280 s.f.	74	8%
70'	9,800 s.f.	311	34%
80'	11,600 s.f.	134	15%
Total Lots		909	100%

The increased number of smaller lots is in response to soaring construction costs and the area's booming population, a consideration that has allowed for the construction of more affordable homes that are in high demand. The proposed density of the development is 2.62 units per acre. Of the site's total area, 87.23 acres, or 25.2%, are proposed as common area. These common areas consist of 22.77 acres of formal open space, 55.02 acres of passive open space, and 9.44 acres of jurisdictional wetlands.

The residential lots shall adhere to the following standards:

The 52' wide lots are to have building setbacks of 25' on the front and rear, 6' on the sides, and 15' on the street sides. The building setbacks for 70' wide lots are 30' on the front and rear, 6' on the sides, and 20' on the street sides. The building setbacks for 80' wide lots are 30' on the front and rear, 10' on the sides,

and 20' on the street sides. The maximum building heights for all residential lots are as per the City's R-3 zoning district. The maximum building coverage of each residential lot is 45%.

All utilities have been/will be constructed underground and water, sewer, electric, and telephone are all available to the site. Daphne Gas, although not required, has also been installed throughout the development. All roadways within the development will be public and sidewalks will be located on both sides of the proposed roadways. Sidewalks will be installed by the home builder at the time of house construction and are required to be ADA compliant. All construction will be in accordance to the standards of the City of Daphne.

The stormwater management system will be designed in accordance with the standards of the City of Daphne. All stormwater facilities and structures outside of public rights-of-way will be maintained by the P.O.A. and not the City of Daphne. The elimination of the cul-de-sac in "Phase 12" provides a more useable space for the detention pond resulting in an improved drainage design.

A landscape plan will be/has been provided as part of each phase of the subdivision process. The required landscaping will be provided in the common areas and installed during construction of the infrastructure adjacent to those common areas. Any additional landscaping will be provided by the home builders and/or the lot owners.

As per the City of Daphne Land Use and Development Ordinance, this development is considered a Large-Scale PUD, due to being over 300 acres in size. Developments of this size do require consideration of public facilities and services. Accordingly, the property owner donated land to the City in the general area of this site to provide for a Fire Station to better serve this proposed development and other existing developments within the area. Multiple access points to Jubilee Farms have been provided for alternate emergency access locations. A private school has recently been constructed in the near vicinity of this site as well as the public Belforest Elementary School which opened in Fall 2020. Traffic studies were conducted prior to subdivision application of the first phase. Coordinated efforts are underway between the City, ALDOT, and the County to realign area roadways and ALDOT has begun constructing additional lanes for Highway 181 from Milton Jones Road to Alabama Highway 104.

Jubilee Farms is to be a unique neighborhood offering varying lot types and amenities in a pedestrian-friendly community. Its residents enjoy numerous one-of-a-kind facilities constructed by the developer. These include a grand entry feature from Highway 181, community clubhouse, family pool, adult pool, large playground, and splash pad. Lakes and ponds built with the development have been stocked with fish for the active recreation of residents. Several neighborhood pocket parks are located throughout the development to provide nearby access to residents with an approximately 6-acre central site provided for multiple types of amenities. Multi-use trails are also located along the common areas around the lakes, through the Parks, and along the rear of lots providing for additional pedestrian activities. As a public benefit the developer proposes a sidewalk along Austin Road adjacent to the development. The amenities, parks, multi-use trails, and sidewalks provide more opportunities on-site for residents to enjoy rather than having to use City parks.

The larger lots are located along the main road that runs through the center of the overall development. The other lot types are divided into multiple separate neighborhoods throughout the development. The additional 52' lot sizes and the associated building types will provide more entry level options for prospective homeowners. Finally, the developer has elected to bring this development within the corporate limits of Daphne as opposed to staying in the County.

Covenants and Restrictions will provide for the formation of a Property Owner's Association for the Jubilee Farms development whereby maintenance responsibilities of the common areas and drainage infrastructure outside of public roadways will be established.

SECTION II: CONFLICT WITH OTHER ORDINANCES

That any Ordinance heretofore adopted by the City Council of Daphne, Alabama, which is in conflict with this Ordinance, be and is hereby replaced to the extent of such conflict.

SECTION III: SEVERABILITY

The provisions of this Ordinance are severable. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

SECTION IV: EFFECTIVE DATE

This Ordinance shall take effect and be in force from and after the date of its approval by the City Council of the City of Daphne and publication as required by law.

**ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE,
ALABAMA, THIS ____ DAY OF _____, 2021.**

AN ALABAMA MUNICIPAL CORPORATION

Attest:

Robin LeJeune, Mayor

Candace G. Antinarella, CMC, City Clerk