CITY OF DAPHNE
1705 MAIN STREET, DAPHNE, AL
CITY COUNCIL BUSINESS MEETING AGENDA
Monday, May 16, 2022
6:00 P.M.

1. CALL TO ORDER

2. ROLL CALL
INVOCATION Wesley Bayers, The Joy of Jubilee Fellowship
PLEDGE OF ALLEGIANCE

RECOGNITION: Beautification Award – Belforest Apartment Complex

PROCLAMATION: National Public Works Week

PROCLAMATION: National Safe Boating Week

PROCLAMATION: National Police Week

3. APPROVE MINUTES: May 2, 2022 regular meeting

4. REPORTS OF STANDING COMMITTEES

A. FINANCE COMMITTEE – Conaway

B. BUILDINGS & PROPERTY COMMITTEE – Phillips
Review the April 2022 New Construction and Building Reports.
Certificates of Occupancy: 42
Permits Issues: 324
New Residential Home Permits: 10
Total Fees: $60,816.35

C. PUBLIC SAFETY COMMITTEE – Hughes

D. CODE ENFORCEMENT/ORDINANCE COMMITTEE – Olen

E. PUBLIC WORKS COMMITTEE – Goodlin

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
Review the minutes from the March 24, 2022 meeting and the report from the April 28, 2022 meeting.

F. RECREATION BOARD – Hughes

G. UTILITY BOARD – Coleman
Review the minutes from the March 30th meeting.

MOTION to reappoint Councilman Joel Coleman to the Daphne Utility Board.

MOTION to reappoint Mayor Robin LeJeune to the Daphne Utility Board.

6. PUBLIC PARTICIPATION

7. MAYOR'S REPORT

8. CITY ATTORNEY REPORT

9. DEPARTMENT HEAD REPORTS

10. CITY CLERK'S REPORT

MOTION to approve the publication and set a public hearing on June 20, 2022 for the reconsideration of Great Magnolia Properties, L.L.C. and the Stanard Family Partnership Zoning Amendment located Southeast of the intersection of Whispering Pines Road and U.S. Highway 98.

MOTION to approve the publication and set a public hearing on June 20, 2022 for the Ann E. Berga and Teresa Warner Pre-Zoning Amendment located Southeast of the intersection of Pleasant Road and County Road 13.

MOTION to approve the publication and set a public hearing on June 20, 2022 for the Ann E. Berga and Teresa Warner Annexation Petition located Southeast of the intersection of Pleasant Road and County Road 13.

11. RESOLUTIONS & ORDINANCES

A. RESOLUTIONS:

2022 – 23 – Acceptance of Roads and Rights-of-Way: Jubilee Farms Subdivision, Phase 11

2022 – 24 – Bid Award: Bayfront Streetscape and Parking Improvements – Negotiated - $3,512,381.16

B. 2nd READ ORDINANCES:

2022 – 27 – Ordinance to Pre-Zone Property Located East of County Road 13 – Red Barn, L.L.C.

2022 – 28 – Ordinance to Annex Property Contiguous to the Corporate Limits of the City of Daphne Located East of County Road 13 – Red Barn, L.L.C.

2022 – 30 – Appropriation – Public Works Storage Building - $515,205

2022 – 31 – Appropriation – Well Road Drainage Improvement – Engineering Services - $72,800

1ST READ ORDINANCES:

2022 – 32 – Additional Appropriation – Construction of Bayfront Streetscape and Parking Improvements Project - $2,294,734

12. COUNCIL COMMENTS

13. ADJOURN

City of Daphne Beautification Committee

presents this

Certificate of Recognition

to

Belforest Apartment Complex

for your excellence in beautifying the City of Daphne.

Awarded on this 16th day of May 2022.

Robin LeJeune, Mayor

Daphne
ALABAMA

CITY OF DAPHNE, ALABAMA

Proclamation

WHEREAS, National Public Works Week is a celebration of the tens of thousands of men and women in the United States who provide and maintain infrastructure and services collectively known as public works; and

WHEREAS, the City of Daphne seeks to raise the public's awareness of public works issues and to acknowledge public works employees who are dedicated to improving the quality of life for present and future generations; and

WHEREAS, public works services provided in our community are an integral part of our resident's everyday lives; and

WHEREAS, the support of an appreciative and informed citizenry is vital to the efficient operation of our public works systems and programs such as streets, solid waste & recycling collection, grounds & mowing departments, building maintenance & mechanical; and

WHEREAS, this year's theme "Ready and Resilient" showcases the pervasiveness of Public Works, to the men and women of the profession who are always there and always ready.

WHEREAS, the Public Works Department will host its annual Public Works Day & Equipment Show at Lott Park on Wednesday, May 18, 2022 from 10:00 a.m. to 1:00 p.m.

NOW, THEREFORE; I, Robin LeJeune, as the Mayor of the City of Daphne, together with the Daphne City Council, do hereby proclaim May 15-21, 2022 as

National Public Works Week

in the City of Daphne and call upon all citizens and civic organizations to acquaint themselves with our public works department and to recognize the contributions which public works officials make every day to our health, safety, comfort, and quality of life.

Robin LeJeune, Mayor

Candace G. Antinarella, CMC, City Clerk

CITY OF DAPHNE, ALABAMA

Proclamation

WHEREAS, each year during the month of May, the United States Coast Guard joins partners nationwide to raise awareness about boating responsibly; and

WHEREAS, safe boating starts onshore, with individuals preparing a float plan for their passengers, getting a free vessel safety check, and participating in boating safety courses; and

WHEREAS, as they embark, boaters should make sure they check the marine forecast and that all passengers are equipped with a life jacket; and

WHEREAS, the chance of drowning while wearing a life jacket is 1 in 66, and the chance of drowning with no life jacket is 1 in 11; and

WHEREAS, every 2½ hours someone is injured or killed in a boating accident; and

WHEREAS, to put an end to preventable accidents that claim too many lives each year, individuals should never operate a boat under the influence of drugs or alcohol; and

WHEREAS, boating is an important part of our national heritage, it is imperative that all individuals operating or occupying a boat follow commonsense safety procedures that keep them safe and also keep our lakes, rivers, and oceans safe for all to enjoy;

NOW, THEREFORE; I, Robin LeJeune, as the Mayor of the City of Daphne, together with the Daphne City Council, do hereby proclaim May 16 – 22, 2022 as

National Safe Boating Week

in the City of Daphne and the start of the year-round effort to promote safe boating, encouraging all those who boat to practice safe boating habits.

Robin LeJeune, Mayor

Candace G. Antinarella, CMC, City Clerk

CITY OF DAPHNE, ALABAMA

Proclamation

WHEREAS; there are approximately 800,000 sworn law enforcement officers serving in communities across the United States, including the dedicated members of the Daphne Police Department; and

WHEREAS; there were 458 federal, state, tribal and local law enforcement officer killed in the line of duty in 2021; and

WHEREAS; that is an increase of 55% from 295 officers killed in 2020; and

WHEREAS; since the first recorded dead in 1786, more than 22,000 law enforcement officers in the United States have made the ultimate sacrifice; and

WHEREAS; there are over 23,000 names engraved on the walls of the National Law Enforcement Officers Memorial in Washington, D.C.; and

WHEREAS; the service and sacrifice of all officers killed in the line of duty with be honored during the National Law Enforcement Officers Memorial Fund 34th Annual Candlelight Vigil, at eight o'clock in the evening on May 13, 2022; and

WHEREAS; May 15 is designated as Peace Officers Memorial Day, in honor of all fallen officers and their families and U.S. flags should be flown at half-staff.

NOW, THEREFORE; I, Robin LeJeune, as the Mayor of the City of Daphne, together with the Daphne City Council, do hereby proclaim May 15 – 21, 2022 as

National Police Week

in the City of Daphne in honor of the men and women whose diligence and professionalism keep our city and citizens safe.

Robin LeJeune, Mayor

Candace G. Antinarella, CMC, City Clerk

May 2, 2022
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 Joel Coleman called the meeting to order at 6:02pm.

2. ROLL CALL:

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

Also Present: Candace Antinarella, City Clerk; Jay Ross, City Attorney; Mayor LeJeune; Chief David Carpenter, Police; Troy Strunk, City Development; Chief LeAnn Tacon, Fire; Ronnie Huskey, Public Works; Kelli Reid, Finance; Josh Newman, City Engineer; Ange Baggett, Marketing; Vickie Hinman, Human Resources; Tonja Young, Library; Adrienne Jones, Planning; and Charlie McDavid, Recreation.

INVOCATION/PLEDGE OF ALLEGIANCE

Invocation was given by Pastor John Knox Foster, Christ Presbyterian Church.

Pledge of Allegiance was led by Pack 87 Webelos.

PROCLAMATION: Mayor LeJeune presented Chief Corrections Officer Virginia Smith with a proclamation in honor of National Correctional Officers Week.

PROCLAMATION: Mayor LeJeune presented Sergeant Brian Hollinghead with a proclamation in honor of his retirement from the Police Department.

PROCLAMATION: Mayor LeJeune presented City Clerk, Candace Antinarella, with the proclamation in honor of Municipal Clerk's Week.

3. APPROVAL OF MINUTES:

The minutes from the April 18, 2022 regular meeting were approved.

4. REPORT OF STANDING COMMITTEES:

A. FINANCE COMMITTEE
Councilwoman Conaway said the minutes from the April 18th meeting are in the packet. She shared the March 2022 Treasurer's Report: Unrestricted fund balance - $26,980,700; Total cash balance - $40,172,170; February 2022 sales tax - $2,001,540; and February 2022 lodging tax - $119,798.

B. BUILDINGS & PROPERTY COMMITTEE
Councilwoman Phillips said the next meeting is May 9th at 5:15pm.

C. PUBLIC SAFETY COMMITTEE
Councilman Hughes said the next meeting is May 9th 11th at 4:30pm in the Jubilee Conference Room and the next meeting is May 9th at 4:30pm.

D. CODE ENFORCEMENT/ORDINANCE COMMITTEE
Councilman Olen said the Committee met earlier and the next meeting is June 6th at 4:30pm.

E. PUBLIC WORKS COMMITTEE
Councilman Coleman said the Committee met earlier and the next meeting is June 6th at 5:15pm.

5. REPORTS OF SPECIAL BOARDS & COMMISSIONS:

A. Board of Zoning Adjustments
Troy Strunk said there was no report.

B. Downtown Redevelopment Authority
Councilwoman Conaway said the next meeting is May 19th at 5:30pm.

C. Industrial Development Board
Councilman Scott said the next meeting is May 17th at 4:30pm.

D. Library Board
Councilwoman Phillips said the next meeting is May 12th at 4:30pm.

E. Planning Commission
Councilman Olen said the next meeting is May 26th at 5:00pm.

F. Recreation Board
Councilman Hughes said the next meeting is June 8th at 6:00pm.

G. Utility Board
Councilman Coleman said next meeting is May 25th at 5:00pm.

6. PUBLIC PARTICIPATION:

Public Participation opened at 6:21pm.

Carl Winters, Lake Forest, said he was presenting on behalf of Lake Forest and the citizens were asking the City for relief. He asked the City to recognize they have voting rights and to not do business with any of the Lake Forest POA Board until an election is held within Lake Forest.

Lynn Davis, 137 Rolling Hill Drive, said she wants the Council to be aware of what is going on in Lake Forest. She said dues are not being spent practically.

Rod Drummond, Ridgewood Drive, said there has always been a problem with the Lake Forest POA.

Public Participation closed at 6:28pm.

7. MAYOR'S REPORT:

Mayor LeJeune said he understood some of the issues Lake Forest is having, but the City has no legal way to help. He said the City will continue to provide the best service to Lake Forest.

He said the Dream Court recently had their closing ceremonies and shared some of the kids who participated will be joining in some upcoming tournaments. He said the Alabama School of Math and Science recently held a pickleball tournament at Lott Park. He mentioned the recent adoption event with the Animal Shelter and the upcoming events that include the opening of the new Splash Pad on May 14th and the Ballin on Belrose event on May 14th.

8. CITY ATTORNEY REPORT:

City Attorney said there was no report.

9. DEPARTMENT HEAD COMMENTS:

Chief Carpenter, Police, thanked the Council and Mayor for the proclamations. He reminded everyone that school is almost out and to be on the watch for children.

Chief Tacon, Fire Department, thanked the Clerk's office for their work. She congratulated Sergeant Hollinghead on his retirement. She said the Fire Department recently responded to a hotel due to failed smoke detectors and reminded everyone the County is on a burn ban from May 1 – October.

Ange Baggett, Marketing, shared the Mayor's Prayer Breakfast is Thursday and the open house at the Museum is on Saturday from 12:00pm – 4:00pm.

Tonja Young, Library, shared the History series has wrapped up and shared about upcoming event and programs for children and teens during the summer.

Vickie Hinman, Human Resources, said she is proud to report at the recent safety meeting, it was found that there were no accidents or injuries the previous month.

Ronnie Huskey, Public Works, said Public Works' Day is May 18th at Lott Park.

Charlie McDavid, Recreation, said it was a busy weekend with the Dream Court and there are multiple upcoming softball and baseball tournaments.

Josh Newman, City Engineer, shared about a few bid openings next month.

10. CITY CLERK'S REPORT:

Council President Coleman called for a motion to approve the Jubilee Jeep Jam parade on July 9, 2022 from 2:00pm – 3:30pm. There was no motion. The event permit failed for lack of motion.

11. RESOLUTIONS & ORDINANCES:

A. RESOLUTIONS:

2022 – 19 – Bid Award: N – Concrete Pipe – Negotiated

2022 – 20 – Bid Award: O – Sod and Hay – Negotiated

2022 – 21 – Bid Award: D – Public Works Storage Building - Negotiated

2022 – 22 – Resolution to Authorize the Filing with the County Board of Education of Baldwin County, Alabama of a Request for a Special Three Mil Ad Valorem School District Tax Election

MOTION by Councilwoman Conaway to waive the reading of Resolutions 2022-19, 2022-20, 2022-21 and 2022-22. Seconded by Councilwoman Phillips.
MOTION CARRIED UNANIMOUSLY.

MOTION by Councilwoman Conaway to adopt Resolutions 2022-19, 2022-20 and 2022-21. Seconded by Councilwoman Phillips.
MOTION CARRIED UNANIMOUSLY.

MOTION by Councilwoman Conaway to adopt Resolution 2022-22. Seconded by Councilman Scott.
MOTION CARRIED UNANIMOUSLY.

ORDINANCES:

B. 2nd READ ORDINANCES:

2022 – 27 – Ordinance to Pre-Zone Property Located East of County Road 13 – Red Barn, L.L.C.

2022 – 28 – Ordinance to Annex Property Contiguous to the Corporate Limits of the City of Daphne Located East of County Road 13 – Red Barn, L.L.C.

2022 – 29 – Ordinance Consenting to the Sale by the Utilities Board of the City of Daphne of Certain Surplus Personal Property

MOTION by Councilwoman Phillips to table Ordinances 2022-27 and 2022-28 until the May 16, 2022 Council meeting. Seconded by Councilman Goodlin.
MOTION CARRIED UNANIMOUSLY.

MOTION by Councilman Scott to waive the reading of Ordinance 2022-29. Seconded by Councilwoman Phillips.
MOTION CARRIED UNANIMOUSLY.

MOTION by Councilman Scott to adopt Ordinance 2022-29. Seconded by Councilwoman Phillips.
MOTION CARRIED UNANIMOUSLY.

C. 1ST READ ORDINANCES:

2022 – 30 – Appropriation – Public Works Storage Building - $515,205

2022 – 31 – Appropriation – Well Road Drainage Improvement – Engineering Services - $72,800

12. COUNCIL COMMENTS:

Councilwoman Conaway thanked Sergeant Hollinghead for his service with the City and thanked the City Clerk for her work.

Councilman Olen thanked Sergeant Hollinghead and the Correctional Officers for their work. He thanked the City Clerk's office for their work. He wished the Bayshore and Bayside Academy Baseball Teams good luck on the upcoming championship games. He said it is troubling to him that Lake Forest POA is having such a difficult time.

Councilman Goodlin reminded everyone that the National Day of Prayer will be held in Council Chambers at 11:00am this upcoming Thursday.

Councilman Hughes thanked the Correctional Officers and Sergeant Hollinghead for their work. He thanked the Webelos for leading everyone in the pledge and for the Lake Forest citizens coming out to express their concerns. He thanked the City Clerk's Office for their work.

Councilwoman Phillips thanked City Clerk for all she does. She said she needs to understand more of what is happening in Lake Forest.

Council President Coleman congratulated Sergeant Hollinghead on his retirement and thanked the City Clerk's Office for their work. Councilman Scott mentioned that the City's Grant Writer, Cara Stallman, was featured as an author in the Alabama Municipal Journal.

Councilman Goodlin shared of the upcoming Eastern Shore Chorale Society concerts.

Councilwoman Conaway said the Education Advisory Committee will meet April 25th at 11am.

City Clerk informed the Council she had contacted the Manci's representative and estimated time of the event was 12:00pm – 6:00pm. Council acknowledged period.

13. <u>ADJOURN</u>:

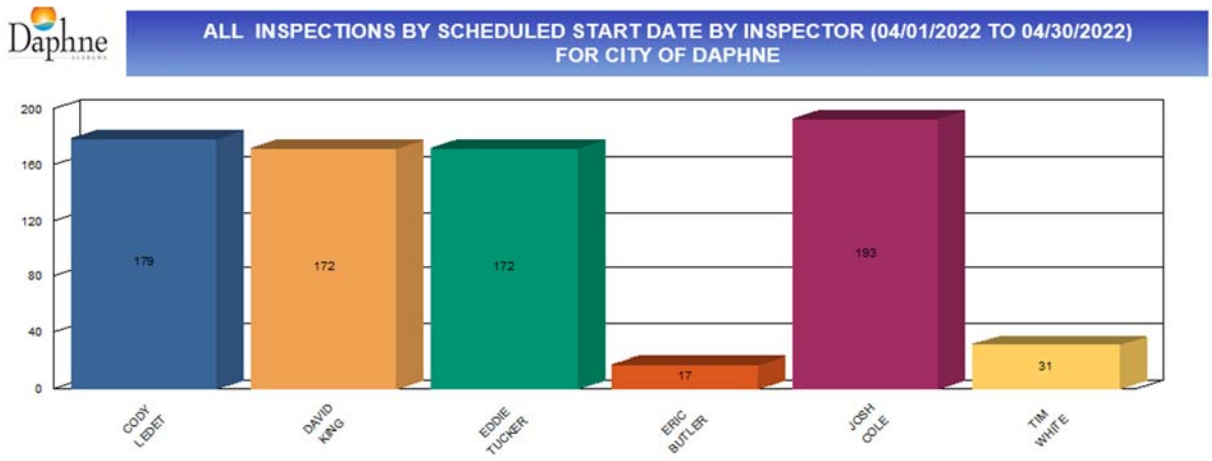
THERE BEING NO FURTHER BUSINESS TO DISCUSS, COUNCIL ADJOURNED AT 6:52 PM.

Respectfully submitted by,

_____
Candace G. Antinarella, CMC, City Clerk

Certification of Presiding Officer,

_____
Joel Coleman, Council President



554 Building Inspections

210 Environmental Inspections

764 Total Inspections

PERMITS ISSUED BY (04/01/2022 TO 04/30/2022)
FOR CITY OF DAPHNE

Building Permit (Commercial)

Work Class New Contruction (Commercial)

BLDC-011514-2022
Status: Issued
Application Date: 04/13/2022
Zone:
Additional Info:
Master Permit: 19-

Type: Building Permit (Commercial)
Workclass: New Contruction (Commercial)
Issue Date: 04/18/2022
Sq Ft: 0
Contract Value: 148119.00

District:
Project: Down by the Bay, LLC Boat & RV Storage
Expiration: 10/17/2022
Valuation: $148,119.00

Main Address: 26130 County Rd 13, UNIT A Daphne, AL 36526
Parcel:
Last Inspection:
Fee Total: $2,173.23

Finaled Date:
Assigned To:

Description: UNIT A

Contractor: SUN COAST BUILDERS INC 11122 COUNTY ROAD 65 FOLEY, AL 36535 info@suncoastbuildersal.net

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BLDC-011515-2022
Status: Issued
Application Date: 04/13/2022
Zone:
Additional Info:
Master Permit: 19-

Type: Building Permit (Commercial)
Workclass: New Contruction (Commercial)
Issue Date: 04/18/2022
Sq Ft: 0
Contract Value: 155310.00

District:
Project: Down by the Bay, LLC Boat & RV Storage
Expiration: 10/17/2022
Valuation: $155,310.00

Main Address: 26130 County Rd 13, UNIT B Daphne, AL 36526
Parcel:
Last Inspection:
Fee Total: $1,086.86

Finaled Date:
Assigned To:

Description: UNIT B

Contractor: SUN COAST BUILDERS INC 11122 COUNTY ROAD 65 FOLEY, AL 36535 info@suncoastbuildersal.net

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BLDC-011516-2022
Status: Issued
Application Date: 04/13/2022
Zone:
Additional Info:
Master Permit: 19-

Type: Building Permit (Commercial)
Workclass: New Contruction (Commercial)
Issue Date: 04/18/2022
Sq Ft: 0
Contract Value: 329025.00

District:
Project: Down by the Bay, LLC Boat & RV Storage
Expiration: 10/17/2022
Valuation: $325,025.00

Main Address: 26130 County Rd 13, UNIT C Daphne, AL 36526
Parcel:
Last Inspection:
Fee Total: $2,303.15

Finaled Date:
Assigned To:

Description: UNIT C

Contractor: SUN COAST BUILDERS INC 11122 COUNTY ROAD 65 FOLEY, AL 36535 info@suncoastbuildersal.net

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PERMITS ISSUED BY (04/01/2022 TO 04/30/2022)

BLDC-011517-2022
Status: Issued
Application Date: 04/13/2022
Zone:
Additional Info:
Master Permit: 19-

Type: Building Permit (Commercial)
Workclass: New Contruction (Commercial)
Issue Date: 04/18/2022
Sq Ft: 0
Contract Value: 329025.00

District:
Project: Down by the Bay, LLC Boat & RV Storage
Expiration: 10/17/2022
Valuation: $329,025.00

Main Address: 26130 County Rd 13, UNIT D Daphne, AL 36526
Parcel:
Last Inspection:
Fee Total: $2,303.15

Finaled Date:
Assigned To:

Description: UNIT D
Contractor: SUN COAST BUILDERS INC 11122 COUNTY ROAD 65 FOLEY, AL 36535 info@suncoastbuildersal.net

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BLDC-011519-2022
Status: Issued
Application Date: 04/13/2022
Zone:
Additional Info:
Master Permit: 19-

Type: Building Permit (Commercial)
Workclass: New Contruction (Commercial)
Issue Date: 04/18/2022
Sq Ft: 0
Contract Value: 333009.00

District:
Project: Down by the Bay, LLC Boat & RV Storage
Expiration: 10/17/2022
Valuation: $333,009.00

Main Address: 26130 County Rd 13, UNIT E Daphne, AL 36526
Parcel:
Last Inspection:
Fee Total: $2,331.05

Finaled Date:
Assigned To:

Description: UNIT E
Contractor: SUN COAST BUILDERS INC 11122 COUNTY ROAD 65 FOLEY, AL 36535 info@suncoastbuildersal.net

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BLDC-011520-2022
Status: Issued
Application Date: 04/13/2022
Zone:
Additional Info:
Master Permit: 19-

Type: Building Permit (Commercial)
Workclass: New Contruction (Commercial)
Issue Date: 04/18/2022
Sq Ft: 0
Contract Value: 442545.00

District:
Project: Down by the Bay, LLC Boat & RV Storage
Expiration: 10/17/2022
Valuation: $442,545.00

Main Address: 26130 County Rd 13, UNIT F Daphne, AL 36526
Parcel:
Last Inspection:
Fee Total: $3,098.27

Finaled Date:
Assigned To:

Description: UNIT F
Contractor: SUN COAST BUILDERS INC 11122 COUNTY ROAD 65 FOLEY, AL 36535 info@suncoastbuildersal.net

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Value total for Work Class New Contruction (Commercial): ***Fee total for Work Class New Contruction (Commercial):***

'alue total for Permit Type Building Permit (Commercial): $1,733,033. ee total for Permit Type Building Permit (Commerc **PERMITS ISSUED for Permit Type: 6**

Building Permit (Residential)

Work Class New Construction (Residential)

PERMITS ISSUED BY (04/01/2022 TO 04/30/2022)

BLDR-011328-2022 | **Type:** Building Permit (Residential) | **District:** | **Main Address:** 10955 Winning Colors Trl
Status: Issued | **Workclass:** New Construction (Residential) | **Project:** Jubilee Farms Phase 9 | **Parcel:** | Daphne, AL 36526
Application Date: 03/25/2022 | **Issue Date:** 04/05/2022 | **Expiration:** 10/31/2022 | **Last Inspection:** 05/02/2022 | **Finaled Date:**
Zone: | **Sq Ft:** 0 | **Valuation:** $325,495.37 | **Fee Total:** $1,777.58 | **Assigned To:**
Additional Info:
Heated and Cooled Valuation: 284270 | **Number of Stories:** 0 | **Heated and Cooled Square Feet:** 2731 | **Non-Heated and Cooled Square Feet:** 846 | **Non-Heated and Cooled Valuation:** 41225.6
IRC Residential Building Code Year: 2018 | **Subdivision:** JUBILEE FARMS | **Subdivison Unit or Phase:** 9 | **Lot Number:** 587 | **Zoned:** PUD
Watershed: Fish River | **Flood Zone:** X

Description: LOT 587 PHASE 9 JUBILEE FARMS

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

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BLDR-011416-2022 | **Type:** Building Permit (Residential) | **District:** | **Main Address:** 7705 Elderberry Dr
Status: Issued | **Workclass:** New Construction (Residential) | **Project:** Timber Creek | **Parcel:** | Daphne, AL 36527
Application Date: 04/01/2022 | **Issue Date:** 04/01/2022 | **Expiration:** 10/03/2022 | **Last Inspection:** 04/05/2022 | **Finaled Date:**
Zone: | **Sq Ft:** 0 | **Valuation:** $287,437.22 | **Fee Total:** $1,640.00 | **Assigned To:**
Additional Info:
Heated and Cooled Valuation: 253667 | **Number of Stories:** 0 | **Heated and Cooled Square Feet:** 2437 | **Non-Heated and Cooled Square Feet:** 693 | **Non-Heated and Cooled Valuation:** 33769.9
IRC Residential Building Code Year: 2018 | **Subdivision:** TIMBERCREEK | **Subdivison Unit or Phase:** 11 | **Lot Number:** 19 | **Watershed:** Tiawasee
Flood Zone: X

Description: LOT 19 PH 11 TIMBERCREEK

Contractor: LIMITLESS BY TRULAND HOMES, LLC 29891 WOODROW LN DAPHNE, AL 36526 251-929-9008

BLDR-011511-2022 | **Type:** Building Permit (Residential) | **District:** | **Main Address:** 10990 Winning Colors Trl
Status: Issued | **Workclass:** New Construction (Residential) | **Project:** Jubilee Farms Phase 9 | **Parcel:** | Daphne, AL 36526
Application Date: 04/13/2022 | **Issue Date:** 04/13/2022 | **Expiration:** 10/10/2022 | **Last Inspection:** | **Finaled Date:**
Zone: | **Sq Ft:** 0 | **Valuation:** $228,172.22 | **Fee Total:** $1,279.24 | **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
IRC Residential Building Code Year: 2018 | **Subdivision:** JUBILEE FARMS | **Subdivison Unit or Phase:** 9 | **Lot Number:** 595 | **Zoned:** PUD
Watershed: Fish River | **Flood Zone:** X

Description: LOT 595 PHASE 9 JUBILEE FARMS

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

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PERMITS ISSUED BY (04/01/2022 TO 04/30/2022)

BLDR-011512-2022 | **Type:** Building Permit (Residential) | **District:** | **Main Address:** 11007 Native Dancer Way
Status: Issued | **Workclass:** New Construction (Residential) | **Project:** Jubilee Farms Phase 9 | **Parcel:** | Daphne, AL 36526
Application Date: 04/13/2022 | **Issue Date:** 04/13/2022 | **Expiration:** 10/10/2022 | **Last Inspection:** | **Finaled Date:**
Zone: | **Sq Ft:** 0 | **Valuation:** $228,172.22 | **Fee Total:** $1,279.24 | **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
IRC Residential Building Code Year: 2018 | **Subdivision:** JUBILEE FARMS | **Subdivison Unit or Phase:** 9 | **Lot Number:** 599 | **Zoned:** PUD
Watershed: Fish River | **Flood Zone:** X

Description: LOT 599 PHASE 9 JUBILEE FARMS

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

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BLDR-011513-2022 | **Type:** Building Permit (Residential) | **District:** | **Main Address:** 11035 Native Dancer Way
Status: Issued | **Workclass:** New Construction (Residential) | **Project:** Jubilee Farms Phase 9 | **Parcel:** | Daphne, AL
Application Date: 04/13/2022 | **Issue Date:** 04/13/2022 | **Expiration:** 10/10/2022 | **Last Inspection:** | **Finaled Date:**
Zone: | **Sq Ft:** 0 | **Valuation:** $247,819.37 | **Fee Total:** $1,376.85 | **Assigned To:**
Additional Info:
Heated and Cooled Valuation: 210054 | **Number of Stories:** 0 | **Heated and Cooled Square Feet:** 2018 | **Non-Heated and Cooled Square Feet:** 775 | **Non-Heated and Cooled Valuation:** 37765.8
IRC Residential Building Code Year: 2018 | **Subdivision:** JUBILEE FARMS | **Subdivison Unit or Phase:** 9 | **Lot Number:** 601 | **Zoned:** PUD
Watershed: Fish River | **Flood Zone:** X

Description: LOT 601 PHASE 9

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

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BLDR-011595-2022 | **Type:** Building Permit (Residential) | **District:** | **Main Address:** 10854 Winning Colors Trail
Status: Issued | **Workclass:** New Construction (Residential) | **Project:** Jubilee Farms Phase 9 | **Parcel:** | Daphne, AL
Application Date: 04/19/2022 | **Issue Date:** 04/20/2022 | **Expiration:** 10/17/2022 | **Last Inspection:** | **Finaled Date:**
Zone: | **Sq Ft:** 0 | **Valuation:** $247,819.37 | **Fee Total:** $1,376.85 | **Assigned To:**
Additional Info:
Heated and Cooled Valuation: 210054 | **Number of Stories:** 0 | **Heated and Cooled Square Feet:** 2018 | **Non-Heated and Cooled Square Feet:** 775 | **Non-Heated and Cooled Valuation:** 37765.8
IRC Residential Building Code Year: 2018 | **Subdivision:** JUBILEE FARMS | **Subdivison Unit or Phase:** 9 | **Lot Number:** 604 | **Zoned:** PUD
Watershed: Fish River | **Flood Zone:** X

Description: LOT 604 PHASE 9

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

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PERMITS ISSUED BY (04/01/2022 TO 04/30/2022)

BLDR-011596-2022 | **Type:** Building Permit (Residential) | **District:** | **Main Address:** 11021 Native Dancer Way
Status: Issued | **Workclass:** New Construction (Residential) | **Project:** Jubilee Farms Phase 9 | **Parcel:** | Daphne, AL
Application Date: 04/19/2022 | **Issue Date:** 04/20/2022 | **Expiration:** 10/17/2022 | **Last Inspection:** | **Finaled Date:**
Zone: | **Sq Ft:** 0 | **Valuation:** $243,738.98 | **Fee Total:** $1,356.30 | **Assigned To:**
Additional Info:
Heated and Cooled Valuation: 212552 | **Number of Stories:** 0 | **Heated and Cooled Square Feet:** 2042 | **Non-Heated and Cooled Square Feet:** 640 | **Non-Heated and Cooled Valuation:** 31187.2
IRC Residential Building Code Year: 2018 | **Subdivision:** JUBILEE FARMS | **Subdivison Unit or Phase:** 9 | **Lot Number:** 600 | **Zoned:** PUD
Watershed: Fish River | **Flood Zone:** X

Description: LOT 600 PHASE 9 JUBILEE FARMS

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

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BLDR-011597-2022 | **Type:** Building Permit (Residential) | **District:** | **Main Address:** 10842 Winning Colors Trl
Status: Issued | **Workclass:** New Construction (Residential) | **Project:** Jubilee Farms Phase 9 | **Parcel:** | Daphne, AL 36526
Application Date: 04/19/2022 | **Issue Date:** 04/20/2022 | **Expiration:** 10/17/2022 | **Last Inspection:** | **Finaled Date:**
Zone: | **Sq Ft:** 0 | **Valuation:** $228,172.22 | **Fee Total:** $1,279.24 | **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
IRC Residential Building Code Year: 2018 | **Subdivision:** JUBILEE FARMS | **Subdivison Unit or Phase:** 9 | **Lot Number:** 605 | **Zoned:** PUD
Watershed: Fish River | **Flood Zone:** X

Description: LOT 605 PHASE 9 JUBILEE FARMS

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

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BLDR-011598-2022 | **Type:** Building Permit (Residential) | **District:** | **Main Address:** 10943 Winning Colors Trl
Status: Issued | **Workclass:** New Construction (Residential) | **Project:** Jubilee Farms Phase 9 | **Parcel:** | Daphne, AL 36526
Application Date: 04/19/2022 | **Issue Date:** 04/22/2022 | **Expiration:** 10/19/2022 | **Last Inspection:** | **Finaled Date:**
Zone: | **Sq Ft:** 0 | **Valuation:** $286,471.90 | **Fee Total:** $1,577.21 | **Assigned To:**
Additional Info:
Heated and Cooled Valuation: 250753 | **Number of Stories:** 0 | **Heated and Cooled Square Feet:** 2409 | **Non-Heated and Cooled Square Feet:** 733 | **Non-Heated and Cooled Valuation:** 35719.1
IRC Residential Building Code Year: 2018 | **Subdivision:** JUBILEE FARMS | **Subdivison Unit or Phase:** 9 | **Lot Number:** 586 | **Zoned:** PUD
Watershed: Fly Creek | **Flood Zone:** X

Description: LOT 586 PHASE 9 JUBILEE FARMS

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

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PERMITS ISSUED BY (04/01/2022 TO 04/30/2022)

BLDR-011599-2022
Type: Building Permit (Residential)
District:
Main Address: 10917 Winning Colors Trl
Status: Issued
Workclass: New Construction (Residential)
Project: Jubilee Farms Phase 9
Parcel:
Daphne, AL 36526
Application Date: 04/19/2022
Issue Date: 04/20/2022
Expiration: 10/17/2022
Last Inspection:
Finaled Date:
Zone:
Sq Ft: 0
Valuation: $286,471.90
Fee Total: $1,577.21
Assigned To:
Additional Info:
Heated and Cooled Valuation: 250753
Number of Stories: 0
Heated and Cooled Square Feet: 2409
Non-Heated and Cooled Square Feet: 733
Non-Heated and Cooled Valuation: 35719.1
IRC Residential Building Code Year: 2018
Subdivision: JUBILEE FARMS
Subdivison Unit or Phase: 9
Lot Number: 584
Zoned: PUD
Watershed: Fish River
Flood Zone:

Description: LOT 584 PHASE 9 JUBILEE FARMS

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):***

alue total for Permit Type Building Permit (Residential): $2,609,770.7 **e total for Permit Type Building Permit (Residentia** **PERMITS ISSUED for Permit Type: 10**

GRAND TOTAL VALUE: $4,342,803.77 **GRAND TOTAL FEES: $27,815.43** **GRAND TOTAL OF PERMITS: 16**

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

PERMIT ISSUANCE SUMMARY (04/01/2022 TO 04/30/2022)
FOR CITY OF DAPHNE

Permit Type	Permit Work Class*	Permits Issued	Square Feet	Valuation	Fees Paid
Building Permit (Commercial)	Alteration or Remodel	2	0	$54,500.00	$392.50
	Demolition	1	0	$0.00	$154.13
	Interior Build Out	1	0	$100,000.00	$1,000.00
	New Contruction (Commercial)	6	0	$1,733,033.00	$13,295.71
	Termite Repair	1	0	$23,322.44	$167.41
BUILDING PERMIT (COMMERCIAL) TOTAL:		**11**	**0**	**$1,910,855.44**	**$15,009.75**
Building Permit (Residential)	Accessory Structure	1	0	$53,400.00	$333.94
	Addition	3	0	$138,100.00	$882.83
	Alteration or Remodel	3	0	$34,465.00	$253.17
	Deck	1	0	$9,040.00	$75.00
	Demolition	1	0	$0.00	$77.06
	Misc.	1	0	$10,257.00	$82.20
	New Construction (Residential)	10	0	$2,609,770.77	$14,519.72
	Pool	3	0	$183,267.44	$1,757.02
	Re-Roof	47	0	$693,289.21	$5,048.64
	Sunroom	2	0	$39,240.00	$318.53
	Termite Repair	3	0	$113,308.90	$754.39
BUILDING PERMIT (RESIDENTIAL) TOTAL:		**75**	**0**	**$3,884,138.32**	**$24,102.50**
Certificate of Occupancy	Certificate of Occupancy	42	0	$0.00	$0.00
CERTIFICATE OF OCCUPANCY TOTAL:		**42**	**0**	**$0.00**	**$0.00**
Electrical Permit (Commercial)	Misc.	1	0	$600.00	$114.05
	New Contruction (Commercial)	8	0	$45,797.00	$1,341.82
ELECTRICAL PERMIT (COMMERCIAL) TOTAL:		**9**	**0**	**$46,397.00**	**$1,455.87**
Electrical Permit (Residential)	Misc.	15	0	$52,506.00	$744.91
	New Construction (Residential)	47	0	$0.00	$5,311.94
	Pool Bonding	5	0	$3,500.00	$154.10
	Service Change	1	0	$0.00	$41.10
ELECTRICAL PERMIT (RESIDENTIAL) TOTAL:		**68**	**0**	**$56,006.00**	**$6,252.05**
Gas Permit (Residential)	Gas Permit (Residential)	1	0	$0.00	$35.96
	Misc.	1	0	$0.00	$35.96
GAS PERMIT (RESIDENTIAL) TOTAL:		**2**	**0**	**$0.00**	**$71.92**
HVAC Permit (Commercial)	Change Out HVAC	1	0	$2,900.00	$116.11
	Misc.	1	0	$28,092.00	$461.74
	New Contruction (Commercial)	1	0	$52,500.00	$862.59
HVAC PERMIT (COMMERCIAL) TOTAL:		**3**	**0**	**$83,492.00**	**$1,440.44**
HVAC Permit (Residential)	HVAC Changeout	21	0	$230,488.00	$1,813.57
	New Construction (Residential)	24	0	$0.00	$2,712.48
HVAC PERMIT (RESIDENTIAL) TOTAL:		**45**	**0**	**$230,488.00**	**$4,526.05**
Land Disturbance New Residential	Land Disturbance	1	0	$0.00	$100.00

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

PERMIT ISSUANCE SUMMARY (04/01/2022 TO 04/30/2022)

Permit Type	Permit Work Class*	Permits Issued	Square Feet	Valuation	Fees Paid
LAND DISTURBANCE NEW RESIDENTIAL HOME TOTAL:		**1**	**0**	**$0.00**	**$100.00**
Plumbing Permit (Commercial)	New Contruction (Commercial)	3	0	$41,995.00	$845.39
PLUMBING PERMIT (COMMERCIAL) TOTAL:		**3**	**0**	**$41,995.00**	**$845.39**
Plumbing Permit (Residential)	Misc.	3	0	$12,650.00	$118.16
	New Construction (Residential)	61	0	$0.00	$6,894.22
PLUMBING PERMIT (RESIDENTIAL) TOTAL:		**64**	**0**	**$12,650.00**	**$7,012.38**
Site Disturbance	Site Disturbance (Commercial with Cl(	2	0	$0.00	$951.46
	SITE DISTURBANCE TOTAL:	**2**	**0**	**$0.00**	**$951.46**
	GRAND TOTAL:	**325**	**0**	**$6,266,021.76**	**$61,767.81**

Community Development -1
324

-$951.46
$60,816.35

* 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 / 2022 Comparison Report

	Fees Collected				Permits Issued				CO's Issued			
	2019	2020	2021	2022	2019	2020	2021	2022	2019	2020	2021	2022
October	$41,508.58	$93,181.87	$94,131.53	$84,303.63	141	215	357	308	23	11	31	40
November	$30,939.41	$62,198.00	$109,387.14	$91,672.49	106	223	378	351	18	26	30	30
December	$28,050.20	$233,529.32	$101,471.36	$128,605.99	108	252	383	296	23	33	43	53
January	$54,262.58	$118,498.03	$132,049.79	$259,810.62	180	270	372	350	21	14	24	36
February	$65,020.99	$140,560.44	$97,396.64	$129,315.56	225	308	350	292	17	33	32	32
March	$66,919.78	$77,067.98	$95,472.42	**$116,358.20**	204	362	391	**431**	20	45	52	**84**
April	$62,429.27	$94,394.17	$80,088.89	**$60,816.35**	228	272	373	**324**	23	32	40	**42**
May	$76,949.69	$95,010.56	$101,848.37		247	294	380		18	39	42	
June	$57,871.17	$179,966.08	$100,508.32		223	399	394		24	49	50	
July	$69,166.73	$77,442.81	$78,547.74		239	323	408		10	45	29	
August	$119,198.28	$105,147.77	$59,376.50		272	307	309		44	34	30	
September	$76,320.28	$71,226.36	$93,879.09		303	352	442		21	35	48	
Total	$748,636.96	$1,348,223.39	$1,144,157.79	**$870,882.84**	2476	3577	4537	**2352**	262	396	451	**317**
Percent +-	NA	80.09%	-15.14%		NA	44.47%	26.84%		NA	51.15%	13.89%	

April Notes

Inspections- 554 Building / 210 Environmental = 764 total inspections

324 Permits issued, 42 Certificate Of Occupancies issued, 10 New home permits issued

Jimmy John's and Mobile Appliance Commercial Plans waiting on pickup

5 Residential New Residential Pending review and pickup

COMMUNITY DEVELOPMENT
INTERNAL MEMORANDUM

Daphne
ALABAMA

DATE: May 2, 2022

TO: Office of the City Clerk

FROM: Adrienne Jones, AICP, Director of Community Development

SUBJECT: Planning Commission Minutes and Report

Attached please find a copy of the approved minutes for the City of Daphne Planning Commission regular meeting of March 24, 2022 and the report of the regular meeting of April 28, 2022 for placement on the May 16, 2022 City Council agenda for review.

Should you have any questions or comments in this regard, please do not hesitate to call.

ADJ/jv

The City of Daphne
Planning Commission Minutes
Regular Meeting of March 24, 2022
Council Chamber, City Hall - 5:00 P.M.

Call to Order:

Chairwoman called the regular meeting of the City of Daphne Planning Commission to order at 5:09 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

Phillip Hodgson
Adam Manning
Ronnie Huskey
John Peterson
Marybeth Bergin, Chairwoman
Kevin Spriggs
Steve Olen
Andrew Prescott, Vice Chairman

Staff Present:

Adrienne Jones, AICP, Director of Community Development
Jan Vallecillo, Planning Coordinator
Patrick Dungan, Attorney
Troy Strunk, Executive Director, City Development
Josh Newman, City Engineer, excused at 5:35 p.m.
Tim White, Environmental Programs Manager

The first order of business is the approval of the minutes.

Chairwoman asked for questions, comments or corrections to the minutes ***of the regular meeting of February 24, 2022. There being none, minutes are approved as submitted.***

Chairwoman advised that the applicants for site plan review for the Building Addition to Extra Space Storage, and pre-zoning amendment, annexation and rezoning for KJC Investments, L.L.C. have requested that their applications be tabled until the regular meeting of May 26, 2022.

Chairwoman stated the next order of business is an applicant seeking Planning Commission approval for a convenience store/automobile gasoline station.

Robert Cooke, Atwell, L.L.C. advised that the owner understands and accepts the conditions placed upon the required improvements at the intersection of County Road 13 and Champions Way for CEFCO as discussed by staff and outlined in the traffic impact study provided.

Chairwoman asked for Commission questions or comments. Mr. Olen asked does the owner understand or has he agreed to the imposed requirements for the improvement of the right(s)-of-way. Mr. Newman advised the discussions are in progress.

Mr. Olen asked was an agreement reached. Mr. Strunk responded no. Ms. Jones advised that a site plan will not be presented until an agreement has been reached.

Mr. Peterson expressed a concern about the well protection area and commented about requiring improvements to achieve the level of service outlined in the traffic impact study.

Mr. Spriggs expressed concern about requiring site improvement to a right-of-way of a commercial development in an area with current traffic issues.

Mr. Peterson asked about detention. Mr. Newman advised that there is an existing detention pond and access easement on the property.

Chairwoman reiterated that the applicant proposes the addition of various turn lane improvements associated with the site plan, but is currently requesting approval of the use. She asked for a motion.

A **Motion** was made by Mr. Olen **Seconded** by Mr. Peterson ***to grant Planning Commission approval granted for the use as a convenience store/gas station for the B-2(a) zoned property, contingent upon the completion of all right-of-way improvements as recommended in the applicant's traffic impact analysis. There was no discussion on the motion. The Motion carried. Mr. Spriggs dissented.***

The next order of business is site plan review for RM&C Office Building.

An introductory presentation was given by Austin Lutz, representative of Engineering Design Group, requesting site plan review of an office building with associated parking, drainage, and landscaping located northwest of intersection of County Road 64 and Equity Drive. He stated

Chairwoman asked for Commission questions or comments and advised of staff deficiencies. Mr. Newman stated that his comment was about sidewalks. Mr. Lutz advised a revision to the plans was provided with a sidewalk along Equity Drive.

Chairwoman asked for Commission questions or comments and for a motion.

A **Motion** was made by Mr. Prescott **Seconded** by Mr. Hodgson ***to approve RM&C Office Building site plan. There was no discussion on the motion. The Motion carried unanimously.***

The next order of business is final plat review for French Settlement Subdivision, Phase 4A.

An introductory presentation was given by Al Finley, representative of Dewberry, requesting final plat review and street acceptance for French Settlement Subdivision, Phase 4A located south of and adjacent to French Settlement Subdivision, northwest of Parker Lane and County Road 13. Mr. Finley advised that the inspector stated that outstanding deficiencies are being addressed.

Chairwoman advised of staff concerns about sidewalks, sod and landscaping and the presentation of a financial guarantee for installation.

Chairwoman asked for Commission questions or comments and asked for a motion for the associated applications.

A **Motion** was made by Mr. Hodgson and **Seconded** by Mr. Prescott ***to approve French Settlement Subdivision, Phase 4A final subdivision plat. There was no discussion on the motion. The Motion carried unanimously.***

A **Motion** was made by Mr. Peterson and **Seconded** by Mr. Prescott ***to set forth a favorable recommendation to the City Council to accept the streets and rights-of-way in French Settlement Subdivision, Phase 4A conditioned upon receipt of the recorded plat for the subdivision. There was no discussion on the motion. The Motion carried unanimously.***

Vice Chairman recused himself from discussion or action on the agenda item.

The next order of business is preliminary/final plat review for Lavender-Baker, a Re-plat of Lot 1, Baker Subdivision, and a 2-lot Subdivision.

An introductory presentation was given by Troy Strunk, Director of Community Development, requesting preliminary/final plat review of a three-lot subdivision consisting of twenty-nine-point six-three acres located northeast of U. S. Highway 98 and Lavender Lane for the purpose of a modification to Lot 1 of Baker Subdivision to create a flag lot, an outparcel to be sold to a third party, and a future ingress and egress easement from Lavender Lane to County Road 64.

Chairwoman asked for Commission questions or comments. Mr. Peterson asks about the creation of a future right-of-way. Mr. Strunk advised ALDOT has plans to close the cross easement on U.S. Highway 98 at Chick-fil-a.

Chairwoman opened the floor to public participation.

Fleetwood Lane, 1410 U.S. Highway 98, expressed his concerns about traffic congestion and requested a connection from Lavender Lane to south for the benefit of the tenants and businesses in Colonial Plaza.

Chairwoman closed public participation and asked for a motion.

A **Motion** was made by Mr. Hodgson and **Seconded** by Mr. Manning ***to approve Lavender-Baker, a Re-plat of Lot 1, Baker Subdivision, and a 2-lot Subdivision preliminary/final subdivision plat. There was no discussion on the motion. The Motion carried unanimously.***

The next order of business is public participation.

Chairwoman asked for public participation.

None presented.

The next order of business is the attorney's report.

Mr. Dungan stated no report.

The next order of business is commissioner's comments.

Mr. Olen requested to establish requirements and limitations for site inspections.

The next order of business is director's comments.

Director presented the upcoming meeting dates. Site Preview is April 20, and the Regular Meeting is April 28, 2022. She stated that the Orion Planning + Design has an Envision Daphne presentation tonight at 6 p.m. She advised of the Touch Run in Fairhope on March 25 and Keep Daphne Beautiful Day on April 4, 2022.

There being no further business, the meeting was adjourned at 5:48 p.m.

Respectfully submitted by:

Jan Vallecillo, Planning Coordinator

Approved: April 28, 2022

Andrew Prescott, Vice Chairman

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF APRIL 28, 2022
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

Report

1. **CALL TO ORDER:** 5:05 p.m.

2. **CALL OF ROLL:** Andrew Prescott, Kevin Spriggs, Ronnie Huskey, Steve Olen, Adam Manning, and John Peterson

3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of March 24, 2022. **(Approved)**

4. **A. PRELIMINARY/FINAL PLAT REVIEW:**

1. File SDPF22-02: **(Approved)**

Subdivision: **J & B Farms**

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

Location: Southeast of Randall Avenue and Via Del San Francesco
Area: 6.5 ± Acres, (3) lots
Owner: Roger & Barbara James
Surveyor: Smith, Clark & Associates - Hunter Smith

B. GREAT MAGNOLIA PROPERTIES AND THE STANARD FAMILY PARTNERSHIP ZONING AMENDMENT:

1. File ZA22-01: **(Favorable recommendation to the City Council to rezone the subject property from B-1 to B-2(a)**

Applicant: **Great Magnolia Properties, L.L.C. and the Stanard Family Partnership**

Present Zoning: ***B-1, Local Business***

Proposed Zoning: ***B-2(a), General Business Alternate***

Location: Southeast of the intersection of Whispering Pines Road and U.S. Highway 98
Area: 4.13 Acres ±
Owner: Great Magnolia Properties, L.L.C. - Sally Ussery and the Stanard Family Partnership - Beverly Bradley
Agent: U-Haul Company of South Alabama - Chad Rome

C. KJC INVESTMENTS PRE-ZONING AMENDMENT, ANNEXATION AND ZONING AMENDMENT:

1. File PZA22-03: **(Tabled by applicant until the regular meeting of May 26, 2022)**

Applicant: **KJC Investments, L.L.C.**

Present Zoning: ***B-1, Professional Business, B-2, Neighborhood Business, and RSF-2, Residential Single Family, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne***

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

Area: 52.48 Acres ±
Location: Southeast of the intersection of County Road 64 and Friendship Road
Owner: KJC Investments, L.L.C. - Kimberly Cox
Agent: Jade Consulting - Trey Jinright

2. **ANX22-03: (Tabled by applicant until the regular meeting of May 26, 2022)**

A presentation to be given by Trey Jinright, representative of Jade Consulting, requesting annexation of fifty-two point forty-eight acres owned by KJC Investments, L.L.C. located southeast of County Road 64 and Friendship Road. The subject property is currently zoned B-1, Professional Business, B-2, Neighborhood Business, and RSF-2, Residential Single Family, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne.

3. **File ZA22-02:** **(Tabled by applicant until the regular meeting of May 26, 2022)**

Applicant: **KJC Investments, L.L.C.**

Present Zoning: ***B-1, Local Business***

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

Location: Southeast of the intersection of County Road 64 and Friendship Road
Area: 3.94 Acres ±
Owner: KJC Investments, L.L.C. - Kimberly Cox
Agent: Jade Consulting - Trey Jinright

D. **PRELIMINARY PLAT REVIEW:**

1. **File SDP22-03:** **(Tabled by applicant until the regular meeting of May 26, 2022)**

Subdivision: **Hope Vineyard, Phase 1**

Zoning: ***Site pending pre-zoning to R-6(G), Garden/Patio Home and annexation into the city limits. First read was held on April 18, 2022. Currently in the Extraterritorial Planning Jurisdiction, zoned RA in Baldwin County District 15. City Council's second read will be on May 2, 2022.***

Location: East of County Road 13
Area: 55.45 Acres ±, (136) lots
Owner: Red Barn, L.L.C. - Julio Corte
Developer: Maronda Homes - Tucker Dorsey
Agent: Dewberry - Melissa Currie
Surveyor: Dewberry - Victor Germain
Engineer: Dewberry - Justin Britt

2. **File SDP22-04:** **(Approved)**

Subdivision: **The Reserve at Plantation Hills, Phase 1**

Zoning: ***R-3, High Density Single Family Residential***

Location: East and southeast of Robbins Boulevard and Ashbury Hill Road
Area: 14.9 Acres ±, (6) lots
Owner: 68V Reserve at Plantation Hills, 2021, L.L.C. - Nathan Cox
Agent: Dewberry - Melissa Currie
Surveyor: Dewberry - Victor Germain
Engineer: Dewberry - Brent Anderson

3. **File SDP22-05:** **(Approved)**

Subdivision: **The Reserve at Plantation Hills, Phase 2**

Zoning*:** ***R-3, High Density Single Family Residential

Location: East and southeast of Robbins Boulevard and Ashbury Hill Road
Area: 243.43 Acres ±, (51) lots
Owner: 68V Baldwin Land Holdings, L.L.C. and 68V Reserve at Plantation Hills, 2021, L.L.C. - Nathan Cox
Agent: Dewberry - Melissa Currie
Surveyor: Dewberry - Victor Germain
Engineer: Dewberry - Brent Anderson

E. **GRINDSTONE MASTER PLAN, ANN BERGA AND TERESA WARNER PRE-ZONING AMENDMENT AND ANNEXATION:**

1. **File MPR22-02:** **(Approved)**

Presentation to be given by Larry Smith, S.E. Civil requesting master plan review of Grindstone.

2. **File PZA22-02:** **(Due to the lack of a supermajority vote of the Planning Commission, the motion failed to set forth a favorable recommendation to City Council to pre-zone the subject property from RSF-E, Residential Single Family Estate, to R-6(G), Garden/Patio Home. There were five affirmative votes and one dissenting)**

Applicant: **Ann Berga and Teresa Warner**

Present Zoning*:** ***RSF-E, Residential Single Family Estate, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne

Proposed Zoning: ***R-6(G), Garden/Patio Home***

Area: 49.90 Acres ±
Location: Southeast of the intersection of Pleasant Road and County Road 13
Owner: Ann Berga and Teresa Warner
Agent: S.E. Civil - Larry Smith

3. **ANX22-02:** **(Favorable recommendation to the City Council)**

A presentation to be given by Larry Smith, representative of S.E. Civil, requesting annexation of forty-nine point nine zero acres owned by Ann Berga and Teresa Warner located southeast of the intersection of Pleasant Road and County Road 13. The subject property is currently zoned RSF-E, Residential Single Family Estate, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne.

F. SITE PLAN REVIEW:

1. **File SP22-05:** **(Approved)**

Site: **Press & Co**

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

Location: Southwest of Main Street and Belrose Avenue
Area: 0.22 Acres ±
Owner: Fortuna Investments, L.L.C. - Nathan Cox
Agent: Dewberry - Melissa Currie or Al Finley
Engineer: Dewberry - Justin Britt

2. **File SP22-07:** **(Approved)**

Site: **Pat Place Addition**

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

Location: Southwest of Stanton Road and Stanton Road South
Area: 2.61Acres ±
Owner: Robert Merritt
Engineer: Element 3 Engineering - Joe Harper

3. **File SP22-09:** **(Approved)**

Site: **Fast Pace Health Urgent Care**

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

Location: Southwest of the intersection of Alabama Highway 181 & Highway 31
Area: 0.60 Acres ±
Owner: Baldwin (AL) Development, L.L.C. - Wayne Cave
Developer: Fast Pace Health Urgent Care
Engineer: Barton & Shumer Engineers - David Shumer

G. FINAL PLAT REVIEW:

1. **File SDF22-03:** **(Approved)**

Subdivision: **Jubilee Farms, Phase Eleven**

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

Location: Southeast of Alabama Highway 181 and Austin Road
Area: 29.98 Acres ±, (87) lots
Owner: Forestar "USA" Real Estate Group, Inc. - Sarah Wicker, Vice President
Agent: Dewberry - Al Finley
Surveyor: Dewberry - Victor Germain
Engineer: Dewberry - Jason Estes

2. **File AP22-03: (Favorable recommendation to the City Council)**

   Presentation to be given by Al Finley, Dewberry, recommending acceptance of all right-of-ways contained within Jubilee Farms, Phase Eleven. Said right-of-ways being Secretariat Boulevard (929 linear feet), Animal Kingdom Way (975 linear feet), Northern Dancer Court (430 linear feet), Unbridled Loop (1,479 linear feet), Genuine Risk Circle (470 linear feet), and Alysheba Lane (360 linear feet).

5. **PUBLIC PARTICIPATION:** None presented

6. **ATTORNEY'S REPORT:** No report

7. **COMMISSIONER'S COMMENTS:** None presented

8. **DIRECTOR'S COMMENTS** Director presented the upcoming meeting dates. Site Preview is May 18, and the Regular Meeting is May 26, 2022.

9. **ADJOURNMENT:** 6:20 p.m.

Accepted by:

Chairman, Daphne Utilities

DAPHNE UTILITIES

WATER • NATURAL GAS • SEWER

APPROVED MINUTES

Utilities Board Meeting

Council Chambers, Daphne City Hall ◆ March 30, 2022 ◆ 5:00 p.m.

I. Call to Order

The regular March 2022 Board meeting for the Utilities Board of the City of Daphne was held on March 30, 2022, in the Council Chambers at Daphne City Hall and called to order at 5:01 p.m. by Chairwoman Selena Vaughn, followed by the Roll Call:

II. Roll Call

Members Present:

Selena Vaughn, Chairwoman
Tim Patton, Vice Chairman
Billy Mayhand, Secretary/Treasurer
Mayor Robin LeJeune, Board Member – arrived at 5:03pm
Councilman Joel Coleman, Board Member

Members Absent:

Others Present:

Jennifer Holifield – Board Attorney
Scott Polk – General Manager
Bobby Purvis – Operations Manager
Lexus Carlee – Finance Specialist
Drew Klumpp – Administrative Services Manager
Samantha Coppels – Communications Manager
Lori Wilson – Executive Assistant
Rebecca Williamson – Accounting Assistant

Others Absent:

Jerry Speegle – Board Attorney
Teresa Logiotatos – Finance Manager

III. Pledge of Allegiance

The Chairwoman led the Board and meeting attendees in the Pledge of Allegiance.

Mayor LeJeune arrived.

IV. Approval of Minutes

A. Utilities Board Meeting Minutes March 2 (for February), 2022

The Chairwoman requested any additions, corrections, or deletions for the submitted minutes of the March 2, 2022, Daphne Utilities Board meeting.

With no additions, deletions, or corrections, the Chairwoman declared that the submitted March 2nd minutes would stand approved.

V. OLD BUSINESS – Utility Rates Discussion

A. It was noted that further information regarding utility rates will be presented at the next Daphne Utilities meeting (April 27, 2022).

VI. NEW BUSINESS –

A. Authorization for Sale of Trucks, Equipment and Miscellaneous items on GovDeals (Board Action: MOTION)

Mr. Scott Polk explained that some items on the inventory may be listed as "home-made" but that since there was interest in those items, it would be prudent to follow standard protocol for all items.

MOTION by Tim Patton to authorize the submitted list of truck, equipment and miscellaneous items on GovDeals; Motion was Seconded by Mayor Robin LeJeune.

AYE: ***Coleman, LeJeune, Mayhand, Patton, Vaughn*** **NAY:** **ABSENT:** **ABSTAIN:** **MOTION CARRIED**

B. Resolution 2022-01 – Resolution to Adopt and Approve the MWPP (Municipal Water Pollution Prevention) Program (Board Action: RESOLUTION)

Mr. Scott Polk detailed the components of the annual report submitted to ADEM dealing with the wastewater prevention program, including a list of any identifiable sso's that were reported as well as certifications of our plant and operators' status; he noted that there was not anything out of the ordinary and offered to answer any questions the Board may have.

MOTION by Tim Patton to adopt Resolution 2022-01and approve the recommendations included in the submitted MWPP; Motion was Seconded by Billy Mayhand.

AYE: ***Coleman, LeJeune, Mayhand, Patton, Vaughn*** **NAY:** **ABSENT:** **ABSTAIN:** **MOTION CARRIED**

VII. BOARD ATTORNEY'S REPORT

Ms. Jennifer Holifield, filling in for board attorney Mr. Jerry Speegle, reported that Mr. Speegle has spoken to Mr. Jay Ross and is awaiting his response regarding the [Daphne] Animal Shelter issue and to otherwise refer to the memo submitted with the board book.

Mr. Polk added that he did investigate an appraisal of subject property and advised that it would cost approximately $2500 to have a full appraisal performed. He was uncertain of the Board's intention to invest the money to do so since this property would nevertheless be donated. He noted that the tax valuation had not been updated since the property was split from Riviera Utilities and the listed value is 3 times higher than the actual land value. He asked for the Board's decision; Chairwoman Vaughn proposed conserving the money for property that would eventually be donated and bartered with the City. Mr. Patton reiterated that a cost would be determined and a recommendation be made to resolve this transaction. Ms. Holifield agreed.

VIII. FINANCIAL REPORT

Finance Specialist Lexus Carlee advised the Board that all the numbers were met or exceeded the budget expectation; she noted that the gas revenue was approximately $100,000 more than anticipated due to the delayed receipt of the energy bill resulting in this bill not being processed in the month that it was due and will therefore be listed twice in next month's financials.

Chairwoman Vaughn inquired as to the growth of natural gas. Scott Polk explained that our natural gas customers have doubled within the last five years and is really our only growth mechanism at this time.

IX. GENERAL MANAGER'S REPORT

A. GM Report

General Manager Scott Polk updated the Board on: the completion of the I-10/US90 Sewer Line project and the effect it has on the Water Reclamation Facility; the Diamante water well water line is installed and we now await Griner Drilling to begin, scheduled for late fall with hopes beginning sooner and completing before the end of this year; the Rehab of Well #2 contracts have been signed with anticipation of the new well being drilled in May; the Tertiary Filter and UV project are finishing and plan to be complete with start-up by the end of April; the Grit Removal System was discussed at a design review to move forward as quickly as possible; the 4th Street Sewer Expansion stands at the engineering phase awaiting the final survey; the Stanton Road Tank rehab remains on schedule.

Mr. Polk recapped his Areas of Focus discussing Olde Town water quality complaints and the status of the Administration Finance cashier payment window remodel.

Samantha Coppels announced to the Board that an email was distributed with an invitation to an Inside Look event for board members, engineering firms and Chamber of Commerce staff to gain feedback for future similar events to include the City Council members, Baldwin County officials and the public.

B. Operations Report

Mr. Purvis gave kudos to BJ Eringman with Public Works for his collaboration to encourage the State (Highway Department) to repair some erosion on US90 that impacts our exposed sewer line and natural gas line near Ford Lumber. He gave an update regarding plans for the splashpad and announced the new wastewater collections supervisor, Jason Pierce, that was recently hired.

C. Engineering & Consulting Reports – nothing further was added to the submitted reports.

X. BOARD ACTION – Previously addressed.

XI. PUBLIC PARTICIPATION –

At 5:23pm, the Chairwoman opened Public Participation inviting anyone who wished to address the Board.

Mr. Larry Chason addressed the Board on behalf of Tonsmeire Development regarding a practice that took place in the 1980's for developing areas of Daphne whereby a developer would pay to extend the [sewer] lines to a project in exchange for tap fees to be reimbursed over time for their investment. Mr. Chason's issue is the absence of any record or documentation of Mr. Tonsmeire's agreement for remaining taps, which he believed was 62 as expressed in an email he received

around the time of Hurricane Sally, due to the records being ruined and destroyed that were stored in a building that was flooded. Mr. Chason expressed that Mr. Tonsmeire was hopeful that some sort of agreement to provide some of the taps could be reached to conclude this issue. Mr. Chason introduced Daniel Galbraith who works for Mr. Tonsmeire and corroborated Mr. Chason's account of their files being destroyed as well as an email between Daphne Utilities and their engineers stating the exact number of taps remaining.

A discussion proceeded regarding the timeline and participants of this dispute. The discussion concluded with Mr. Chason requesting the Utilities' working to find a resolution for the remaining taps of Mr. Tonsmeire.

With no additional participants, Chairwoman Vaughn closed Public Participation at 5:44pm.

XII. BOARD COMMENTS –

Mayor LeJeune noted that anyone, such as long-standing engineers, with knowledge of this particular issue that could give insight would be appreciated. He also commended the diligent work in solving the brown water issue in Olde Town as well as the decline in large sewage spills.

Tim Patton praised the training efforts showcased on the board book such as the in-house electrical training.

Selena Vaughn noted the prep-work that's executed for the frequent storms that come through our area and requested the meeting attendees to be safe.

XIII. ADJOURNMENT

With no further discussions, the Chairwoman called for adjournment at 5:49pm.

The meeting adjourned at 5:49pm.

Preceding minutes submitted to the Daphne Utilities Board by:

Lori Wilson

Lori Wilson, Executive Assistant, Daphne Utilities

COMMUNITY DEVELOPMENT
INTERNAL MEMORANDUM

Daphne
ALABAMA

DATE: May 2, 2022

TO: Office of the City Clerk

FROM: Adrienne Jones, AICP, Director of Community Development

SUBJECT: Reconsideration of Great Magnolia Properties, L.L.C. and the Stanard Family Partnership Zoning Amendment Zoning Amendment

PRESENT ZONING: B-1, Local Business

PROPOSED PRE-ZONING: B-2 (a), General Business Alternate

LOCATION: Southeast of the intersection of Whispering Pines Road and U.S. Highway 98

RECOMMENDATION: At the Thursday, April 28, 2022 regular meeting of the Daphne Planning Commission, six members were present, and the motion carried for a favorable recommendation for the above captioned zoning amendment.

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

1. Community Development Report and Supplemental Documents
2. Pre-zoning Application
3. Legal Description (Exhibit A)
4. Boundary Survey (Exhibit B)
5. Adjacent Property Owners List

GREAT MAGNOLIA PROPERTIES &STANARD FAMILY PARTNERSHIP

Request for PC to consider B-2(A) in lieu of B-2, General Business

Zoning Classification:
B-1, Professional Business

Surrounding Zonings/Uses:

- North— B-1, Local Business/Riviera Utilities
- South— B-2,General Business/Exterminators
- East— R-2, Medium Density Single Family Residential
- West— B-1, Local Business/Daphne Civic Complex

Existing Utility Service Providers: Riviera Utilities, AT&T, Daphne Utilities

Affected City Service Providers: Fire Station 1, Police Beat 1

Staff Recommendation to PC: (B-2A)

Proposed Zoning:
B-2, General Business

Development Concept:
Storage Warehouses and Truck Rental

Council District:
1

Existing Conditions:
4 ac

Planning Commission Recommended to Council 1/27/22 Rezoning to B-2, General Business, with a condition regarding recording a conservation easement along Old Spanish Trail

City Council Voted 4/4/22 to send recommendation back to PC with a request to consider B-2(A) zoning.

PC Set forth a unanimous favorable recommendation to PC for B-2(A) on 04/28/22

PROPOSAL:

The applicant proposes to rezone the subject property from B-1, Local Business to B-2, General Business in order to build a warehouse storage and truck rental business.

The Comprehensive Plan

The comprehensive plan's overarching policy regarding land development encourages harmony and compatibility. The following are some Land Use Goals and Objectives from the Plan.

Goal: Provide a land use plan for the City of Daphne, which supports the City's economic development, housing, transportation, and open space, recreation and education goals in a manner that maintains and promotes Daphne's unique image and quality of life.

Objective: Promote and manage growth on undeveloped lands in a manner that will be compatible with, and complementary to, existing adjacent developed properties. Objective: Protect and preserve the character of Daphne through review of new developments, the encouragement of growth that enhances the community spirit, and through aesthetic considerations.

EXISTING CONDITIONS

The site is S.E. of the intersection of U.S. Highway 98 and Whispering Pines Road. It is over four acres which extends from Highway 98 to Old Spanish Trail. The site abuts commercial properties to the north and south. Riviera Utilities is to the north, Daphne Civic complex to the west and an exterminator business to the south. There are residential dwellings across Old Spanish Trail to the east. Additionally, the City of Daphne owns a parcel on Old Spanish Trail which is located southeast of the site.

Mini-warehouses are not permitted by right in any district. It requires Planning Approval in B-2, B-2(A) and C/I zones. By comparison, B-2(A) is the most appropriate of the three aforementioned zoning districts and would be more suitable in terms of community character due to the proximity to the residential uses to the east. B-2(A) would meet the owner's needs for mini-warehouses. Furthermore, according to the City Attorney, truck rentals are permissible as an accessory use in B-2(A).

Excerpt from the Land Use & Development Ordinance

Section 12-4 BUSINESS DISTRICTS

(c) B-2, General Business District:

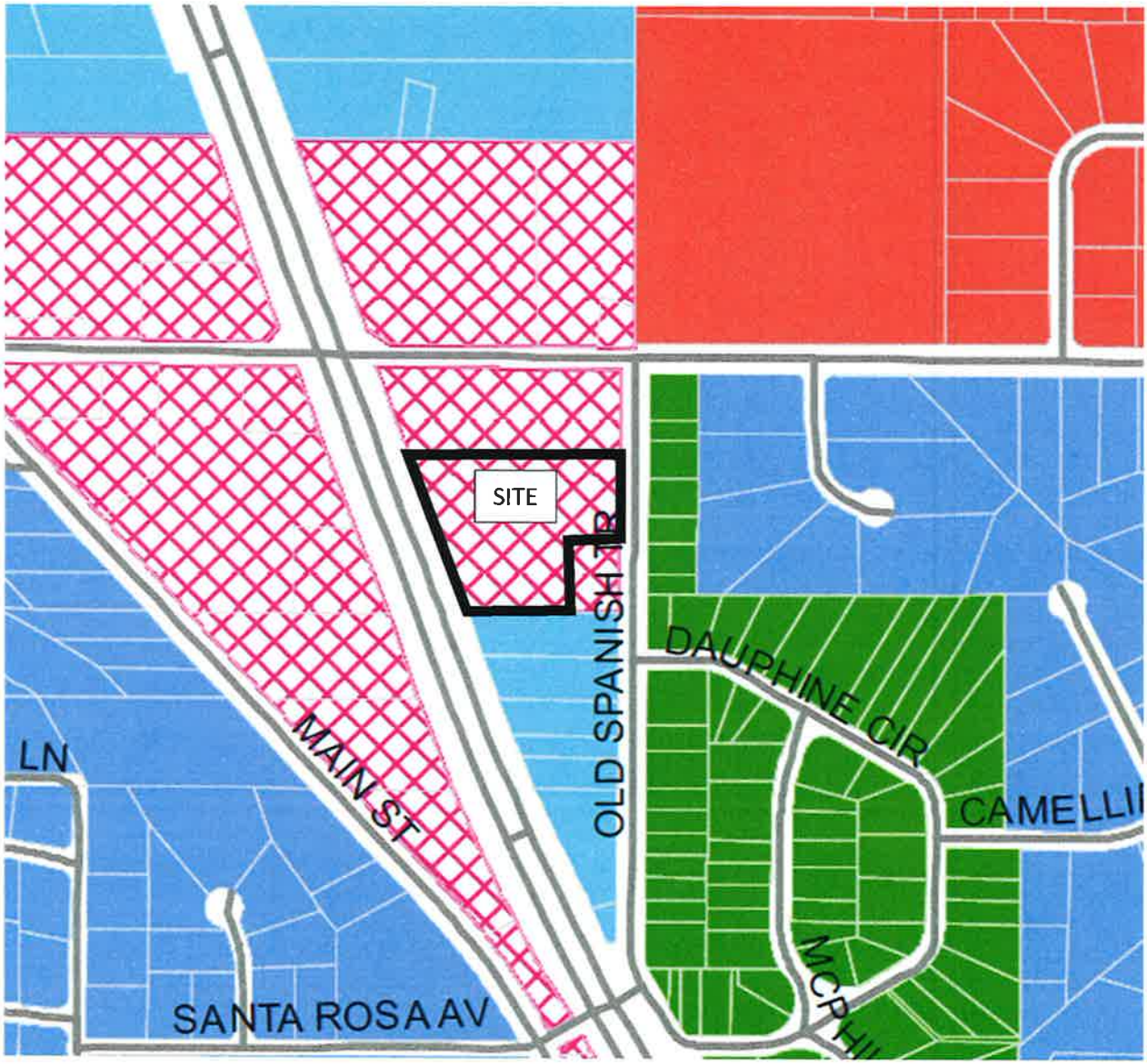
This district is intended to provide opportunity for activities causing noise and heavy traffic, not considered compatible in the more restrictive business district. These uses also serve as a regional, as well as, a local market and require location in proximity to major transportation routes.

(d) B-2(a), General Business Alternate District:

This district is intended to provide opportunity for activities that are more compatible with restrictive business districts and residential uses than those allowed in B-2, General Business. These uses may serve as a regional or a local market and may require location in proximity to major transportation routes.

Recommendation: This property is currently zoned B-1 which is still a viable and appropriate zoning designation. Note: land to the south was rezoned to B-2 prior to the establishment of the B-2(A) zoning classification. B-2(A), General Business Alternate, was adopted by the City Council in 2015 and is intended to be more compatible with restrictive business districts and residential uses than those allowed in B-2, General Business. The subject property is a transition between the commercial establishments along Highway 98 and the residential community to the east. As such, B-1 and B-2(A) would be a more suitable options than B-2. Thus, staff recommended the Planning Commission set forth an unfavorable recommendation to Council to deny the request for B-2 at this location.

Staff is in support of B-2(A) zoning and would recommend the Planning Commission render a favorable recommendation to City Council to rezone the property to B-2(A).



Zoning Map Excerpt

APPLICATION
&
SUPPLEMENTAL INFORMATION

APPLICATION FOR REZONING OR PRE-ZONING

Office use only: Rev. 072816	Date Submitted December 28, 2021
Application Number: ZA- 22-01 or PZA-	Planning Commission Public Hearing Date: January 27, 2022

Legibly print or type responses below. Indicate N/A or an "X" where item is not applicable.

SITE DATA

Site Location (Address or General Proximity to Nearest Intersection): SEC of US Hwy 98 & Whispering Pines Rd	PPIN#(s): 026448
Gross Site Area (acreage): 4.03 4.13	*Requested Zoning or Pre-Zoning: B2
Current Zoning Designation(s): B1	Amended Request: City Council to PC for B-2(A) Initials: Date:
Current Land Use: Vacant / Undeveloped	Anticipated Land Use: U-Haul Moving and Storage (self-storage, U-Haul truck share, and retail sales

Provide Legal Description (if necessary attach separate page entitled "Legal Description for [Name of Applicant]":
Please see attached for legal description

Specify other recently approved or pending requests related to the subject property. Circle the answer(s).

Annexation **Subdivision** **Site Plan** **Special Exception** **Variance** **Specify Other**

APPLICANT & AGENT INFORMATION

If an LLC or LLP or Corporation, provide name and signature of Registered Member or Agent* **and *provide a copy of Articles of Incorporation.*	
Name of Current Owner: Great Magnolia Properties, LLC & The Stanard Family Partnership/ Walter Pettey III & Beverly Bradley	
Mailing Address: 5 Binefar Lane, Hot Springs Village, AR 71909 & 2519 Main St Daphne, AL 36526	**Phone/Fax:** Bob_pettey@gmail.com **E-mail:** Bevbayside2@aol.com
Name of Authorized Agent: U- Haul Company of Southern Alabama/ Chad Rome	
Mailing Address: 1002 Spring Hill Ave, Mobile, AL 36604	**Phone/Fax:** (352)516-2307 **E-mail:** chad_rome@uhaul.com
Name of Developer*: AMERCO Real Estate Company 2727 N Central Ave 5N, Phoenix, AZ 85004	**Phone/Fax:** (602)263 6555 **E-mail:** lora_lakov@uhaul.com
Other:	**Phone/Fax:** **E-mail:**

I, the applicant, certify that all of the above facts are true and correct to the best of my knowledge. I hereby agree to allow the City of Daphne to post a sign on the subject property notifying the general public of this request.

Applicant's Signature:	Date 12-22-2021
Agent's Signature:	Date 12-22-2021

TIMELINE:*
Council First Read & Public Hearing - Apr. 14, 2022 for B-2
Planning Commission Reconsideration & Public Hearing - Apr. 28, 2022 for B-2(A)

U-HAUL OF DAPHNE AL
ZONING AMENDMENT

SOUTHEAST CORNER OF
INTERSECTION OF US HWY 98 AND WHISPERING PINES RD

EXHIBIT "A"

STATE OF ALABALMA

COUNTY OF BALDWIN

DESCRIPTION OF PROPERY TO BE REZONED FROM (B-1), LOCAL BUSINESS, TO (B-2) GENERAL BUSINESS

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BALDWIN, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 250 FEET SOUTH AND 30 FEET WEST OF THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST; THENCE RUN WEST 560 FEET TO A POINT ON THE EAST MARGIN OF U.S. HIGHWAY 98; THENCE RUN SOUTHEAST 442 FEET ALONGSIDE THE EAST MARGIN OF U.S. HIGHWAY 98 TO A POINT THEREON; THENCE RUN EAST 275 FEET TO A POINT; THEN RUN NORTH 185 FEET TO A POINT; THENCE RUN NORTH 81° EAST 137 FEET TO THE WEST LINE OF OLD SPANISH TRAIL ROAD; THENCE RUN NORTH 1°37' EAST 215 FEET TO THE POINT OF BEGINNING. THE LAND DESCRIBED ABOVE AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1082963-PHX1, WITH AN EFFECTIVE DATE OF AUGUST 16, 2021 AT 12:00 AM.

ALTA/NSPS Land Title Survey

U-HAUL OF DAPHNE AL
ZONING AMENDMENT

SOUTHEAST CORNER OF
INTERSECTION OF US HWY 98 AND WHISPERING PINES RD

EXHIBIT “A”

STATE OF ALABALMA

COUNTY OF BALDWIN

DESCRIPTION OF PROPERY TO BE REZONED FROM (B-1), LOCAL BUSINESS, TO (B-2) GENERAL BUSINESS

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BALDWIN, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 250 FEET SOUTH AND 30 FEET WEST OF THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST; THENCE RUN WEST 560 FEET TO A POINT ON THE EAST MARGIN OF U.S. HIGHWAY 98; THENCE RUN SOUTHEAST 442 FEET ALONGSIDE THE EAST MARGIN OF U.S. HIGHWAY 98 TO A POINT THEREON; THENCE RUN EAST 275 FEET TO A POINT; THEN RUN NORTH 185 FEET TO A POINT; THENCE RUN NORTH 81° EAST 137 FEET TO THE WEST LINE OF OLD SPANISH TRAIL ROAD; THENCE RUN NORTH 1°37' EAST 215 FEET TO THE POINT OF BEGINNING. THE LAND DESCRIBED ABOVE AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1082963-PHX1, WITH AN EFFECTIVE DATE OF AUGUST 16, 2021 AT 12:00 AM.

COMMUNITY DEVELOPMENT
INTERNAL MEMORANDUM

Daphne
ALABAMA

DATE: May 2, 2022

TO: Office of the City Clerk AO

FROM: Adrienne Jones, AICP, Director of Community Development

SUBJECT: Ann E. Berga and Teresa Warner Pre-Zoning Amendment

PRESENT ZONING: RSF-E, Residential Single Family Estate, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne

PROPOSED PRE-ZONING: R-6(G), Garden/Patio Home

LOCATION: Southeast of the intersection of Pleasant Road and County Road 13

RECOMMENDATION: At the April 28, 2022 regular meeting of the City of Daphne Planning Commission. Due to the lack of a supermajority vote of the Planning Commission, the motion failed to set forth a favorable recommendation to City Council to pre-zone the subject property from RSF-E, Residential Single Family Estate, to R-6(G), Garden/Patio Home. There were five affirmative votes and one dissenting.

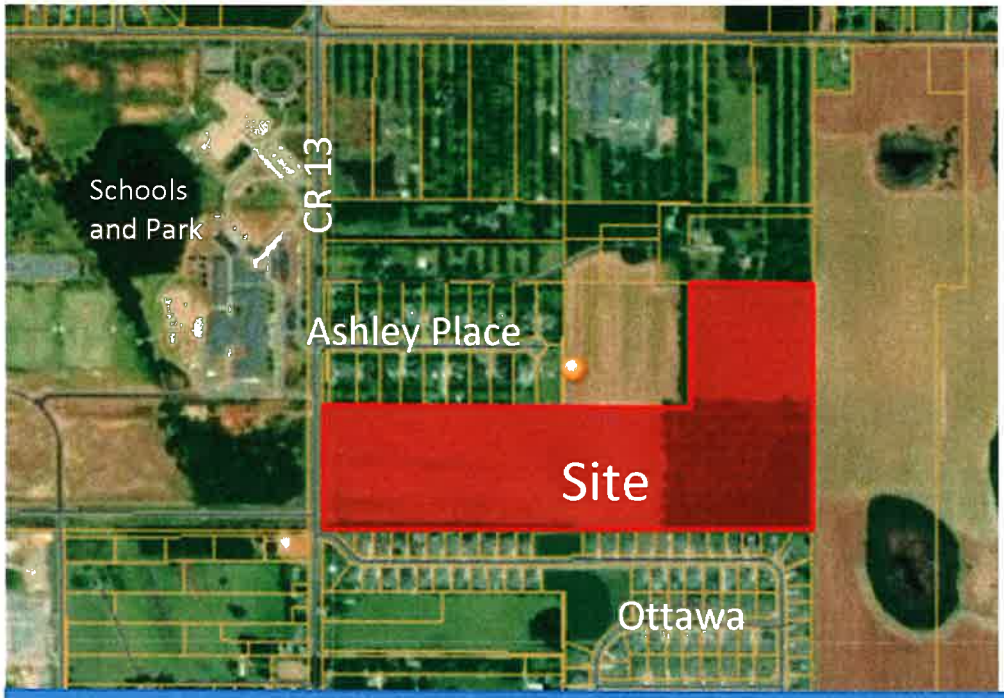
Attached please find the appropriate documentation and action of the Daphne Planning Commission.

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

1. Community Development Report and Supplemental Documents
2. Pre-zoning Application
3. Legal Description (Exhibit A)
4. Boundary Survey (Exhibit B)
5. Adjacent Property Owners List
6. Petition of Opposition

BERGA/WARNER PREZONING REVIEW



ANN BERGA & TERESA WARNER
Prezoning Amendment & Annexation

Zoning Classification:
Baldwin County - RSF-E, Residential Single Family Estate (ETJ)

Surrounding Zonings/Uses:

- **North**— R-1, Low Density Single Family Residential (Ashley Place)
- **South**— R-3, High Density Single Family Residential (Ottawa Springs)
- **West**— R-1, Low Density Single Family Residential (school/park)
- **East** — RA, Rural Agricultural (undeveloped)

Existing Utility Service Providers: Belforest Water, Riviera Utilities, AT&T, Daphne Utilities

Affected City Service Providers: Fire Station 1 or 5, Police Beat 1

Staff Recommendation to PC: Favorable recommendation to City Council contingent upon approval of the proposed master plan. *(Master Plan approved 4/28/22)*

Proposed Zoning:
R-6(G), Garden or Patio Home

Development Concept:
Garden/Patio Home Development

Council District:
4

Existing Conditions:
49.9 ac

Planning Commission

Favorable recommendation lacks supermajority vote
5 aye/1 nay

The Comprehensive Plan

The comprehensive plan's overarching policy regarding land development encourages harmony and compatibility. The following are some Land Use Goals and Objectives from the Plan.

Goal: Provide a land use plan for the City of Daphne, which supports the City's economic development, housing, transportation, and open space, recreation and education goals in a manner that maintains and promotes Daphne's unique image and quality of life. Objective: Encourage development of sound and cohesive residential areas which meet the housing needs of current and potential residents.

Goal: Grow sensibly by anticipating land use needs. Objective: Promote and manage growth on undeveloped lands in a manner that will be compatible with, and complementary to, existing adjacent developed properties. Objective: Encourage planned unit developments which are beneficial to residents and which creatively take advantage of available properties that otherwise would not be developed. Objective: Protect and preserve the character of Daphne through review of new developments, the encouragement of growth that enhances the community spirit, and through aesthetic considerations. Objective: Integrate recreational resources with residential neighborhoods to insure that all portions of Daphne's population have convenient access to parks and open space. Promote clustered commercial development in defined areas.

PROPOSAL:

The applicant proposes to pre-zone the subject property to R-6(G), Garden or Patio Home in order to develop a single family residential subdivision (see proposed master plan). There is one zoning designation proposed and two minimum lot sizes designed within the residential development. Traffic calming measures and amenities are included in the design.

The proposed development is consistent with the Goals and Objectives noted in the Comprehensive Plan as stated above. Therefore staff recommends the Planning Commission approve the proposed master plan (see master plan report) and submit a favorable recommendation to City Council to pre-zone the site to R-6(G) and annex the land into the corporate limits.

COMMUNITY DEVELOPMENT

Daphne
ALABAMA

SUBJECT: REPORT--Grindstone Master Plan Review

RECOMMENDATION: The proposed layout is reasonably designed. Although the density is slightly higher than the two contiguous developments, it is lower than the R-3 zoning district allows. Thus staff recommends approval.

- The applicant proposes to create a master plan for a single family subdivision which would supplement an application for pre-zoning and annexation.

- The subject 49.90 acre property is located due east of the intersection of County Road 13 and Well Road.

- It is located between two existing single family residential subdivisions.

  - To the north is Ashley Place, zoned R-1, Low Density Single Family Residential.
  - To the south is Ottawa Springs, zoned R-3, High Density Single Family Residential.

- Comparing the density among the three subdivisions, it appears that the current design of the proposed Grindstone development would be higher than the existing two.

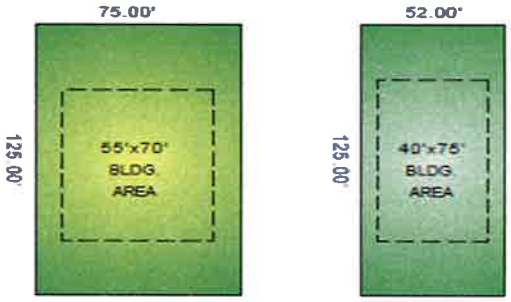
  - Ashley Place has 20 lots on 19.59 acres and that yields a density of 1.02 dwelling units per acre.
  - Ottawa Springs (phases 1 and 2) has 112 lots on 49.91 acres and that yields a density of 2.24 dwelling units/acre.
  - Grindstone proposes 157 lots on 49.9 acres and that yields a density of 3.14 dwelling units per acre.

- All proposed lots would be zoned R-6(G) but designed to exceed the minimum area and lot width standards required by R-6(G). There are 2 lot standards proposed (see details below).

  - In lieu of 5,000 sq. ft., 9,375 sq. ft. lots are proposed (50 lots)—75'x125';
  - In lieu of 5,000 sq. ft., 6,500 sq. ft. lots are proposed (107 lots)—52'x125'

SUMMARY

TOTAL ACRES:	49.90 AC.
CURRENT ZONING:	RSF-E (Baldwin Co.)
PROPOSED ZONING:	R-6(G) (Daphne)
75'x125's	50
52'x125's	107
TOTAL LOTS	157
DENSITY:	3.1 / AC.
OPEN SPACE:	10.1 AC. (20.2%)
RECREATION AREA:	5.0 AC. (10%)
STREETS:	7,461 L.F.



TYPICAL LOTS

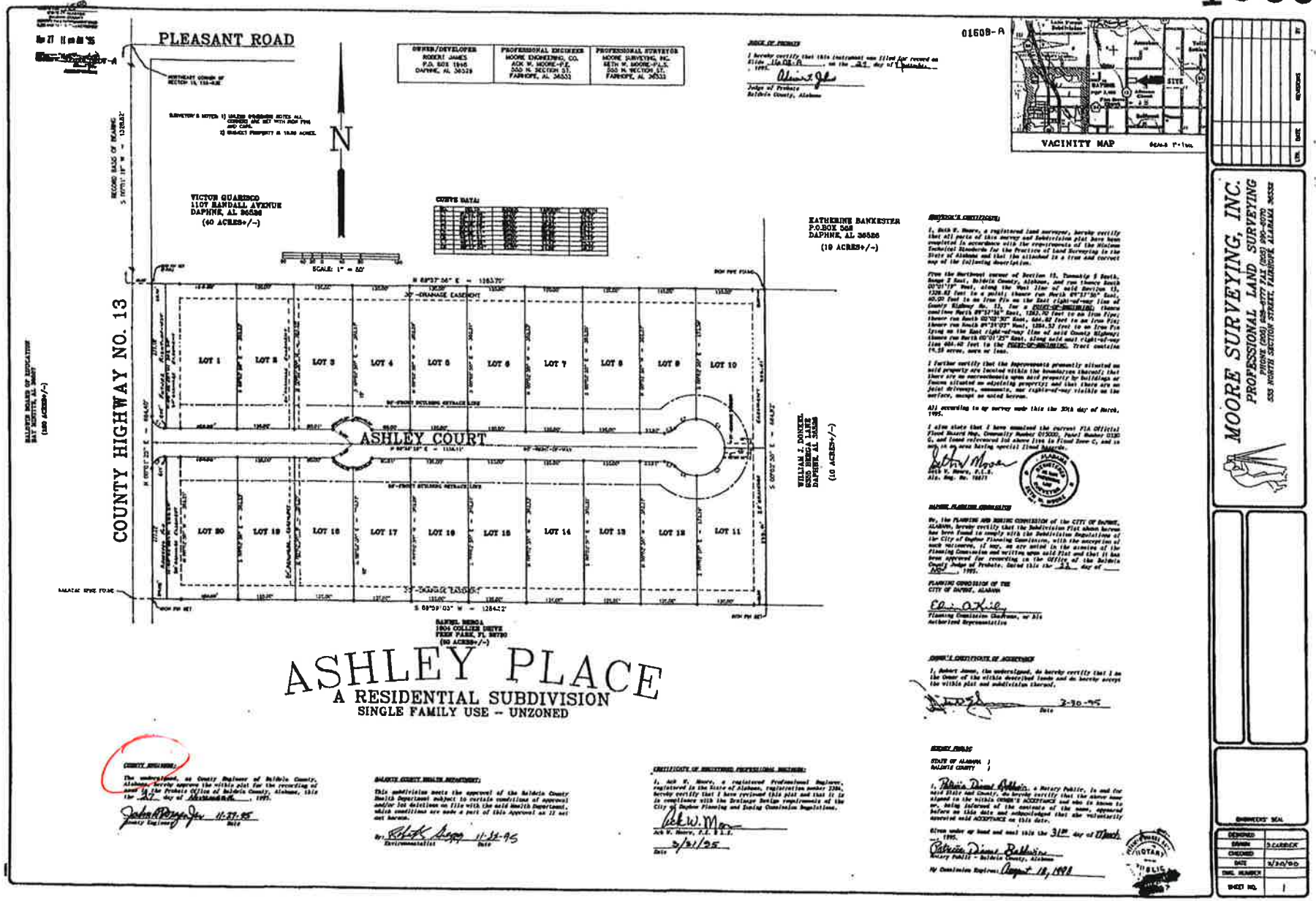
SETBACKS:		SETBACKS:	
Front:	25'	Front:	25'
Rear:	30'	Rear:	25'
Side:	10'	Side:	6'
Side Street:	20'	Side Street:	20'

- The site layout includes traffic calming measures and stub streets to each adjacent lot that is undeveloped. If the master plan, pre-zoning, and annexation requests are approved then the developer must submit a traffic impact analysis (TIA) to supplement the application to subdivide the property. The TIA will determine what if any changes are needed along County Road 13.

- Typically, contiguous zoning classifications are compatible and would transition from least to greater density. For example, moving from north to south, the zoning for Ashley Place is R-1. Ideally, the subject property would be zoned either R-1 or R-2. However, since Ottawa Springs is zoned R-3, there is an opportunity for the land to the north (subject property) to be either R-3 or R-2. The master plan proposes a density of 3.14 units per acre which is comparable to the density of an R-3 development (3.5 units/acre). The density is higher than Ottawa Springs development but the density is lower than that which is allowed in the R-3 zoning district.

- The development proposes a greenbelt around the entire perimeter of the site which will preserve green space between the existing houses/lots and the proposed dwelling units.

1608-A



ASHLEY PLACE

A RESIDENTIAL SUBDIVISION

SINGLE FAMILY USE - UNZONED

Presented for Comparison

2255 E

2255E

OTTAWA SPRINGS PHASE ONE

SINGLE FAMILY RESIDENTIAL
FINAL PLAT
JANUARY 4, 2006 - SHEET 1 OF 1 SHEETS

BOUNDARY SURVEY AND PLAT OF SUBDIVISION

ENGINEERING DEVELOPMENT SERVICES, LLC.
Engineering • Planning • Surveying • Construction Management

SITE DATA
C-1 RESIDENTIAL (R-1) (PROPOSED USE: SINGLE FAMILY RESIDENTIAL)
MINIMUM LOT SIZE: 13,000 SF
LIN. FT. STREETS: 4,068 LF
NUMBER OF LOTS: 64
SMALLEST LOT: 12,633 SF (LOT 12)
LARGEST LOT: 27,623 SF (LOT 33)
COMMON AREAS: 5.04 AC
TOTAL AREA: 30.28 AC

REQUIRED SETBACKS:
FRONT: 30 FEET
REAR: 30 FEET
SIDE: 10 FEET
SIDE STREET: 20 FEET

WATER SERVICE: BELFOREST WATER SYSTEM
SEWER SERVICE: DAPHNE UTILITIES
ELECTRIC SERVICE: RIVIERA UTILITIES
TELEPHONE SERVICE: BELLSOUTH

NOTE:
SEE BOUNDARY SURVEY DATED FEB. 19th, AND MARCH 1st AND 9th, 2006 FOR LOCATION OF FENCE, IRONS, AND ADDITIONAL INFORMATION.

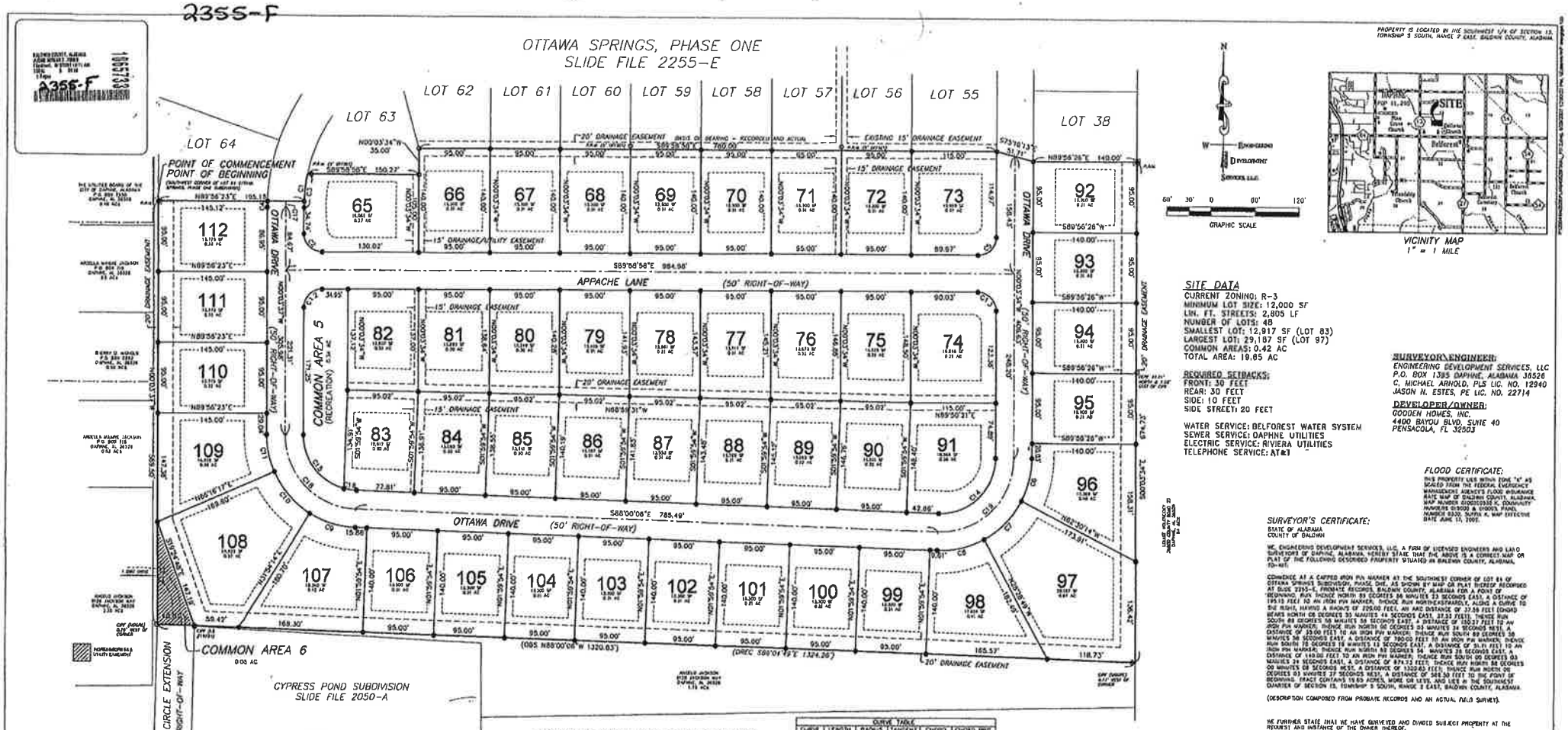
5-2255E

53

Presented for Comparison

2355-F

OTTAWA SPRINGS, PHASE ONE
SLIDE FILE 2255-E



PROPERTY IS LOCATED IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

SITE DATA

CURRENT ZONING: R-3
MINIMUM LOT SIZE: 12,000 SF
LIN. FT. STREETS: 2,805 LF
NUMBER OF LOTS: 48
SMALLEST LOT: 12,917 SF (LOT 83)
LARGEST LOT: 29,187 SF (LOT 97)
COMMON AREAS: 0.42 AC
TOTAL AREA: 19.65 AC

REQUIRED SETBACKS:
FRONT: 30 FEET
REAR: 30 FEET
SIDE: 10 FEET
SIDE STREET: 20 FEET

WATER SERVICE: BELFOREST WATER SYSTEM
SEWER SERVICE: DAPHNE UTILITIES
ELECTRIC SERVICE: RIVIERA UTILITIES
TELEPHONE SERVICE: AT&T

SURVEYOR\ENGINEER:
ENGINEERING DEVELOPMENT SERVICES, LLC
P.O. BOX 1395 DAPHNE, ALABAMA 36526
C. MICHAEL ARNOLD, PLS LIC. NO. 12940
JASON H. ESTES, PE LIC. NO. 22714

DEVELOPER/OWNER:
GODDEN HOMES, INC.
4400 BAYOU BLVD. SUITE 40
PENSACOLA, FL 32503

FLOOD CERTIFICATE:
THIS PROPERTY LIES WITHIN ZONE "X" AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 01003C0332 H, COMMUNITY NUMBERS 015000 & 010003, PANEL NUMBER 0332, SUFFIX H, MAP EFFECTIVE DATE JUNE 17, 2005.

SURVEYOR'S CERTIFICATE:
STATE OF ALABAMA
COUNTY OF BALDWIN

WE, ENGINEERING DEVELOPMENT SERVICES, LLC, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA, TO-WIT:

COMMENCE AT A CAPPED IRON PIN MARKER AT THE SOUTHWEST CORNER OF LOT 84 OF OTTAWA SPRINGS SUBDIVISION, PHASE ONE, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2255-E, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA FOR A POINT OF BEGINNING; RUN THENCE NORTH 89 DEGREES 56 MINUTES 23 SECONDS EAST, A DISTANCE OF 195.15 FEET TO AN IRON PIN MARKER; THENCE RUN NORTHEASTERLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET AND DISTANCE OF 37.59 FEET (CHORD BEARS NORTH 08 DEGREES 35 MINUTES 48 SECONDS EAST, 37.55 FEET); THENCE RUN SOUTH 89 DEGREES 58 MINUTES 58 SECONDS EAST, A DISTANCE OF 150.27 FEET TO AN IRON PIN MARKER; THENCE RUN NORTH 00 DEGREES 03 MINUTES 34 SECONDS WEST, A DISTANCE OF 35.00 FEET TO AN IRON PIN MARKER; THENCE RUN SOUTH 89 DEGREES 58 MINUTES 58 SECONDS EAST, A DISTANCE OF 760.00 FEET TO AN IRON PIN MARKER; THENCE RUN SOUTH 00 DEGREES 03 MINUTES 34 SECONDS EAST, A DISTANCE OF 874.73 FEET; THENCE RUN NORTH 88 DEGREES 00 MINUTES 08 SECONDS WEST, A DISTANCE OF 1320.03 FEET; THENCE RUN NORTH 00 DEGREES 03 MINUTES 27 SECONDS WEST, A DISTANCE OF 949.38 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 19.65 ACRES, MORE OR LESS, AND LIES IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY).

WE FURTHER STATE THAT WE HAVE SURVEYED AND DIVIDED SUBJECT PROPERTY AT THE REQUEST AND INSTANCE OF THE OWNER THEREOF.

THE FOREGOING PLAT OF SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

06-29-07
ENGINEERING DEVELOPMENT SERVICES, LLC
C. MICHAEL ARNOLD AL. P.L.S. No. 12940

ALABAMA LICENSED PROFESSIONAL LAND SURVEYOR C. MICHAEL ARNOLD

NOTE:
SEE BOUNDARY SURVEY DATED FEB. 19th, AND MARCH 1st AND 9th, 2004 FOR LOCATION OF FENCE, IRONS, AND ADDITIONAL INFORMATION.

NOTE:
NO CONSTRUCTION SHALL BE APPROVED BY THE UTILITY BOARD OF THE CITY OF DAPHNE UNTIL SUCH TIME AS SANITARY SEWER AND MUNICIPAL WATER SERVICE IS CONSTRUCTED AND ACCEPTED FOR APPROVAL BY THE UTILITY BOARD OF THE CITY OF DAPHNE.

LEGEND:
- = BUILDING SETBACK LINE
- ○ = CAPPED IRON PIN FOUND
- ● = CAPPED IRON PIN PLACED (CA-0568-LS)
- ▣ = CAPPED IRON PIN PLACED IN CONCRETE
- OBS = OBSERVED
- REC = RECORD
- (REC) = RECORD ACCORDING TO DEED
- CIPF = CAPPED IRON PIN FOUND
- CIPP = CAPPED IRON PIN PLACED (EOS)
- OEPF = OPEN END IRON PIPE FOUND
- CRF = CRIMP TOP IRON PIPE FOUND
- P.R.M. = PERMANENT REFERENCE MARKER

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BRG.
C1	37.59	225.00	18.83	37.55	S08°35'14"W
C2	58.34	225.00	29.37	58.20	S19°51'18"E
C3	45.87	225.00	22.89	45.54	S03°57'48"W
C4	8.00	225.00	4.00	8.00	S00°17'40"W
C5	39.30	25.00	25.01	35.39	N14°08'44"E
C6	60.12	125.00	30.83	59.51	N13°33'09"E
C7	74.23	125.00	38.24	73.16	N14°30'29"E
C8	58.49	125.00	34.05	58.21	N36°45'33"E
C9	63.35	125.00	32.38	62.61	S73°02'06"E
C10	74.88	125.00	38.60	73.84	S40°54'43"E
C11	51.84	125.00	26.18	51.27	S11°57'49"E
C12	39.30	25.00	25.01	35.36	S44°58'42"W
C13	39.25	25.00	24.97	35.33	N45°01'18"W
C14	122.52	75.00	77.74	107.93	N45°28'10"E
C15	92.77	75.00	52.22	86.98	S37°24'17"E
C16	17.31	75.00	8.71	17.31	S01°22'22"E
C17	8.06	245.00	4.03	8.05	S00°22'34"W
C18	153.49	300.00	78.47	151.84	S44°01'31"E
C19	300.87	100.00	103.88	193.94	N45°58'10"E

GENERAL NOTES:

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (ELECTRIC)
July 16, 2007
Leon Barber
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY AT&T:
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BELFOREST WATER SYSTEM:
AUTHORIZED REPRESENTATIVE

CERTIFICATION OF APPROVAL OF UTILITIES:
CHAIRMAN, UTILITY BOARD

CERTIFICATION OF APPROVAL FOR THE CITY OF DAPHNE'S DIRECTOR OF COMMUNITY DEVELOPMENT:
DATED THIS 26th DAY OF July, 2007
DIRECTOR OF COMMUNITY DEVELOPMENT FOR THE CITY OF DAPHNE, ALABAMA

CERTIFICATION OF OWNERSHIP AND DEDICATION:

CERTIFICATION BY NOTARY PUBLIC:
STATE OF ALABAMA
COUNTY OF BALDWIN
MY COMMISSION EXPIRES ON 10-17-2009

MORTGAGEE'S ACCEPTANCE:
THE OWNER OF THE MORTGAGE OR THE MORTGAGE SERVICING AGENT HAS CAUSED THIS INSTRUMENT TO BE EXECUTED BY THE UNDERSIGNED OFFICER, DULY AUTHORIZED ON THIS THE ____ DAY OF ____
BY: ____
AS: SVP

CERTIFICATION OF APPROVAL FOR RECORDING:
DATED THIS 25th DAY OF July, 2007
JUDGE OF PROBATE

CERTIFICATION OF APPROVAL OF STREETS, DRAINAGE AND IMPROVEMENTS:
PUBLIC WORKS DIRECTOR FOR THE CITY OF DAPHNE

AFFIDAVIT OF LICENSED PROFESSIONAL ENGINEER:
DATED THIS 31st DAY OF July, 2007
6-29-07
SURVEYOR OR PROFESSIONAL ENGINEER

SURVEYOR'S NOTES:

OTTAWA SPRINGS PHASE TWO

"ZONED"
FINAL PLAT
JUNE 29, 2007 - SHEET 1 OF 1 SHEETS

BOUNDARY SURVEY AND PLAT OF SUBDIVISION

ENGINEERING DEVELOPMENT SERVICES, LLC
Engineering · Planning · Surveying · Construction Management
27164 Pollard Road · Daphne, Alabama 36526
P.O. Box 1395 · Daphne, Alabama 36526
(251) 626-0288 · Fax (251) 626-9234

DESIGN	D.E.D.
DRAWN	A.E.F.
END	J.H.E.
PROJ MGR	J.G.A.
SUPERVISOR	C.M.A.
SCALE	1"=60'
PROJ. NO.	040538
DWG NO.	040538FINAL_PH 2
SHEET	1 of 1

Presented for Comparison

Setback Comparison

13-6 Minimum Zoning District Setback Requirements

The following setback requirements shall apply in districts as outlined below, except in a Planned Unit Development, the Olde Towne Daphne District, the Village Overlay District, the Eastern Shore Park Overlay District, or the Jubilee Retail Overlay District, unless otherwise provided in said overlay district.

SETBACKS

Zoning District	Front Yard				Rear Yard	Side Yard	Corner Lot Side Yard	
	Arterial & Collector Streets	Local Streets & Service Roads	U.S. Highway 98 [e]	U.S., State or County Roads			Arterial & Collector Streets	Local Streets & Service Roads
★ Ashley Place → R-1	40	40	50	e	40	15	40	25
R-2	35	35	50	e	35	10	35	20
★ Ottawa Springs → R-3	30	30	50	e	30	10	30	20
Grindstone R-4SF& R6(G)	25	25	50	e	25	6	30	20
R-4 TF	30	30	50	e	30	a	30	20
R-4 MF	30	30	50	e	30	a	30	20
R-5	See	Article	25	e				
New MF Districts	See Section 13-9, Minimum Requirements for Fixed Dwellings			e				
Innovative Design SF	25	25	50	e	25	6	30	20
ET SF*	30	30	50	e	30	10	30	20
B-1, B-1(a)	30	20	50	e	20	b,d	30	25
B-2	30	20	50	e	b,d	b,d	30	25
B-3	30	20	50	e	b,d	b,d	30	25
C/I	50	30	50	e	c, d	c, d	30	20
MU	30	30	n/a	n/a	30	a	30	25

See notes on the following page.

13-4 REQUIREMENTS FOR LOT AREA, WIDTH, COVERAGE, DENSITY, HEIGHT AND OTHER FACTORS

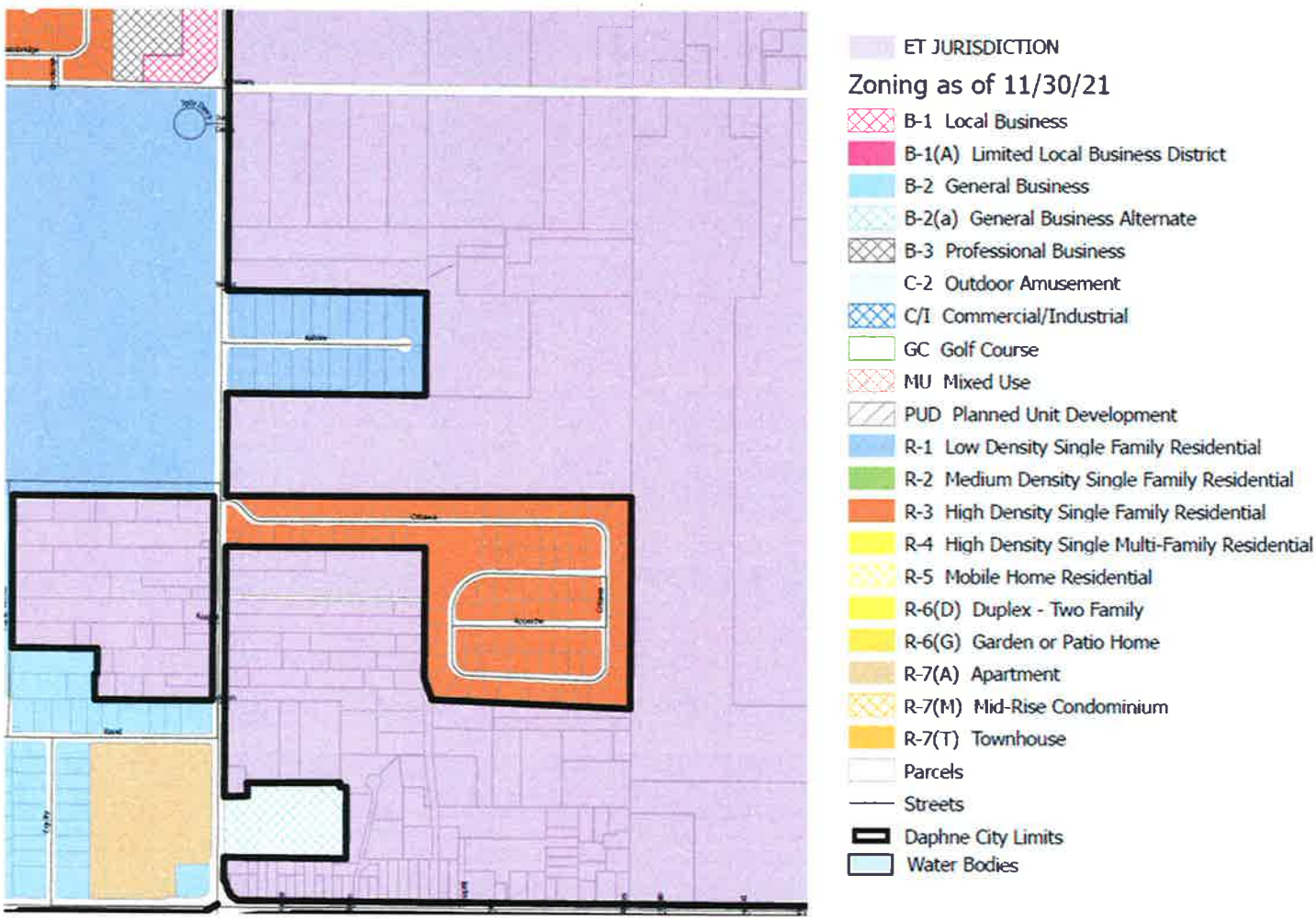
The following shall apply in districts as outlined, except Planned Unit Developments or Innovative Design for Single Family, and as provided below:

MINIMUM LOT REQUIREMENTS

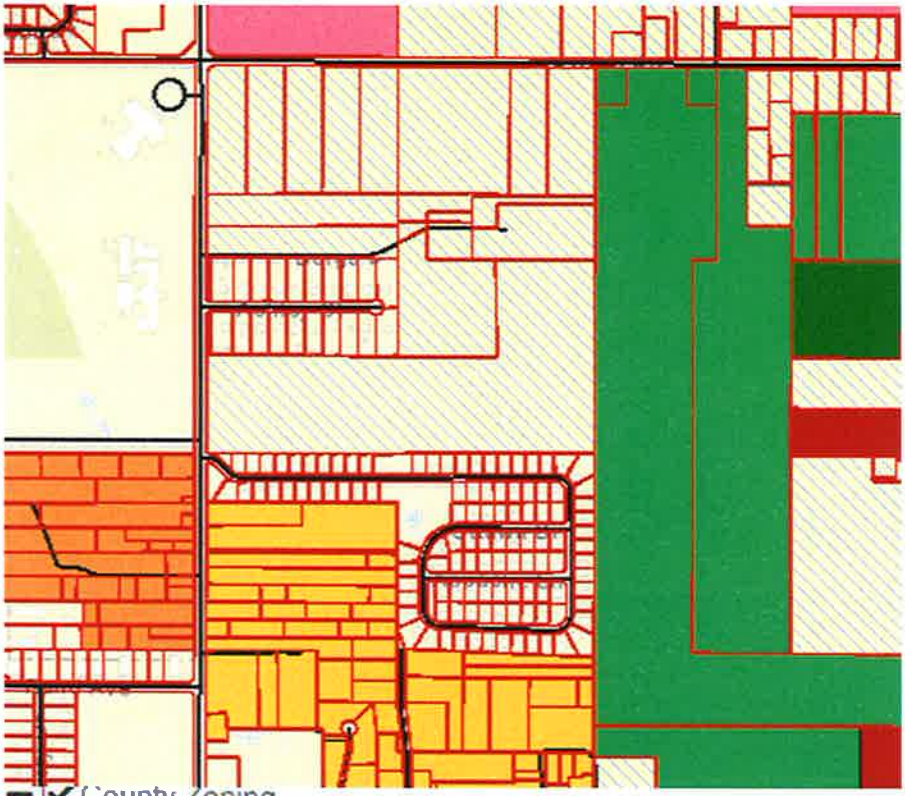
	Minimum Lot Area Square feet (sq ft)	Minimum Lot Width at Setback Line (ft)	Maximum Lot Coverage Percent (%)[a]	Maximum Density[b] (units/acre)	Maximum Height[e] (stories) (ft)
Ashley Place **R-I, Low Density** Single Family	20,000 36,240	100 120	25	2.0 1.02	2.5 stories 35 ft
R-2, Medium Density Residential	15,000	90	25	2.5	2.5 stories 35 ft
Ottawa Springs **R-3, High Density** Single Family	12,000 12,917	80 95	30	3.5 2.24	2.5 stories 35 ft
R-4, High Density Single Family– Multi-Family–	5,000 7,500[c]	50 85	38 35	8.0 14.0	3 stories 50 ft
R-5, Mobile Homes	**See**	**Articles**	**25 & 26**	**for**	**Details**
Grindstone Master Plan **R-6(G)** Garden/Patio Homes	5,000 6,500	50 52	38	8 3.14	2.5 stories 35 ft
R-6(D), Duplex, **R-7(A), R-7(M), R-7(T)** respectively: Apartments, Mid Rise Condominium, Townhouses	**See**	**Section**	**13-9**	**for**	**Details**
B-1, B-1(a), B-2, B-3 Business Districts and Mixed Use Districts	N/A	N/A	N/A	N/A	4 stories 50 ft
Extra-territorial Planning Jurisdiction	12,000[d]	80	30	3.5	2.5 stories 35 ft

a. Maximum lot coverage percentages do not apply to lots of record smaller than required in the district in which they are located. **b.** Maximum density = total number of dwelling units per gross acre to be developed. **c.** Minimum lot area determined by adding 7,500 square feet for one (1) unit plus two thousand five hundred (2,500) square feet for each additional unit. **d.** Applies to unzoned lots contained within any subdivision located in the extraterritorial planning jurisdiction where the size of the development exceeds ten (10) acres. **e.** Maximum height does not apply to overlay districts (see specific applicable overlay districts. Structures up to seventy-five (75) feet may be permitted on sites zoned B-2 or R-7 upon approval by the Planning Commission. In no case shall such building exceed seventy-five feet in height.

CITY ZONING MAP EXCERPT



COUNTY ZONING MAP EXCERPT



County Zoning

- Rural District (RR)
- Rural Agricultural District (RA)
- Conservation Resource District (CR)
- Residential Single Family Estate District (RSF-E)
- Residential Single Family District (RSF-1)
- Residential Single Family District (RSF-2)
- Residential Single Family District (RSF-3)
- Residential Single Family District (RSF-4)
- Residential Two Family District (RTF-4)
- Residential Single Family District (RSF-6)
- Residential Two Family District (RTF-6)
- Residential Multiple Family District (RMF-6)
- Residential Manufactured Housing Park District (RMH)
- Marine Recreation District (MR)
- Outdoor Recreation District (OR)
- Tourist Resort District (TR)
- Recreational Vehicle Park District (RV-1)
- Professional Business District (B-1)
- Neighborhood Business District (B-2)
- General Business District (B-3)
- Major Commercial District (B-4)
- Light Industrial District (M-1)
- General Industrial District (M-2)

APPLICATION
&
SUPPLEMENTAL INFORMATION

APPLICATION FOR REZONING OR PRE-ZONING

Office use only: Rev. 072816	Date Submitted March 28, 2022
Application Number: ZA- or PZA- 22-02	Planning Commission Public Hearing Date: April 28, 2022

Legibly print or type responses below. Indicate N/A or an "X" where item is not applicable.

SITE DATA

Site Location (Address or General Proximity to Nearest Intersection): East side of Co Rd 13 directly north of Ottawa Springs Subdivision	PPIN#(s): 48484
Gross Site Area (acreage): 49.90 Acres	Requested Zoning or Pre-Zoning: R-6(G)
Current Zoning Designation(s): RA - Baldwin County	Amended Request: Initials: Date:
Current Land Use: Undeveloped	Anticipated Land Use: Residential Subdivision

Provide Legal Description (if necessary attach separate page entitled "Legal Description for [Name of Applicant]": See attached

Specify other recently approved or pending requests related to the subject property. Circle the answer(s).

Annexation **Subdivision** **Site Plan** **Special Exception** **Variance** **Specify Other**

APPLICANT & AGENT INFORMATION

If an LLC or LLP or Corporation, provide name and signature of Registered Member or Agent* ***and* *provide a copy of Articles of Incorporation.*	
Name of Current Owner: Ann E. Berga and Teresa Warner	
Mailing Address: P.O. Box 951330, Lake Mary, FL 32795	**Phone/Fax:** **E-mail:** donmcd6@cs.com
Name of Authorized Agent: SE Civil	
Mailing Address: 9969 Windmill Rd Fairhope, AL 36532	**Phone/Fax:** 251-990-6566 **E-mail:** ddiehl@secivileng.com
Name of Developer*: Breland Homes Coastal 9949A Bellaton Ave Daphne AL 36526	**Phone/Fax:** 251-979-4329 **E-mail:** kevin@tkcco.com
Other:	**Phone/Fax:** **E-mail:**

I, the applicant, certify that all of the above facts are true and correct to the best of my knowledge. I hereby agree to allow the City of Daphne to post a sign on the subject property notifying the general public of this request.

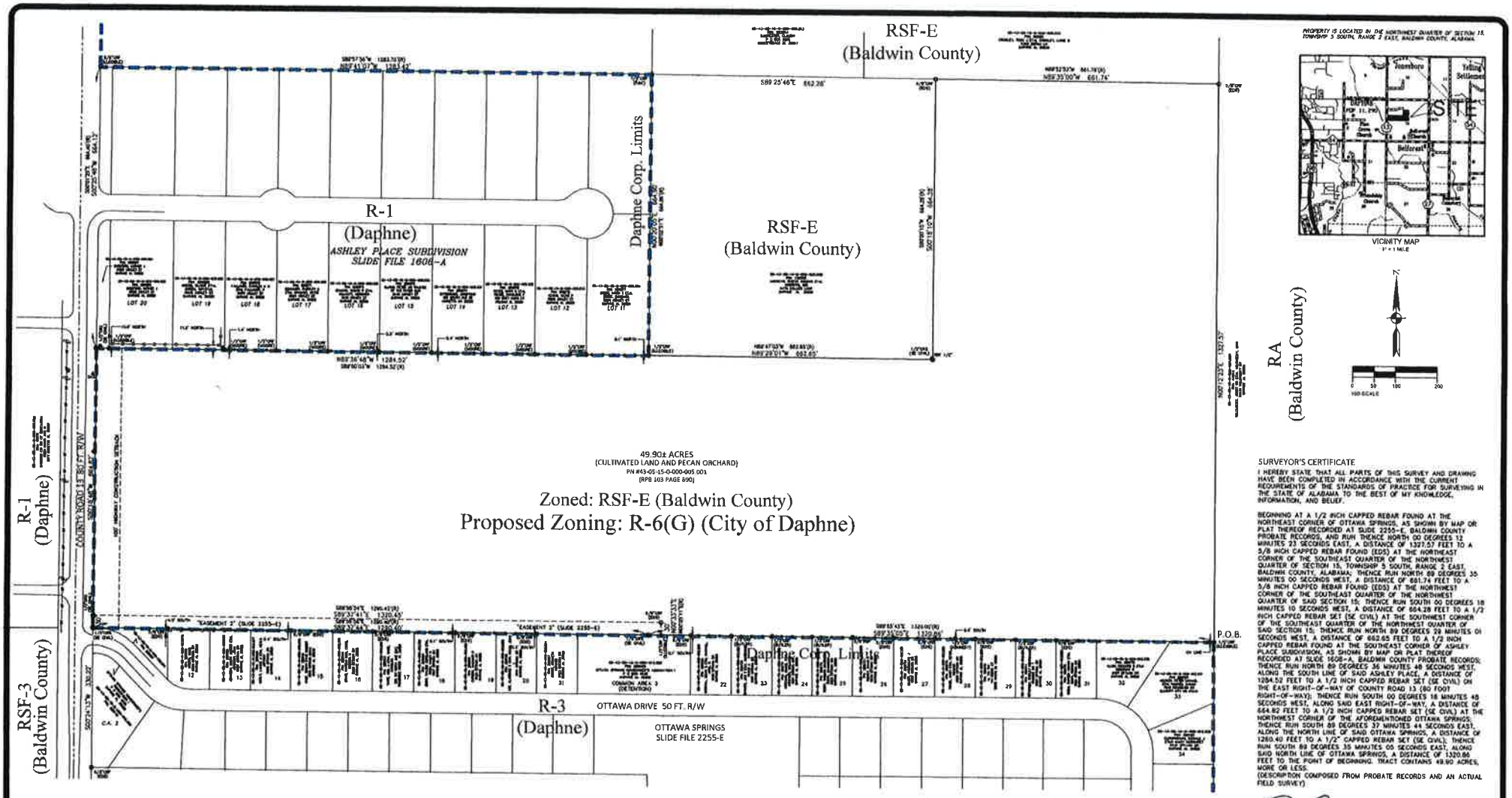
Applicant's Signature: Anne E Berga (Dec 28, 2021 13:27 EST) Teresa Warner	Date Dec 28, 2021
Agent's Signature:	Date 12-28-2021

EXHIBIT A

Berga Property (GrindStone)

Legal Description:

BEGINNING AT A 1/2 INCH CAPPED REBAR FOUND AT THE NORTHEAST CORNER OF OTTAWA SPRINGS, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2255-E, BALDWIN COUNTY PROBATE RECORDS, AND RUN THENCE NORTH 00 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 1327.57 FEET TO A 5/8 INCH CAPPED REBAR FOUND (EDS) AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89 DEGREES 35 MINUTES 00 SECONDS WEST, A DISTANCE OF 661.74 FEET TO A 5/8 INCH CAPPED REBAR FOUND (EDS) AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE RUN SOUTH 00 DEGREES 18 MINUTES 10 SECONDS WEST, A DISTANCE OF 664.28 FEET TO A 1/2 INCH CAPPED REBAR SET (SE CIVIL) AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE RUN NORTH 89 DEGREES 29 MINUTES 01 SECONDS WEST, A DISTANCE OF 662.65 FEET TO A 1/2 INCH CAPPED REBAR FOUND AT THE SOUTHEAST CORNER OF ASHLEY PLACE SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 1608-A, BALDWIN COUNTY PROBATE RECORDS; THENCE RUN NORTH 89 DEGREES 36 MINUTES 48 SECONDS WEST, ALONG THE SOUTH LINE OF SAID ASHLEY PLACE, A DISTANCE OF 1284.52 FEET TO A 1/2 INCH CAPPED REBAR SET (SE CIVIL) ON THE EAST RIGHT-OF-WAY OF COUNTY ROAD 13 (80 FOOT RIGHT-OF-WAY); THENCE RUN SOUTH 00 DEGREES 18 MINUTES 48 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 664.82 FEET TO A 1/2 INCH CAPPED REBAR SET (SE CIVIL) AT THE NORTHWEST CORNER OF THE AFOREMENTIONED OTTAWA SPRINGS; THENCE RUN SOUTH 89 DEGREES 37 MINUTES 44 SECONDS EAST, ALONG THE NORTH LINE OF SAID OTTAWA SPRINGS, A DISTANCE OF 1260.40 FEET TO A 1/2" CAPPED REBAR SET (SE CIVIL); THENCE RUN SOUTH 89 DEGREES 35 MINUTES 05 SECONDS EAST, ALONG SAID NORTH LINE OF OTTAWA SPRINGS, A DISTANCE OF 1320.86 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 49.90 ACRES, MORE OR LESS.



PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

LEGEND:

- ▲ = GAS MARKER
- ⊠ = TELEPHONE PEDESTAL
- Ⓓ = DRAINAGE MANHOLE
- ○U = UTILITY POLE
- RBF ID = REBAR FOUND
- CRF O = CAPPED REBAR FOUND
- CPS ⊕ = 1/2" CAPPED REBAR SET (SE CIVIL – CA1672LS)
- (R) = RECORD DEED, MAP OR PLAT BEARING AND DISTANCE
- INS = INSTRUMENT
- # = NUMBER
- PN # = TAX PARCEL NUMBER
- PG = PAGE
- P.O.B. = POINT OF BEGINNING
- RPB = REAL PROPERTY BOOK
- DB = DEED BOOK
- = OVERHEAD POWER LINE
- = WOOD FENCE

SURVEYOR'S NOTES:

1. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
2. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
3. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
4. SURVEY WAS CONDUCTED ON DECEMBER 2021, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
5. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE USING GPS OBSERVATIONS.
6. THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED BY SURVEYING AND PLOTTING THE VISIBLE ABOVE GROUND UTILITY FEATURES.
7. NO TITLE SEARCH OR REPORT WAS PROVIDED FOR THIS SURVEY.
8. THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA EFFECTIVE JANUARY 1, 2017.

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

BEGINNING AT A 1/2 INCH CAPPED REBAR FOUND AT THE NORTHEAST CORNER OF OTTAWA SPRINGS, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2255-E, BALDWIN COUNTY PROBATE RECORDS, AND RUN THENCE NORTH 00 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 1327.57 FEET TO A 5/8 INCH CAPPED REBAR FOUND (EDS) AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89 DEGREES 35 MINUTES 00 SECONDS WEST, A DISTANCE OF 661.74 FEET TO A 5/8 INCH CAPPED REBAR FOUND (EDS) AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE RUN SOUTH 00 DEGREES 18 MINUTES 10 SECONDS WEST, A DISTANCE OF 664.28 FEET TO A 1/2 INCH CAPPED REBAR SET (SE CIVIL) AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE RUN NORTH 89 DEGREES 39 MINUTES 01 SECONDS WEST, A DISTANCE OF 662.65 FEET TO A 1/2 INCH CAPPED REBAR FOUND AT THE SOUTHEAST CORNER OF ASHLEY PLACE SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 1606-A, BALDWIN COUNTY PROBATE RECORDS; THENCE RUN NORTH 89 DEGREES 36 MINUTES 48 SECONDS WEST, ALONG THE SOUTH LINE OF SAID ASHLEY PLACE, A DISTANCE OF 1284.52 FEET TO A 1/2 INCH CAPPED REBAR SET (SE CIVIL) ON THE EAST RIGHT-OF-WAY OF COUNTY ROAD 13 (80 FOOT RIGHT-OF-WAY); THENCE RUN SOUTH 00 DEGREES 18 MINUTES 48 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 664.82 FEET TO A 1/2 INCH CAPPED REBAR SET (SE CIVIL) AT THE NORTHWEST CORNER OF THE AFOREMENTIONED OTTAWA SPRINGS; THENCE RUN SOUTH 89 DEGREES 37 MINUTES 44 SECONDS EAST, ALONG THE NORTH LINE OF SAID OTTAWA SPRINGS, A DISTANCE OF 1260.40 FEET TO A 1/2" CAPPED REBAR SET (SE CIVIL); THENCE RUN SOUTH 89 DEGREES 35 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE OF OTTAWA SPRINGS, A DISTANCE OF 1320.86 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 49.90 ACRES, MORE OR LESS.
(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)

12-10-2021
DAVID E DIEHL AL P.L.S. NO. 28014 DATE

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

ALABAMA LICENSED PROFESSIONAL LAND SURVEYOR NO. 28014 DAVID E. DIEHL

EXHIBIT B

FLOOD STATEMENT

PROPERTY LIES IN FLOOD ZONE "X" (UNSHADED) AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 01003C0155H, COMMUNITY NUMBER 015000, PANEL 0155, SUFFIX "H", MAP REVISED APRIL 19, 2010

PROPERTY BOUNDARY SURVEY	S.I. Civil Engineering & Surveying, 880 HOLCOMB BLVD, FAIRHOPE, AL 36532, (251) 990-8084
BRELAND HOMES COASTAL	

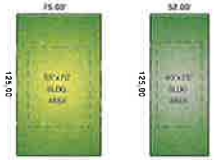
DRAWN	JAF / CEED
CHKD.	RDC
PROJ MGR	DED
SCALE	1" = 100'
PROJECT	2021105
FILE	2021105
SHEET	1 OF 1

PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH RANGE 2 EAST, BALDWIN COUNTY ALABAMA

VICINITY MAP

SUMMARY

TOTAL ACRES:	49.90 AC.
CURRENT ZONING:	RSF-E (Baldwin Co.)
PROPOSED ZONING:	R-6(G) (Daphne)
75'x125's	50
52'x125's	107
TOTAL LOTS	157
DENSITY:	3.1 / AC.
OPEN SPACE:	10.1 AC. (20.2%)
RECREATION AREA:	5.0 AC. (10%)
STREETS:	7,461 L.F.



TYPICAL LOTS

SETBACKS		SETBACKS	
Front:	25	Front:	25
Rear:	30	Rear:	25
Side	10	Side	6
Side Street:	20	Side Street:	20

EXHIBIT C

GrindStone

Concept Plan

0 50 100 200

S.E. Civil Engineering & Surveying

COMMUNITY DEVELOPMENT

Daphne
ALABAMA

April 15, 2022

Dear Sir/Ma'am,

NOTICE OF PUBLIC HEARING

A petition for PRE-ZONING will be considered by the Daphne Planning Commission for Ann Berga and Teresa Warner containing 49.90 acres +/- located southeast of the intersection of Pleasant Road and County Road 13, zoned RSF-E, Residential Single Family Estate, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction, to be pre-zoned as R-6(G), Garden/Patio Home. A petition to annex said property has also been submitted.

Said petition will also be considered by the Daphne City Council pursuant to Alabama Code 11-52-85. The application is available for review at City Hall in the Department of Community Development, 1705 Main Street, during regular business hours. An informal site preview meeting will be held on Wednesday, April 20, 2022 at 8:30 a.m. in the Council Chambers of City Hall. The public is invited to attend: limited participation may be allowed by the chairwoman.

The public hearing will be held by the Daphne Planning Commission on Thursday, April 28, 2022 at 5:00 p.m. in the Council Chambers of City Hall. You may submit your views in writing, in person, or by representation.

Sincerely,
Adrienne D. Jones, AICP,
Director of Community Development

Ann Berga and Teresa Warner Pre-Zoning Amendment

Parcel Number	Pin	Owner Name	Address	City	State	Zip
05-43-05-15-0-000-005.033	205976	ADAMS, VICKIE P	9200 ASHLEY CT	DAPHNE	AL	36526
05-43-05-15-0-000-012.036	286179	ALLEN, RICHARD S ETUX DEBORAH W	9307 OTTAWA DR	DAPHNE	AL	36526
05-43-05-15-0-000-005.005	120005	ANDREWS, ROBYN WIGGINS ETAL ANDREWS, BRI	9478 COLLIER LOOP	DAPHNE	AL	36526
05-43-05-16-0-000-001.000	62111	BALDWIN CO BD OF EDUCATION	2600 HAND AVE N	BAY MINETTE	AL	36507
05-43-05-15-0-000-005.013	203064	BANKESTER, CLAUDIA	P O BOX 1066	ROBERTSDALE	AL	36567
05-43-05-15-0-000-005.001	48484	BERGA, ANN E ETAL BERGA, ADELINE E CO-EX	P O BOX 951330	LAKE MARY	FL	32795
05-43-05-15-0-000-012.030	286173	BIDNEY, DAVID J	9235 OTTAWA DR	DAPHNE	AL	36526
05-43-05-15-0-000-005.034	205977	BIGGIE, MARK T ETAL BIGGIE, BARBARA	9224 ASHLEY CT	DAPHNE	AL	36526
05-43-05-15-0-000-005.025	205968	BODIFORD, LUTHER J	9020 ASHLEY CT	DAPHNE	AL	36526
05-43-05-15-0-000-005.024	205967	BODIFORD, LUTHER J	9020 ASHLEY CT	DAPHNE	AL	36526
05-43-05-15-0-000-012.028	286171	BODLE, ZACHARY ETAL BODLE, KAILEIGH	9211 OTTAWA DR	DAPHNE	AL	36526
05-43-05-15-0-000-005.030	205973	BURNS, PETER AS TRUSTEE OF THE PETER BUR	9140 ASHLEY CT	DAPHNE	AL	36526
05-43-05-15-0-000-012.021	286164	BUSH, WALTER COPELAND ETAL BUSH, HALEY G	9117 OTTAWA DR	DAPHNE	AL	36526
05-43-05-15-0-000-012.022	286165	CARSON, ZACHARY P	9129 OTTAWA DR	DAPHNE	AL	36526
05-43-05-15-0-000-012.019	286162	CRAIG, HAROLD ETAL CRAIG, TABITHA M	9093 OTTAWA DR	DAPHNE	AL	36526
05-43-05-15-0-000-005.003	50292	CROWLEY, TODD J ETAL CROWLEY, LAINE G	9355 BERGA LN	DAPHNE	AL	36526
05-43-05-15-0-000-005.003	50292	CROWLEY, TODD J ETAL CROWLEY, LAINE G	9355 BERGA LN	DAPHNE	AL	36526
05-43-05-15-0-000-012.027	286170	DAMARE, JAN T ETAL WHITEHEAD, FLOYD A	9197 OTTAWA DR	DAPHNE	AL	36526
05-43-05-15-0-000-012.035	286178	DESAI, RUPESH ASHVIN ETAL DESAI, ROSHNI	9295 OTTAWA DR	DAPHNE	AL	36526
05-43-05-15-0-000-005.031	205974	DITTBERNER, JOSEPHINE	301 SOUTH AVE SE	MARIETTA	GA	30060
05-43-05-15-0-000-005.029	205972	EDMOND, SUSAN R ETAL WILLCUTT, VERONICA	9118 ASHLEY CT	DAPHNE	AL	36526
05-43-05-15-0-000-005.027	205970	FAULKNER, CHARLES H III ETAL FAULKNER, P	9070 ASHLEY CT	DAPHNE	AL	36526
05-43-05-15-0-000-005.026	205969	GREGG, BLAINE ETAL GREGG, CRYSTAL	9048 ASHLEY CT	DAPHNE	AL	36526
05-43-05-15-0-000-012.018	286161	HALE, SUSAN ETVIR ROBERT	9081 OTTAWA DRIVE	DAPHNE	AL	35635
05-43-05-15-0-000-012.024	286167	HOUSE, KENNETH HOWARD	9153 OTTAWA DR	DAPHNE	AL	36526
05-43-05-15-0-000-012.037	286180	HUGHES, PETER MICHAEL ETAL HUGHES, SAMAN	7842 ROCKBURN DR	ELLICOTT CITY	MD	21043
05-43-05-15-0-000-012.016	286159	JOHNSON, SCOTT ALBERT ETAL JOHNSON, JENN	9057 OTTAWA DR	DAPHNE	AL	36526
05-43-05-15-0-000-012.028	286171	KIRCHLER, DANIEL ETAL KIRCHLER, BREANNE	9211 OTTOWA DR	DAPHNE	AL	36526
05-43-05-15-0-000-012.023	286166	LEE, CLARENCE E ETAL LEATH, JOHN L	9141 OTTAWA DR	DAPHNE	AL	36526
05-43-05-15-0-000-012.033	286176	LI, YIN WAI	144 DERBE CT	TERRE HAUTE	IN	47803
05-43-05-15-0-000-012.026	286169	MAYHALL, DEVIN S ETAL MAYHALL, APRIL R	9185 OTTAWA DR	DAPHNE	AL	36526
05-43-05-15-0-000-012.031	286174	MILLET, JACQUELINE J	9247 OTTAWA DR	DAPHNE	AL	36526
05-43-05-15-0-000-012.017	286160	NEALY, LANNIS A ETAL NEALY, JEFFERY	9069 OTTAWA DR	DAPHNE	AL	36526
05-43-05-15-0-000-012.014	286157	OTTAWA SPRINGS HOMEOWNER'S ASSOCIATION I	P O BOX 1635	DAPHNE	AL	36526
05-43-05-15-0-000-012.002	286145	OTTAWA SPRINGS HOMEOWNER'S ASSOCIATION I	P O BOX 1635	DAPHNE	AL	36526

05-43-05-15-0-000-012.025	286168	OTTAWA SPRINGS HOMEOWNER'S ASSOCIATION I	P O BOX 1635	DAPHNE	AL	36526
05-43-05-15-0-000-012.034	286177	PETERSEN, SHIRLEY KEMPENAAR TRUSTEE OR T	9283 OTTAWA DR	DAPHNE	AL	36526
05-43-05-15-0-000-005.032	205975	REYES, GARY C ETAL REYES, CHARLENE F	160 GREY OAKS CT	PELHAM	AL	35124
05-43-05-15-0-000-005.028	205971	SCHIMMER, RUDOLPH K ETAL SHIMMER, JOYCE	9094 ASHLEY CT	DAPHNE	AL	36526
05-43-05-15-0-000-012.029	286172	SCOTT, THOMAS DAVID ETAL SCOTT, CATHERIN	9223 OTTAWA DR	DAPHNE	AL	36526
05-43-05-15-0-000-012.032	286175	SEVER, MARY ETAL SEVER, RONALD	9259 OTTAWA DR	DAPHNE	AL	36526
05-43-05-16-0-000-007.000	29457	SIMS, MYRON WAYNE ETAL SIMS, CATHERINE A	728 CHURCH ST	LUCEDALE	MS	39452
05-43-05-15-0-000-012.015	286158	VINSON, CHAD	9045 OTTAWA DR	DAPHNE	AL	36526
05-43-05-15-0-000-004.000	44044	VOLOVECKY, JERRY SR ETAL VOLOVECKY, LOUI	10139 VOLOVECKY DR	DAPHNE	AL	36526
05-43-05-15-0-000-012.020	286163	WHITE, NEIL A ETAL WHITE, CAROLYN	226 SW 180TH AVE (MA)	PEMBROKE PINES	FL	33029
ENGINEER		S.E.CIVIL	9969 WINDMILL ROAD	FAIRHOPE	AL	36532

Opposition Submitted 4.28.22

TO: Adrienne D Jones, AICP

Page one of 3

FROM: Residents of Ashley Ct, Daphne, Al

to Daphne Planning Commission.

OPPOSITION To PRE-ZONING 49.90 Acres +/- located southeast of the intersection of Pleasant Road and County 13

I (We) are writing to express strong opposition to the above proposal. While the local community may be unable to prevent development, that in itself will be detrimental to the area. An addition of an overcrowded neighborhood will cause traffic and safety problems, create more problems with schools that are already over-capacity, destroy local wildlife habitat potentially lower the property values of the existing communities.

Traffic and safety of pedestrians are major area of concern. Traffic jams at 13 and Whispering Pines are a daily occurrence. In general, the area traffic is continuing to increase, heavy traffic is already common at times. 98 to 181 on Whispering Pines and Pleasant, and 13 from 90 and on to Fairhope. 13 Is heavily traveled all hours of the day.

Schools in the area are already reported at overcapacity, and council should not approve patio homes that creates or complicates a situation that will cause school readiness to fail for this proposal and/or other approval plans.

Property values are likely to go down in the area, Patio homes are inconsistent with the neighborhoods developed in the area, neighborhoods such as Ottowa, Ashley Place, Sehoy, French Settlement, Tiawase and Brookhaven.

Wildlife has been observed in the area and any development will destroy their habitat, possibly harming endangered species.

I (we) urge to disapprove the proposed rezoning. I know my (our) opinions are shared by many who have not managed to attend meetings or write letters.

Thank you for your continued service and support of our community.

Best Regards,

Susan Edmond	Ashley Ct Daphne, AL
Debra McGee	Ashley Court Daphne, Al
Carl Goodson	Ashley Ct. Daphne AL
Gary B. Kagen	Ashley Ct. Daphne AL
Marilyn Catrett	Ashley Ct. Daphne AL

Page three of _____

TO: Adrienne D Jones, AICP

Page one of 3

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Best Regards,

Susan Edmond	Ashley Ct Daphne, AL
Ashley McGee	Ashley Court Daphne, Al
Carl Goodson	Ashley Ct. Daphne AL
Larry B. Rager	Ashley Ct. Daphne AL
Marilyn Patrett	Ashley Ct. Daphne AL

Page three of _____

Page two of 2

TO: Adrienne D Jones, AICP

FROM: Residents of Ashley Ct, Daphne, Al

OPPOSITION To PRE-ZONING 49.90 Acres =/- located southeast of the intersection of Pleasant Road and County 13

[illegible]	Ashley ct
[illegible]	9140 ASHLEY CT
Charles Faulkner	9070 ASHLEY CT.
Hayden Montgomery	9049 ASHLEY CT.
Carol Montgomery	9049 Ashley Ct.
[illegible]	9070 Ashley Ct
[illegible]	9158 Ashley Ct
[illegible]	9158 Ashley Court
John [illegible]	9159 Ashley Ct.
[illegible]	9201 Ashley Ct.
[illegible]	9201 Ashley Ct.
Brooke Ankone	9182 Ashley Court
James W McFall	9119 Ashley Court

Page three of 3

TO: Adrienne D Jones, AICP

FROM: Residents of Ashley Ct, Daphne, Al

OPPOSITION To PRE-ZONING 49.90 Acres =/- located southeast of the intersection of Pleasant Road and County 13

Erica McDonald	Old County Rd Daphne
Ryan Boe	Old City Rd Daphne
Gene Taylor	DAPHNE AL
Donald [illegible]	142 Greenwood Drive Daphne
Byron R Wilson	
Michael Salyer	
Matthew Coffee	127 Pine Ridge RD Daphne
Ken Moore	112 McDuffie Cir. ~~36525~~ 36526
Mark Moore	112 McDuffie Cir 36526
Louis H. Morrison	145 Richmond Rd. 36526
Tammy Dorris	100 Jean Cir 36526
Johnny Rollins	Daphne
Veronica Willcutt	Daphne Al

COMMUNITY DEVELOPMENT
INTERNAL MEMORANDUM

Daphne
ALABAMA

DATE: May 2, 2022

TO: Office of the City Clerk AS

FROM: Adrienne Jones, AICP, Director of Community Development

SUBJECT: Ann E. Berga and Teresa Warner Annexation Petition

PRESENT ZONING: RSF-E, Residential Single Family Estate, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne

LOCATION: Southeast of the intersection of Pleasant Road and County Road 13

RECOMMENDATION: At the April 28, 2022 regular meeting of the City of Daphne Planning Commission, six members were present and the motion carried unanimously for a favorable recommendation for the above mentioned annexation petition.

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

1. Community Development Report and Supplemental Documents
2. Petition for Annexation
3. Legal Description (Exhibit A)
4. Boundary Survey (Exhibit B)
5. Master Plan (Exhibit C)

BERGA/WARNER ANNEXATION PETITION

SUBJECT: Annexation Petition Associated with Ann Berga and Teresa Warner pre-zoning application and the Grindstone Master Plan

The applicant proposes to annex the subject property into the corporate limits. The site meets the contiguity requirement because it is adjacent to both Ottawa Spring, Ashley Place, and County Road 13.

RECOMMENDATION:

The Comprehensive Plan encourages expansion and annexation of land contiguous to the existing corporate limits. Staff recommends approval of the request to annex this land into the City of Daphne.

Excerpt from Article 23-1 Procedure [for Annexation Requests]
The application shall be reviewed by the Planning Commission at its next regular meeting and said Commission shall have thirty (30) calendar days from said regular meeting within which to submit a recommendation to the City Council. If the Commission fails to submit a recommendation to the City Council within the thirty (30) calendar day period, it shall be deemed to have approved the proposed amendment...Before enacting any amendment to this Ordinance, a public hearing thereon shall be held by the City Council with proper notice as required by law. Said public hearing shall be held at the earliest possible time to consider the proposed annexation, and the Council shall take action on said proposed annexation within forty-five (45) calendar days from the date of the public hearing except in the case where the tentative action is not in accordance with the Planning Commission's certified recommendation.

23-2 PROCEDURE FOR ZONING NEWLY ANNEXED LAND:
Any land annexed to the City of Daphne hereafter shall be classified as an R-1, Low Density Single Family Residential District unless otherwise recommended by the Planning Commission through the zoning amendment procedure provided in Article 22-1, Zoning Amendment Procedures. In such case, City Council may consider, after due process of publication and hearing as required by law, specific applications to zone newly annexed land into one or more existing or proposed new zoning classifications recommended by the Planning Commission.

Zoning as of 11/30/21

- B-1 Local Business
- B-1(A) Limited Local Business District
- B-2 General Business
- B-2(a) General Business Alternate
- B-3 Professional Business
- C-2 Outdoor Amusement
- C/I Commercial/Industrial
- GC Golf Course
- MU Mixed Use
- PUD Planned Unit Development
- R-1 Low Density Single Family Residential
- R-2 Medium Density Single Family Residential
- R-3 High Density Single Family
- R-4 High Density Single Multi-Family Residential
- R-5 Mobile Home Residential
- R-6(D) Duplex - Two Family
- R-6(G) Garden or Patio Home
- R-7(A) Apartment
- R-7(M) Mid-Rise Condominium
- R-7(T) Townhouse

Daphne Zoning Map Excerpt

APPLICATION
&
SUPPLEMENTAL INFORMATION

STATE OF ALABAMA

COUNTY OF BALDWIN

PETITION FOR ANNEXATION OF CERTAIN PROPERTY INTO THE CORPORATE LIMITS OF THE MUNICIPALITY OF THE CITY OF DAPHNE, ALABAMA

(_____)

The undersigned, Ann E Berga and Teresa Warner, files this petition with the Clerk of the City of Daphne requesting the property hereafter described, commonly referred to as, GrindStone, to be annexed into the City of Daphne, a municipal corporation incorporated under the laws of the State of Alabama, and submits the following in support of its petition:

1. **Description of Property:** The description of the property which the petitioner requests to be annexed into the City of Daphne is described in **Exhibit "A"** attached hereto and made a part of this petition as fully set out herein **(the "Property")**.

2. **Map of Property:** Attached hereto as **Exhibit "B"** and made a part of this petition, is a map of the property showing its relationship to the corporate limits of the municipality of the City of Daphne.

3. **Owner:** The petitioner, Ann E Berga and Teresa Warner, is the owner of the property hereby sought to be annexed into the corporate limits of the City of Daphne.

4. **Specific Conditions:** This petition is conditioned upon the adoption of an ordinance, which shall specifically include the conditions requested below upon annexing the property into the corporate limits of the City of Daphne.

Requested zoning, if other than R-1: Annexation conditioned on Zoning of R-6(G)

Any other conditions which may apply upon annexation:

5. **Code:** This Petition is filed pursuant to the provisions of Article 21, Chapter 42, Title 11, Code of Alabama, 1975, as amended.

ADDITIONAL INFORMATION

We, the undersigned, constituting all of the owners of all of the hereinafter described real property do hereby execute and file this written petition asking and requesting that our property as described be annexed to the City of Daphne, Alabama, under the authority of Section 11-42-20 through 11-42-24, Code of Alabama 1975. Initials: AB _____

We further certify that said property is contiguous to the city limits of Daphne, Alabama. A map and written legal description of said property is hereto attached. Initials: AB _____

We certify that the property is a single or multiple parcels under single or multiple ownership. Initials: AB _____

We certify that we fully understand that upon annexation, the subject property shall be subject to all laws and codes administered by the City of Daphne, including, but not limited to, the zoning code, the subdivision regulations and the municipal code of the City of Daphne.

Initials: AB _____

Option# 1: We do hereby request pre-zoning of the subject property to the following zoning classification(s): R-6(G), and certify that a petition for rezoning, associated fees and documents have been submitted prior to or concurrently with this petition. Initials: AB _____

Or

Option# 2: We do hereby certify that we understand fully that upon annexation the subject property will be zoned R-1, Low Density Single Family Residential.

Initials: _____ _____

We do hereby request that the Planning Commission and City Council give such notice, hold such hearing and adopt such ordinance and do all such things or acts as is required by law so that the corporate limits of the City of Daphne, Alabama shall be rearranged so as to include such territory.

IN WITNESS WHEREOF, we have hereunto subscribed our names this, the 30 day of December 20 20.

Legal Description Attached (Exhibit A)? yes Map or Survey Attached (Exhibit B)? yes
Recorded Subdivision Plat OR Preliminary/Final Subdivision plat approved by Planning Commission Attached (Exhibit C)? yes Acreage 49.90
Subdivision Name Grindstone Lot Number(s)_____

Names and Signature of ALL property owners:

Signature: Ann E. Berga Signature: _____

Printed Name: Ann E Berga Printed Name: Teresa Warner

Mailing Address: P.O. Box 951330 Lake Mary FL 32795 Mailing Address: _____

DATED this 20th day of December,

Respectfully submitted by,

Name of Owner (Print) Anne Berga

Name of Owner (Signature) Anne Berga
ab

STATE OF FLORIDA
COUNTY OF SEMINOLE

I, Vanessa Eiker, the undersigned Notary Public in and for said county and state, hereby certify that Anne Berga has signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of December, 2021.

NOTARY PUBLIC Vanessa Eiker

My commission expires: 9-12-2025

Owner's Address

2035 Shalimar Loop
Sanford, FL 32773

VANESSA EIKER
Notary Public - State of Florida
Commission # HH 174957
My Comm. Expires Sep 12, 2025

ADDITIONAL INFORMATION

We, the undersigned, constituting all of the owners of all of the hereinafter described real property do hereby execute and file this written petition asking and requesting that our property as described be annexed to the City of Daphne, Alabama, under the authority of Section 11-42-20 through 11-42-24, Code of Alabama 1975. Initials: TRW _____

We further certify that said property is contiguous to the city limits of Daphne, Alabama. A map and written legal description of said property is hereto attached. Initials: TRW _____

We certify that the property is a single or multiple parcels under single or multiple ownership. Initials: TRW _____

We certify that we fully understand that upon annexation, the subject property shall be subject to all laws and codes administered by the City of Daphne, including, but not limited to, the zoning code, the subdivision regulations and the municipal code of the City of Daphne. Initials: TRW _____

Option# 1: We do hereby request pre-zoning of the subject property to the following zoning classification(s): R-6(G), and certify that a petition for rezoning, associated fees and documents have been submitted prior to or concurrently with this petition. Initials: TRW _____

Or

Option# 2: We do hereby certify that we understand fully that upon annexation the subject property will be zoned R-1, Low Density Single Family Residential. Initials: _____ _____

We do hereby request that the Planning Commission and City Council give such notice, hold such hearing and adopt such ordinance and do all such things or acts as is required by law so that the corporate limits of the City of Daphne, Alabama shall be rearranged so as to include such territory.

IN WITNESS WHEREOF, we have hereunto subscribed our names this, the 19th day of December, 20 21.

Legal Description Attached (Exhibit A)? _____ Map or Survey Attached (Exhibit B)? _____
Recorded Subdivision Plat OR Preliminary/Final Subdivision plat approved by Planning Commission Attached (Exhibit C)? _____ Acreage _____
Subdivision Name _____ Lot Number(s) _____

Names and Signature of ALL property owners:

Signature: _____ Signature: Teresa Rose Warner

Printed Name: Ann E Berga Printed Name: Teresa Warner

Mailing Address: _____ Mailing Address: 3501 Shoreline Dr. 1138 Austin, TX 78728

DATED this 19th day of December, 2021

Respectfully submitted by,

Teresa Rose Warner
Name of Owner (Print)

Teresa Rose Warner
Name of Owner (Signature)

STATE OF TEXAS
COUNTY OF ~~TRAVIS~~ Dallas

I, ~~Syreather Kimble Notary Public, State of Texas~~, the undersigned Notary Public in and for said county and state, hereby certify that Teresa Rose Warner has signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of December, 2021.

NOTARY PUBLIC STATE OF TEXAS
Syreather Kimble
ID NUMBER
1000227-6
COMMISSION EXPIRES
June 16, 2023

Syreather Kimble Notary Public, State of Texas
NOTARY PUBLIC

My commission expires: 06/16/2023

Notarized online using audio-video communication

Owner's Address

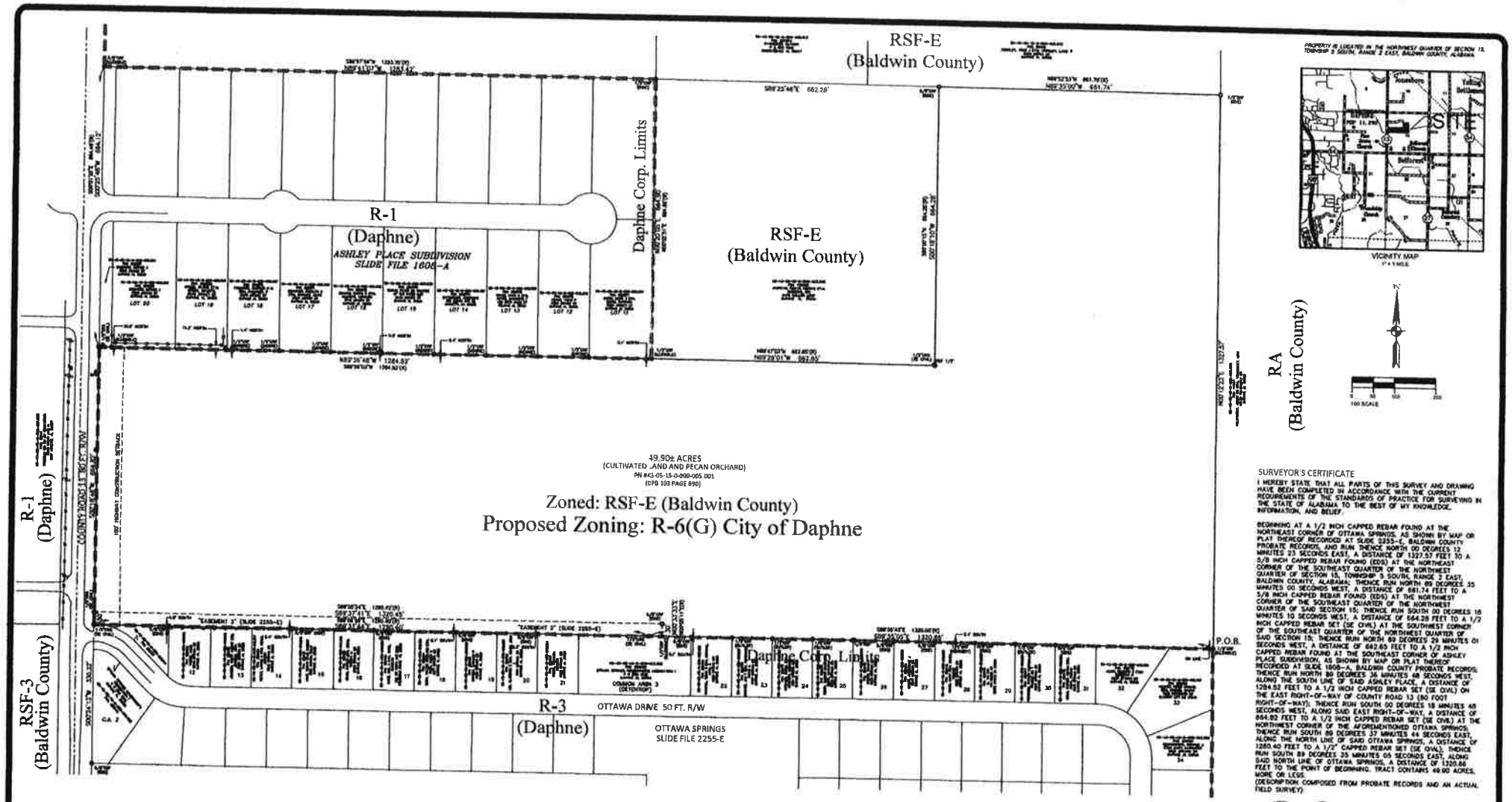
~~3501 Shoreline Dr. Austin, TX 78728~~

EXHIBIT A

Berga Property (GrindStone)

Legal Description:

BEGINNING AT A 1/2 INCH CAPPED REBAR FOUND AT THE NORTHEAST CORNER OF OTTAWA SPRINGS, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2255-E, BALDWIN COUNTY PROBATE RECORDS, AND RUN THENCE NORTH 00 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 1327.57 FEET TO A 5/8 INCH CAPPED REBAR FOUND (EDS) AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89 DEGREES 35 MINUTES 00 SECONDS WEST, A DISTANCE OF 661.74 FEET TO A 5/8 INCH CAPPED REBAR FOUND (EDS) AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE RUN SOUTH 00 DEGREES 18 MINUTES 10 SECONDS WEST, A DISTANCE OF 664.28 FEET TO A 1/2 INCH CAPPED REBAR SET (SE CIVIL) AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE RUN NORTH 89 DEGREES 29 MINUTES 01 SECONDS WEST, A DISTANCE OF 662.65 FEET TO A 1/2 INCH CAPPED REBAR FOUND AT THE SOUTHEAST CORNER OF ASHLEY PLACE SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 1608-A, BALDWIN COUNTY PROBATE RECORDS; THENCE RUN NORTH 89 DEGREES 36 MINUTES 48 SECONDS WEST, ALONG THE SOUTH LINE OF SAID ASHLEY PLACE, A DISTANCE OF 1284.52 FEET TO A 1/2 INCH CAPPED REBAR SET (SE CIVIL) ON THE EAST RIGHT-OF-WAY OF COUNTY ROAD 13 (80 FOOT RIGHT-OF-WAY); THENCE RUN SOUTH 00 DEGREES 18 MINUTES 48 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 664.82 FEET TO A 1/2 INCH CAPPED REBAR SET (SE CIVIL) AT THE NORTHWEST CORNER OF THE AFOREMENTIONED OTTAWA SPRINGS; THENCE RUN SOUTH 89 DEGREES 37 MINUTES 44 SECONDS EAST, ALONG THE NORTH LINE OF SAID OTTAWA SPRINGS, A DISTANCE OF 1260.40 FEET TO A 1/2" CAPPED REBAR SET (SE CIVIL); THENCE RUN SOUTH 89 DEGREES 35 MINUTES 05 SECONDS EAST, ALONG SAID NORTH LINE OF OTTAWA SPRINGS, A DISTANCE OF 1320.86 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 49.90 ACRES, MORE OR LESS.

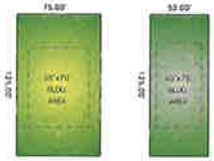

RSF-E
(Baldwin County)
R-1
(Daphne)
ASHLEY PLACE SUBDIVISION
SLIDE FILE 1608-A
Daphne Corp. Limits
RSF-E
(Baldwin County)
RA
(Baldwin County)
R-1
(Daphne)
RSF-3
(Baldwin County)
49.90± ACRES
(CULTIVATED LAND AND PECAN ORCHARD)
PN #43-05-15-0-000-005.001
(DPB 103 PAGE 890)
Zoned: RSF-E (Baldwin County)
Proposed Zoning: R-6(G) City of Daphne
Daphne Corp. Limits
R-3
(Daphne)
OTTAWA DRIVE 50 FT. R/W
OTTAWA SPRINGS
SLIDE FILE 2255-E
P.O.B.
VICINITY MAP
SITE
SURVEYOR'S CERTIFICATE
I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.
BEGINNING AT A 1/2 INCH CAPPED REBAR FOUND AT THE NORTHEAST CORNER OF OTTAWA SPRINGS, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2255-E, BALDWIN COUNTY PROBATE RECORDS, AND RUN THENCE NORTH 00 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 1327.57 FEET TO A 5/8 INCH CAPPED REBAR FOUND (DOS) AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89 DEGREES 35 MINUTES 00 SECONDS WEST, A DISTANCE OF 881.74 FEET TO A 5/8 INCH CAPPED REBAR FOUND (DOS) AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE RUN SOUTH 00 DEGREES 18 MINUTES 10 SECONDS WEST, A DISTANCE OF 664.28 FEET TO A 1/2 INCH CAPPED REBAR SET (SE CIVIL) AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE RUN NORTH 89 DEGREES 29 MINUTES 01 SECONDS WEST, A DISTANCE OF 662.85 FEET TO A 1/2 INCH CAPPED REBAR FOUND AT THE SOUTHEAST CORNER OF ASHLEY PLACE SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 1608-A, BALDWIN COUNTY PROBATE RECORDS; THENCE RUN NORTH 00 DEGREES 36 MINUTES 48 SECONDS WEST, ALONG THE SOUTH LINE OF SAID ASHLEY PLACE, A DISTANCE OF 1284.52 FEET TO A 1/2 INCH CAPPED REBAR SET (SE CIVIL) ON THE EAST RIGHT-OF-WAY OF COUNTY ROAD 13 (80 FOOT RIGHT-OF-WAY); THENCE RUN SOUTH 00 DEGREES 18 MINUTES 48 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 664.82 FEET TO A 1/2 INCH CAPPED REBAR SET (SE CIVIL) AT THE NORTHWEST CORNER OF THE AFOREMENTIONED OTTAWA SPRINGS; THENCE RUN SOUTH 89 DEGREES 37 MINUTES 44 SECONDS EAST, ALONG THE NORTH LINE OF SAID OTTAWA SPRINGS, A DISTANCE OF 1260.40 FEET TO A 1/2" CAPPED REBAR SET (SE CIVIL); THENCE RUN SOUTH 89 DEGREES 35 MINUTES 05 SECONDS EAST, ALONG SAID NORTH LINE OF OTTAWA SPRINGS, A DISTANCE OF 1320.88 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 49.90 ACRES, MORE OR LESS.
(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)
12-10-2021
DAVID E. DEAL, AL. P.L.S. NO. 26014 DATE
SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.
ALABAMA LICENSED PROFESSIONAL LAND SURVEYOR DAVID E. DEAL
LEGEND:
A = GAS MARKER
B = TELEPHONE PEDESTAL
D = DRAINAGE MANHOLE
UP = UTILITY POLE
RBF = REBAR FOUND
CRF = CAPPED REBAR FOUND
CRS = 1/2" CAPPED REBAR SET (SE CIVIL - CA1167LS)
(R) = RECORD DEED, MAP OR PLAT BEARING AND DISTANCE
INS = INSTRUMENT
# = NUMBER
PN # = TAX PARCEL NUMBER
PG = PAGE
P.O.B. = POINT OF BEGINNING
RPB = REAL PROPERTY BOOK
DB = DEED BOOK
= OVERHEAD POWER LINE
= WOOD FENCE
SURVEYOR'S NOTES:
1. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
2. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
3. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
4. SURVEY WAS CONDUCTED ON DECEMBER 2021, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
5. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE USING GPS OBSERVATIONS.
6. THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED BY SURVEYING AND PLOTTING THE VISIBLE ABOVE GROUND UTILITY FEATURES.
7. NO TITLE SEARCH OR REPORT WAS PROVIDED FOR THIS SURVEY.
8. THIS SURVEY WAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2017.
FLOOD STATEMENT
PROPERTY LIES IN FLOOD ZONE "X" (UNSHADED) AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 01003C0254J, COMMUNITY NUMBER 010003, PANEL 0254, SUFFIX "J", MAP REVISED APRIL 18, 2010.
EXHIBIT B
PROPERTY BOUNDARY SURVEY
BRELAND HOMES COASTAL
S.L. Civil Engineering & Surveying
DRAWN JAP / DED
CHKD. EDC
FIELD WORK DED
SCALE 1" = 100'
PROJECT 2021-1162
FILE 2021-1162.dwg
SHEET 1 OF 1

PROPERTY IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA

VICINITY MAP

SUMMARY

TOTAL ACRES:	49.90 AC.
CURRENT ZONING:	RSF-E (Baldwin Co.)
PROPOSED ZONING:	R-6(G) (Daphne)
75'x125's	50
52'x125's	107
TOTAL LOTS	157
DENSITY:	3.1 / AC.
OPEN SPACE:	10.1 AC. (20.2%)
RECREATION AREA:	5.0 AC. (10%)
STREETS:	7,461 L.F.



TYPICAL LOTS

SETBACKS		SETBACKS:	
Front	25	Front	25
Rear	30	Rear	25
Side	10'	Side	6
Side Street	20	Side Street	20

EXHIBIT C

GrindStone

Concept Plan

S.E. Civil Engineering & Surveying

E X H I B I T A

Legal Description:

BEGINNING AT A 1/2 INCH CAPPED REBAR FOUND AT THE NORTHEAST CORNER OF OTTAWA SPRINGS, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2255-E, BALDWIN COUNTY PROBATE RECORDS, AND RUN THENCE NORTH 00 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 1327.57 FEET TO A 5/8 INCH CAPPED REBAR FOUND (EDS) AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89 DEGREES 35 MINUTES 00 SECONDS WEST, A DISTANCE OF 661.74 FEET TO A 5/8 INCH CAPPED REBAR FOUND (EDS) AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE RUN SOUTH 00 DEGREES 18 MINUTES 10 SECONDS WEST, A DISTANCE OF 664.28 FEET TO A 1/2 INCH CAPPED REBAR SET (SE CIVIL) AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE RUN NORTH 89 DEGREES 29 MINUTES 01 SECONDS WEST, A DISTANCE OF 662.65 FEET TO A 1/2 INCH CAPPED REBAR FOUND AT THE SOUTHEAST CORNER OF ASHLEY PLACE SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 1608-A, BALDWIN COUNTY PROBATE RECORDS; THENCE RUN NORTH 89 DEGREES 36 MINUTES 48 SECONDS WEST, ALONG THE SOUTH LINE OF SAID ASHLEY PLACE, A DISTANCE OF 1284.52 FEET TO A 1/2 INCH CAPPED REBAR SET (SE CIVIL) ON THE EAST RIGHT-OF-WAY OF COUNTY ROAD 13 (80 FOOT RIGHT-OF-WAY); THENCE RUN SOUTH 00 DEGREES 18 MINUTES 48 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 664.82 FEET TO A 1/2 INCH CAPPED REBAR SET (SE CIVIL) AT THE NORTHWEST CORNER OF THE AFOREMENTIONED OTTAWA SPRINGS; THENCE RUN SOUTH 89 DEGREES 37 MINUTES 44 SECONDS EAST, ALONG THE NORTH LINE OF SAID OTTAWA SPRINGS, A DISTANCE OF 1260.40 FEET TO A 1/2" CAPPED REBAR SET (SE CIVIL); THENCE RUN SOUTH 89 DEGREES 35 MINUTES 05 SECONDS EAST, ALONG SAID NORTH LINE OF OTTAWA SPRINGS, A DISTANCE OF 1320.86 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 49.90 ACRES, MORE OR LESS.

CITY OF DAPHNE
RESOLUTION 2022-23

Acceptance of Roads and Rights-of-Way: Jubilee Farms Subdivision, Phase 11

WHEREAS, the City Council of the City of Daphne, Alabama has received notice that the Daphne Planning Commission has given Final Plat approval to Jubilee Farms Subdivision, Phase 11 on April 28, 2022, and the City of Daphne hereby recommends acceptance of the roads and rights-of way located in Jubilee Farms Subdivision, Phase 11; and

WHEREAS, an inspection was made by the Director of Community Development, and all reports and other related documents have been provided stating that said streets and associated storm water drainage have been installed in conformity with City standards; and

WHEREAS, an inspection was made by the Director of Public Works, and said director has recommended acceptance of said streets and associated storm water drainage, to the extent such drainage facilities affect the rights-of-way, of Jubilee Farms Subdivision, Phase 11; and

WHEREAS, the developer has provided to the City a two-year maintenance bond in the amount of $226,339.80 as required and now requests acceptance and dedication of the same for maintenance of said improvements as outlined in Article XVII, entitled the Procedures for Subdivision Review, of the City of Daphne Land Use and Development Ordinance; and

WHEREAS, the developer has caused the plat to be recorded on slide 2831-C of the records in the Baldwin County Judge of Probate Office; and

WHEREAS, the City Council of the City of Daphne believes it is in the best interest of the citizens of the City for the City to accept said rights-of-way.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE AS FOLLOWS: that the following rights-of-way within Jubilee Farms Subdivision, Phase 11, according to the plat presented by Dewberry Engineers Inc. as recorded in the Office of the Judge of Probate, Baldwin County, Alabama, are hereby accepted by the City of Daphne, Alabama as city streets for maintenance:

> a portion of Secretariat Blvd (929 linear feet), a 50-ft right of way; a portion of Animal Kingdom Way (975 linear feet), a 50-ft right of way; a portion of Northern Dancer Court (430 linear feet), a 50-ft right of way; a portion of Unbridled Loop (1479), a 50-ft right of way; a portion of Genuine Risk Circle (470 linear feet), a 50-ft right of way; and a portion of Alysheba Lane (360 linear feet), a 50-ft right of way.

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA ON THIS THE _____ OF _____, 2022.

_____
Robin LeJeune, Mayor

ATTEST:

_____
Candace G. Antinarella, CMC, City Clerk

COMMUNITY DEVELOPMENT INTERNAL MEMORANDUM

Daphne
ALABAMA

DATE: May 2, 2022

TO: Office of the City Clerk

FROM: Adrienne Jones, AICP, Director of Community Development

CC: Josh Newman, City Engineer

SUBJECT: Jubilee Farms Subdivision, Phase 11
Acceptance of Roads and Rights-of-Ways

LOCATION: Southeast of Austin Road and Alabama Highway 181

RECOMMENDATION: At the April 28, 2022 regular meeting of the City of Daphne Planning Commission, six members were present. The motion carried unanimously for a ***favorable recommendation*** for the acceptance of Secretariat Boulevard, Animal Kingdom Way, Northern Dancer Court, Unbridled Loop, Genuine Risk Circle, and Alysheba Lane.

Attached please find said documentation for placement on the May 16, 2022 City Council agenda.

Thank you,
ADJ/jv

Should you have any questions or comments in this regard, please do not hesitate to call.

ADJ/jv

Dewberry

Dewberry Engineers Inc.
25353 Friendship Road
Daphne, AL 36526

251.990.9950
251.990.9910 fax
www.dewberry.com

February 22, 2022

Mrs. Adrienne Jones
Planning Director, City of Daphne
P.O. Box 400
Daphne, Alabama 36526

RE: JUBILEE FARMS PHASE ELEVEN
ENGINEER'S CERTIFICATION

Dear Mrs. Jones:

I, Jason Estes, a professional engineer registered in the State of Alabama, Registration Number 22714, do hereby certify that the streets for JUBILEE FARMS PHASE ELEVEN has been completed in full and to the best of my knowledge and to the best of my belief, conforms to the requirements of the City of Daphne Subdivision regulations and to all other rules, regulations, laws, and ordinances applicable to my design.

I further certify I have checked all test reports and that all construction materials have been installed in accordance with the typical sections, profiles, and plan details and meet minimum requirements as set out in the State of Alabama Highway Department's Standard Specifications for Highway Construction, latest edition and current revisions.

Therefore, I hereby request that the City of Daphne accept the streets for JUBILEE FARMS PHASE ELEVEN subdivision.

If you have any questions or comments, regarding this information please give me a call at 251-990-9950.

Sincerely,
Dewberry Engineers Inc.

Jason N. Estes, P.E.
Associate Vice President
Business Unit Manager

ALABAMA LICENSED No. 22714 PROFESSIONAL ENGINEER JASON N. ESTES

JNE/pm

CITY OF DAPHNE
PETITION FOR ACCEPTANCE
OF ROAD(S) AND/OR RIGHTS-OF-WAY

SUBDIVISION NAME: JUBILEE FARMS PHASE ELEVEN

THIS PETITION FOR ACCEPTANCE OF ROADS AND/OR RIGHTS-OF-WAY is made this 14thday of February, 2022 by FORESTAR (USA) REAL ESTATE GROUP, INC., hereinafter called "the sub-divider," owner of certain property located in the City of Daphne, Alabama known as JUBILEE FARMS PHASE ELEVEN to be recorded in the office of the Judge of Probate of Baldwin County, Alabama; and,

WHEREAS, the sub-divider has agreed to the dedication of the roads and rights-of-way located in said subdivision to the City of Daphne, and further warrants that said roads and rights-of-way are complete and are in compliance with the minimum standards as outlined for construction in the City of Daphne Land Use and Development Ordinance, Article XVII, entitled Procedures for Subdivision Review, and Article XI, Minimum Requirements and Required Improvements for Subdivisions and Commercial Site Developments. The sub-divider further warrants that the same are free from defects from any cause and are free and clear of any liens and encumbrances; and,

WHEREAS, a bond is required by the City as a condition of the acceptance of any new roads or rights-of-way as outlined in Article XVII in an amount equal to twenty percent (20%) of all street and drainage improvements in the subdivision as a warranty for such improvements to last for a period of two (2) years after the date of dedication and upon acceptance by the City Council, the sub-divider has provided a **$ 226,339.80** maintenance bond; and,

WHEREAS, the project engineer, Jason N. Estes, PE, acting on behalf of the sub-divider does hereby certify that all roads and rights-of-ways are complete and are in compliance with the minimum standards for construction as outlined in the City of Daphne Land Use and Development Ordinance, Article XVII, entitled, Procedures for
Subdivision Review, and Article XI, Minimum Requirements and Required Improvements for Subdivisions and Commercial Site Developments, and further warrants that the same are free from defects from any cause; and,

NOW, THEREFORE, in consideration of the premises, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the sub-divider does hereby dedicate the roads and rights-of-way in said subdivision to the City of Daphne, a municipal corporation, as per the favorable recommendation of the City of Daphne Planning Commission voted upon at its meeting held on April 28, 2022. Said subdivision according the plat recorded in the Judge of Probate, Baldwin County, Alabama and said streets being named as follows:

Name of Right of Way	Length (linear feet) From Plat	Width (feet)
SECRETARIAT BLVD	929	50
ANIMAL KINGDOM WAY	975	50
NORTHERN DANCER COURT	430	50
UNBRIDLED LOOP	1479	50
GENUINE RISK CIRCLE	470	50
ALYSHEBA LANE	360	50
TOTAL LENGTH	**4,642**	

Are each hereby dedicated to the City of Daphne, Alabama as a city street.

IN WITNESS WHEREOF, the sub-divider has caused the execution of this dedication as of the date set forth above.

Respectfully submitted,

FORESTAR (USA) REAL ESTATE GROUP, INC.
Name of Individual or Corporation (Printed)

By: Sarah Wicker
(Print Legibly and Sign)

Its: VICE PRESIDENT
(Print Legibly)

STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, the undersigned Notary Public in and for said State and County, hereby certify that Sarah Wicker whose name as Vice President of Forestar (USA) Real Estate Group, Inc. an Alabama corporation or as owner of _____ is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he as such officer or owner and with full authority, executed the same voluntarily on the day same bears date.

Given under my hand and official seal on this the 14th day of February, 2022.

Sandra L. Kwapinski (NOTARY SEAL)
NOTARY PUBLIC
My commission expires: 10-22-2024

Sandra L. Kwapinski
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

CITY OF DAPHNE
PETITION FOR ACCEPTANCE
OF ROAD(S) AND/OR RIGHTS-OF-WAY

Favorable recommendation on behalf of Daphne Public Works:

City Engineer
City of Daphne

Favorable recommendation on behalf of Daphne Planning Commission:

Marybeth Bergin
Planning Commission Chairman
City of Daphne

CERTIFICATE OF APPROVAL BY TELEPHONE (AT&T)

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (ELECTRIC)

CERTIFICATE OF APPROVAL BY BELFOREST WATER SYSTEM

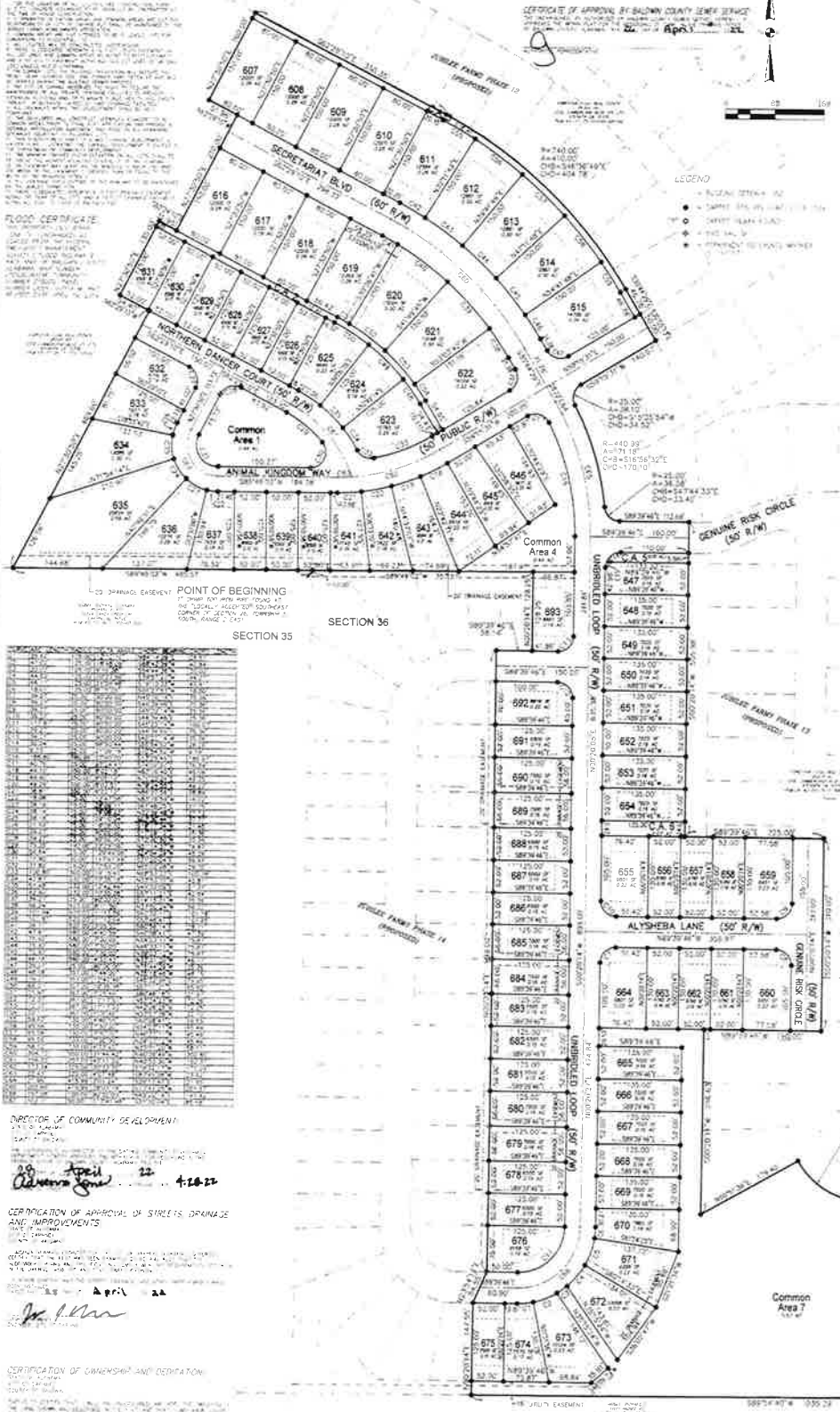
CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICE

BALDWIN COUNTY, ALABAMA
HARRY D. PATTE, JR. PROBATE JUDGE
Filed/Cert 4/26/2022 11:58 AM
TOTAL 1 57.00
1 Pages

SLIDE 0002831-C

GENERAL NOTES

FLOOD CERTIFICATE



LEGEND

SURVEYOR'S NOTES

SURVEYOR'S CERTIFICATE

#26/22

ALABAMA LICENSED PROFESSIONAL LAND SURVEYOR VICTOR L. GERMAIN

SITE DATA

CURRENT ZONING: P.U.D.
MINIMUM LOT SIZE: 6,500 S.F.
LIN. FT. STREETS: 4,642 LF
SMALLEST LOT: 6,500 S.F.
LARGEST LOT: 25,694 S.F.
COMMON AREA: 7.28 AC
6.65 AC (23% OPEN SPACE)
0.43 AC (1% NATURAL)
NUMBER OF LOTS: 87
DENSITY: 2.90 Lots/Acre
TOTAL ACRES: 29.98 AC

REQUIRED SETBACKS:
*60' x 150' = LOTS 607-622
FRONT: 30 FT
REAR: 30 FT
SIDE: 10 FT
SIDE STREET: 20 FT

*52' x 125' = LOTS 623-693
FRONT: 25 FT
REAR: 25 FT
SIDE: 8 FT
SIDE STREET: 15 FT

WATER SERVICE: BELFOREST WATER SYSTEM
SEWER SERVICE: BALDWIN COUNTY SEWER SERVICE
ELECTRIC SERVICE: RIVIERA UTILITIES
TELEPHONE SERVICE: AT&T

DIRECTOR OF COMMUNITY DEVELOPMENT

April 22 4-26-22

CERTIFICATION OF APPROVAL OF STREETS, DRAINAGE AND IMPROVEMENTS

25 April 22

CERTIFICATION OF OWNERSHIP AND DEDICATION

27th April 22

VICE PRESIDENT

ACKNOWLEDGEMENT OF NOTARY PUBLIC

Alabama
Baldwin
Sandra L. Knapinski

April 27th 22
10-29-2024

NOTARY PUBLIC ALABAMA STATE AT LARGE

MORTGAGEE'S ACKNOWLEDGEMENT (IF APPLICABLE)

27th April 22

LAND MANAGER

CERTIFICATION BY NOTARY PUBLIC

Alabama
Baldwin

April 27th 22
Sandra L. Knapinski

NOTARY PUBLIC ALABAMA STATE AT LARGE

LICENSED ENGINEER'S CERTIFICATION OF IMPROVEMENTS

4-26-22

CERTIFICATION OF APPROVAL FOR RECORDING

28th April 22

JUBILEE FARMS PHASE ELEVEN

A PLANNED UNIT DEVELOPMENT

FINAL PLAT
APRIL 26, 2022 - SHEET 1 OF 1

PLAT OF SUBDIVISION

DESIGN	D.E.D.	DRAWN	A.E.F.	CHKD	V.L.G.
CHK	J.N.E.	SURVEYOR	V.L.G.	PROJ. MGR	C.C.B.

Dewberry

SCALE 1"=60'
PROJ. NO. 50119209
FILE FINAL-PH
SHEET 1 of 1

W:\ID\ HORTON\50130946- JUBILEE FARMS PH 11 14\PLN\PHASE 11\50130946FINAL_PH 11.dwg, 4/26/2022 9:04:21 AM

CITY OF DAPHNE, ALABAMA
RESOLUTION 2022-24

2022-H-BAYFRONT STREETSCAPE & PARKING IMPROVEMENTS - NEGOTIATED

WHEREAS, the City of Daphne is required under section 39-1-1(E) of the Code of Alabama to secure competitive bids for public works contracts in excess of $50,000; and

WHEREAS, the City of Daphne acknowledges that the 2022-H-Bayfront Streetscape & Parking Improvements will exceed $50,000; and

WHEREAS, The City of Daphne obtained bids for the 2022-H-Bayfront Streetscape & Parking Improvements.; and

WHEREAS, Staff has reviewed the one bid received for the 2022-H-Bayfront Streetscape & Parking Improvements and determined that the bid exceeded budget and requested negotiated bids; and

WHEREAS, two negotiated bids were received and staff reviewed and determined the low negotiated bid as presented is reasonable; and

WHEREAS, Staff has recommended to award the negotiated bid to the low bidder Ammons and Blackmon Construction, LLC.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA that the City hereby accept the negotiated bid of Ammons and Blackmon Construction LLC in the amount of **$3,512,381.16** as specified in BID SPECIFICATION NO. 2022-H-Bayfront Streetscape & Parking Improvements.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS _____ day of _____, 2022.

_____
Robin LeJeune, Mayor

ATTEST:

_____
Candace G. Antinarella, CMC, City Clerk

CITY OF DAPHNE, ALABAMA
ORDINANCE 2022-27

Ordinance to Pre-Zone Property Located East of County Road 13
Red Barn, L.L.C.

WHEREAS, Red Barn, L.L.C., as the owner of certain real property located within the unincorporated area of Baldwin County, Alabama, has requested that said property that is currently zoned by the County as RA, Rural Agricultural, Baldwin County District 15, in the extraterritorial planning jurisdiction of the City of Daphne, be pre-zoned as R-6(G), Garden or Patio Home, prior to annexation into the City of Daphne; and

WHEREAS, said real property is located East of County Road 13, being more particularly described as follows:

Legal Description for Property to be Pre-Zoned:

BEGIN AT THE NORTHWEST CORNER OF OLDFIELD PHASE 4 AMENDED SUBDIVISION, AS SHOWN BY A MAP OR PLAT THEREOF RECORDED AT SLIDE 2676-E, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00 DEGREES 28 MINUTES 58 SECONDS WEST, A DISTANCE OF 165.81 FEET; THENCE RUN SOUTH 25 DEGREES 30 MINUTES 37 SECONDS EAST, A DISTANCE OF 55.63 FEET; THENCE RUN SOUTH 05 DEGREES 03 MINUTES 10 SECONDS WEST, A DISTANCE OF 409.52 FEET; THENCE RUN SOUTH 14 DEGREES 34 MINUTES 32 SECONDS EAST, A DISTANCE OF 51.82 FEET; THENCE RUN SOUTH 00 DEGREES 39 MINUTES 04 SECONDS WEST, A DISTANCE OF 150.02 FEET; THENCE RUN SOUTH 85 DEGREES 09 MINUTES 22 SECONDS WEST, A DISTANCE OF 287.00 FEET; THENCE RUN NORTH 48 DEGREES 09 MINUTES 19 SECONDS WEST, A DISTANCE OF 154.04 FEET; THENCE RUN SOUTH 37 DEGREES 36 MINUTES 42 SECONDS WEST, A DISTANCE OF 203.37 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 322.00 FEET, AN ARC LENGTH OF 141.91 FEET, (CHORD BEARS NORTH 65 DEGREES 00 MINUTES 51 SECONDS WEST, A DISTANCE OF 140.77 FEET); THENCE RUN SOUTH 22 DEGREES 05 MINUTES 33 SECONDS WEST, A DISTANCE OF 215.00 FEET; THENCE RUN SOUTH 03 DEGREES 00 MINUTES 58 SECONDS WEST, A DISTANCE OF 436.03 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 322.00 FEET, AN ARC LENGTH OF 190.90 FEET, (CHORD BEARS NORTH 79 DEGREES 14 MINUTES 03 SECONDS EAST, A DISTANCE OF 188.12 FEET); THENCE RUN SOUTH 27 DEGREES 27 MINUTES 19 SECONDS EAST, A DISTANCE OF 193.22 FEET; THENCE RUN SOUTH 14 DEGREES 16 MINUTES 17 SECONDS EAST, A DISTANCE OF 118.52 FEET; THENCE RUN SOUTH 08 DEGREES 21 MINUTES 07 SECONDS EAST, A DISTANCE OF 684.72 FEET; THENCE RUN SOUTH 22 DEGREES 38 MINUTES 30 SECONDS EAST, A DISTANCE OF 54.31 FEET; THENCE RUN SOUTH 00 DEGREES 20 MINUTES 07 SECONDS WEST, A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 89 DEGREES 39 MINUTES 53 SECONDS WEST, A DISTANCE OF 563.98 FEET; THENCE RUN NORTH 89 DEGREES 35 MINUTES 53 SECONDS WEST, A DISTANCE OF 1327.33 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 9905.51 FEET, AN ARC LENGTH OF 14.50 FEET, (CHORD BEARS NORTH 06 DEGREES 38 MINUTES 12 SECONDS EAST, A DISTANCE OF 14.50 FEET); THENCE RUN SOUTH 84 DEGREES 05 MINUTES 07 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 06 DEGREES 18 MINUTES 11 SECONDS EAST, A DISTANCE OF 100.90 FEET; THENCE RUN NORTH 84 DEGREES 05 MINUTES 45 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 9905.51 FEET, AN ARC LENGTH OF 893.49 FEET, (CHORD BEARS NORTH 03 DEGREES 25 MINUTES 38 SECONDS EAST, A DISTANCE OF 893.19 FEET); THENCE RUN NORTH 00 DEGREES 50 MINUTES 30 SECONDS EAST, A DISTANCE OF 1612.09 FEET; THENCE RUN SOUTH 89 DEGREES 27 MINUTES 32 SECONDS EAST, A DISTANCE OF 2137.34 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 108.30 ACRES, MORE OR LESS, AND LIES IN THE NORTHWEST QUARTER OF

SECTION 34, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

WHEREAS, at the regular Planning Commission meeting on February 24, 2022, the Commission considered said request and voted to set forth a unanimous favorable recommendation to the City Council to pre-zone the property R-6(G), Garden or Patio Home; and,

WHEREAS, due notice of said proposed pre-zoning has been provided to the public as required by law through publication and open display at City Hall, and a public hearing was held before the City Council on April 18, 2022; and,

WHEREAS, the City Council of the City of Daphne, after due consideration and upon consideration of the recommendation and notes of the Planning Commission, deemed that said application for pre-zoning of the above described real property and as set forth on a map of the property attached hereto and made a part of this Ordinance as Exhibit "A" is proper and in the best interest of the health, safety, and welfare of the citizens of the City of Daphne, Alabama; and

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

SECTION I: ZONING

That above described real property is hereby pre-zoned to R-6(G), Garden or Patio Home, City of Daphne. Upon annexation of the property prior to the expiration of the pre-zoning as set forth in Section IV, the property shall be assigned the zoning district in accordance with the pre-zoning and the zoning ordinance and zoning map shall be amended to reflect said zoning. Should annexation not occur prior to the expiration of this pre-zoning as set forth in Section IV, this pre-zoning shall have no effect and the designation of a zoning district for the property shall be set forth in the annexation ordinance.

Until such time as the property is annexed into the City of Daphne, the property shall remain in the unincorporated area of Baldwin County and zoned in accordance with the Baldwin County Commission's zoning plan. The County's zoning for the property at the time the request for pre-zoning was submitted was RA, Rural Agricultural, Baldwin County District 15, Exterritorial Planning Jurisdiction.

SECTION II: REPEALER.

All other City Ordinances or parts thereof in conflict with the provisions of this Ordinance, in so far as they conflict, are hereby repealed.

SECTION III: SEVERABILITY.

The provisions of this Ordinance are severable. If any provision, section, paragraph, sentence, or part thereof shall be held unconstitutional or invalid, such decision shall not affect or impair the remainder of said Ordinance, it being the legislative intent to ordain and enact each provision, section, paragraph, sentence, and part thereof separately and independently of each other.

SECTION IV: EFFECTIVE AND EXPIRATION DATE.

This Ordinance shall take effect after the date of its approval by the City Council of the City of Daphne and publication as required by law. Pursuant to Code of Alabama (1975) Section 11-52-85, the zoning of the subject property shall become effective upon the date the territory is annexed into the corporate limits. If any portion of the subject property is not annexed into the corporate limits within 180 days of the initiation of annexation proceedings as provided by law, this pre-zoning shall be null and void. Should the pre-zoning become null and void, the applicant may reapply for pre-zoning at any time as long as an annexation petition is pending.

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS____ day of _____, 2021.

_____
Robin LeJeune, Mayor

ATTEST:

_____
Candace G. Antinarella, CMC, City Clerk

COMMUNITY DEVELOPMENT
INTERNAL MEMORANDUM

Daphne
ALABAMA

DATE: February 28, 2022

TO: Office of the City Clerk

FROM: Adrienne Jones, AICP, Director of Community Development

SUBJECT: Red Barn, L.L.C. Pre-Zoning Amendment

PRESENT ZONING: RA, Rural Agricultural, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction

PROPOSED PRE-ZONING: R-6(G), Garden or Patio Home

LOCATION: East of County Road 13

RECOMMENDATION: At the February 24, 2022 regular meeting of the City of Daphne Planning Commission, six members were present, and the motion carried unanimously for a favorable recommendation for the above captioned zoning amendment.

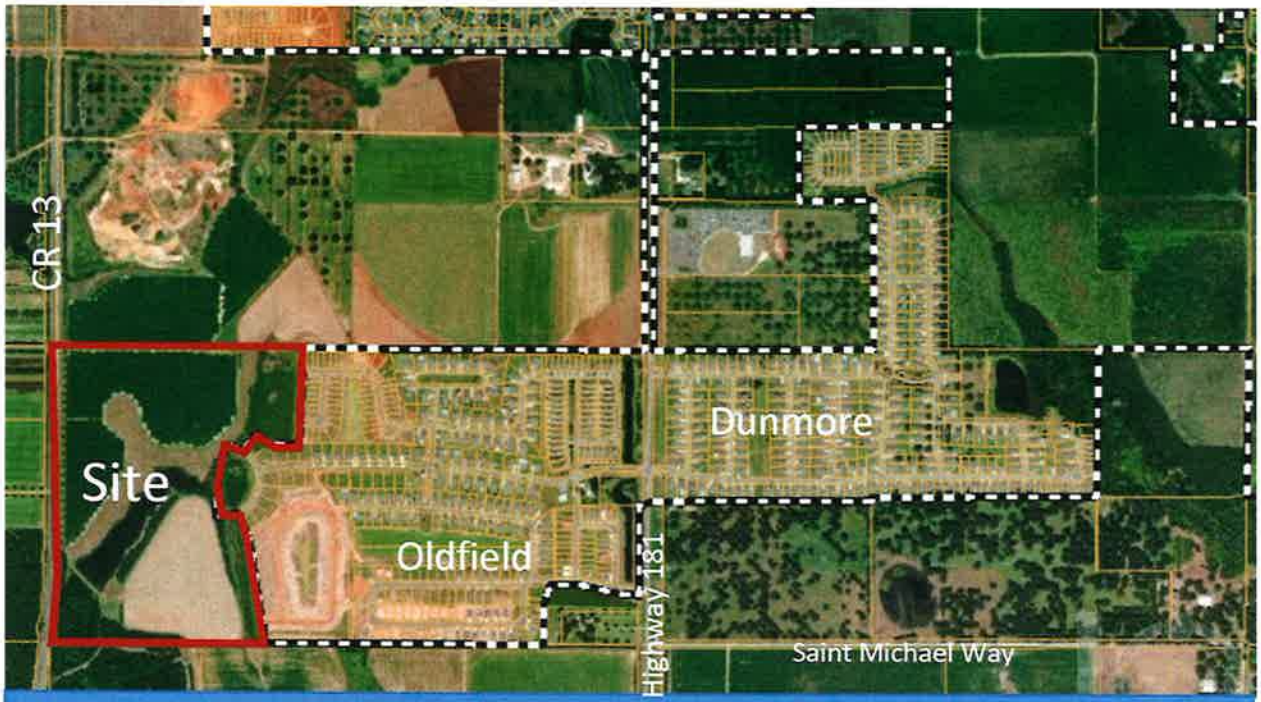
Attached please find the appropriate documentation and action of the Daphne Planning Commission.

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

1. Community Development Report and Supplemental Documents
2. Pre-zoning Application
3. Legal Description (Exhibit A)
4. Boundary Survey (Exhibit B)
5. Adjacent Property Owners List

RED BARN, LLC
PREZONING AMENDMENT REQUEST



RED BARN, LLC
Prezoning Amendment & Annexation

Zoning Classification:
Baldwin County - RA, Rural Agricultural (ETJ)

Surrounding Zonings/Uses:

- **North**— RA, Rural Agricultural (ETJ)
- **South**— RA, Rural Agricultural (ETJ)
- **West**— RA, Rural Agricultural (ETJ)
- **East** — R-6(G), R-2, R-6(G)/Residential

Existing Utility Service Providers: Belforest Water, Riviera Utilities, AT&T, Fairhope Gas

Affected City Service Providers: Fire Station 5, Police Beat 1

Staff Recommendation to PC: Favorable recommendation to City Council.

Proposed Zoning:
R-6(G), Garden or Patio Home

Development Concept:
Garden/Patio Home Development

Council District:
4

Existing Conditions:
108.30 ac

Planning Commission

Favorable

The Comprehensive Plan

The comprehensive plan's overarching policy regarding land development encourages harmony and compatibility. The following are some Land Use Goals and Objectives from the Plan.

Goal: Provide a land use plan for the City of Daphne, which supports the City's economic development, housing, transportation, and open space, recreation and education goals in a manner that maintains and promotes Daphne's unique image and quality of life. Objective: Encourage development of sound and cohesive residential areas which meet the housing needs of current and potential residents.

Goal: Grow sensibly by anticipating land use needs. Objective: Promote and manage growth on undeveloped lands in a manner that will be compatible with, and complementary to, existing adjacent developed properties. Objective: Encourage planned unit developments which are beneficial to residents and which creatively take advantage of available properties that otherwise would not be developed. Objective: Protect and preserve the character of Daphne through review of new developments, the encouragement of growth that enhances the community spirit, and through aesthetic considerations. Objective: Integrate recreational resources with residential neighborhoods to insure that all portions of Daphne's population have convenient access to parks and open space. Promote clustered commercial development in defined areas.

PROPOSAL:

The applicant proposes to pre-zone the subject property to R-6(G), Garden or Patio Home in order to develop a single family residential subdivision (see proposed master plan). There is one zoning designation proposed and four minimum lot sizes designed within the residential development. Traffic calming measures and amenities have been included in the design.

The proposed development is consistent with the Goals and Objectives noted in the Comprehensive Plan as stated above. Therefore staff recommends the Planning Commission approve the proposed master plan (subject to addition of stub streets to the north and south), submit a favorable recommendation to City Council to pre-zone the site to R-6(G) and annex the land into the corporate limits.

COMMUNITY DEVELOPMENT

Daphne
ALABAMA

SUBJECT: Hope Vineyard Master Plan Review

RECOMMENDATION: Favorable

- The applicant proposes to create a master plan for a single family subdivision that would connect to existing stub streets on the west side of Oldfield Subdivision. The site is located between County Road 13 and Highway 181.
- All proposed lots would be zoned R-6(G) but designed to meet higher standards than required. There are 4 lot standards proposed (see details below).
- The site layout is such that the lots would be consistent with the existing adjoining lot sizes; protects wetlands and environmentally sensitive areas; provides for future connectivity to the north and south; road design is curvilinear and includes traffic calming measures as well as amenity areas.

DEVELOPMENT SUMMARY:

PROPOSED USE = SINGLE FAMILY RES.

LOT SUMMARY: = 236 LOTS TOTAL
SMALLEST LOT = 6,678 SF (LOT 217)
LARGEST LOT = 20,364 SF (LOT 29)
MIN. WIDTH = 52'
GROSS DENSITY = 2.18 DU/AC
WETLANDS = 14.71 AC (13.6%)
OPEN SPACE = 39.36 AC (36.3%)

TOTAL ROADS = 11,536 LF
PAVEMENT = 22' + 2.5' CURBS
SIDEWALKS = 5' BOTH SIDES

PROP. ZONING = R-6(G)
CITY OF DAPHNE

BULK STANDARDS:

LOTS: (ZONE R-6(G))
MINIMUM AREA = 5,000 SF
MIN. WIDTH = 50'
MAX. DENSITY = 8 DU/AC

LOT DISTRIBUTION:

LOT SIZE	NORTH	SOUTH	TOTAL / MIX	
52'	27	4	31	(13.1%)
60'	85	37	122	(51.7%)
70'	40	15	55	(23.3%)
90'	11	17	28	(11.9%)
TOTAL	163	73	236	(100%)

Hope Vineyard

Daphne, Alabama

CONCEPTUAL MASTER PLAN

02.23.2022

N

Dewberry

APPLICATION FOR REZONING OR PRE-ZONING

Office use only: Rev. 072816	Date Submitted December 28, 21
Application Number: ZA- or PZA- 22-01	Planning Commission Public Hearing Date: Applicant Requested 02/24/22

Legibly print or type responses below. Indicate N/A or an "X" where item is not applicable.

SITE DATA

Site Location (Address or General Proximity to Nearest Intersection): East side of C.R. 13, west of Shadowridge Drive	PPIN#(s): 008624 05-43-08-34-0-000-002.000
Gross Site Area (acreage): 108.30	Requested Zoning or Pre-Zoning: R-6(G)
Current Zoning Designation(s): County Planning District 15, Zone RA	Amended Request: Initials: Date:
Current Land Use: Vacant	Anticipated Land Use: Single Family Residential

Provide Legal Description (if necessary attach separate page entitled "Legal Description for [Name of Applicant]": Attached

Specify other recently approved or pending requests related to the subject property. Circle the answer(s).

Annexation Subdivision Site Plan Special Exception Variance **Specify Other** PREZONING & Master Plan

APPLICANT & AGENT INFORMATION

If an LLC or LLP or Corporation, provide name and signature of Registered Member or Agent **and provide a copy of Articles of Incorporation.*	
Name of Current Owner: Red Barn LLC	251-402-9891
Mailing Address: 24311 St. Highway 181, Daphne, AL 36526	**Phone/Fax:** **E-mail:** jay@easternshoreag.co
Name of Authorized Agent: Melissa A. Currie / Dewberry Engineers	
Mailing Address: 25353 Friendship Road, Daphne, AL 36526	**Phone/Fax:** 251-929-9809 **E-mail:** mcurrie@dewberry.com
Name of Developer*: Maronda Homes	**Phone/Fax:** 863-990-8729 **E-mail:** stephensc@maronda.com
Other:	**Phone/Fax:** **E-mail:**

I, the applicant, certify that all of the above facts are true and correct to the best of my knowledge. I hereby agree to allow the City of Daphne to post a sign on the subject property notifying the general public of this request.

Applicant's Signature:	Date 12-7-21
Agent's Signature: Melissa A. Currie	Date 12-7-21

Dewberry

Dewberry Engineers Inc.
25353 Friendship Road
Daphne, AL 36526

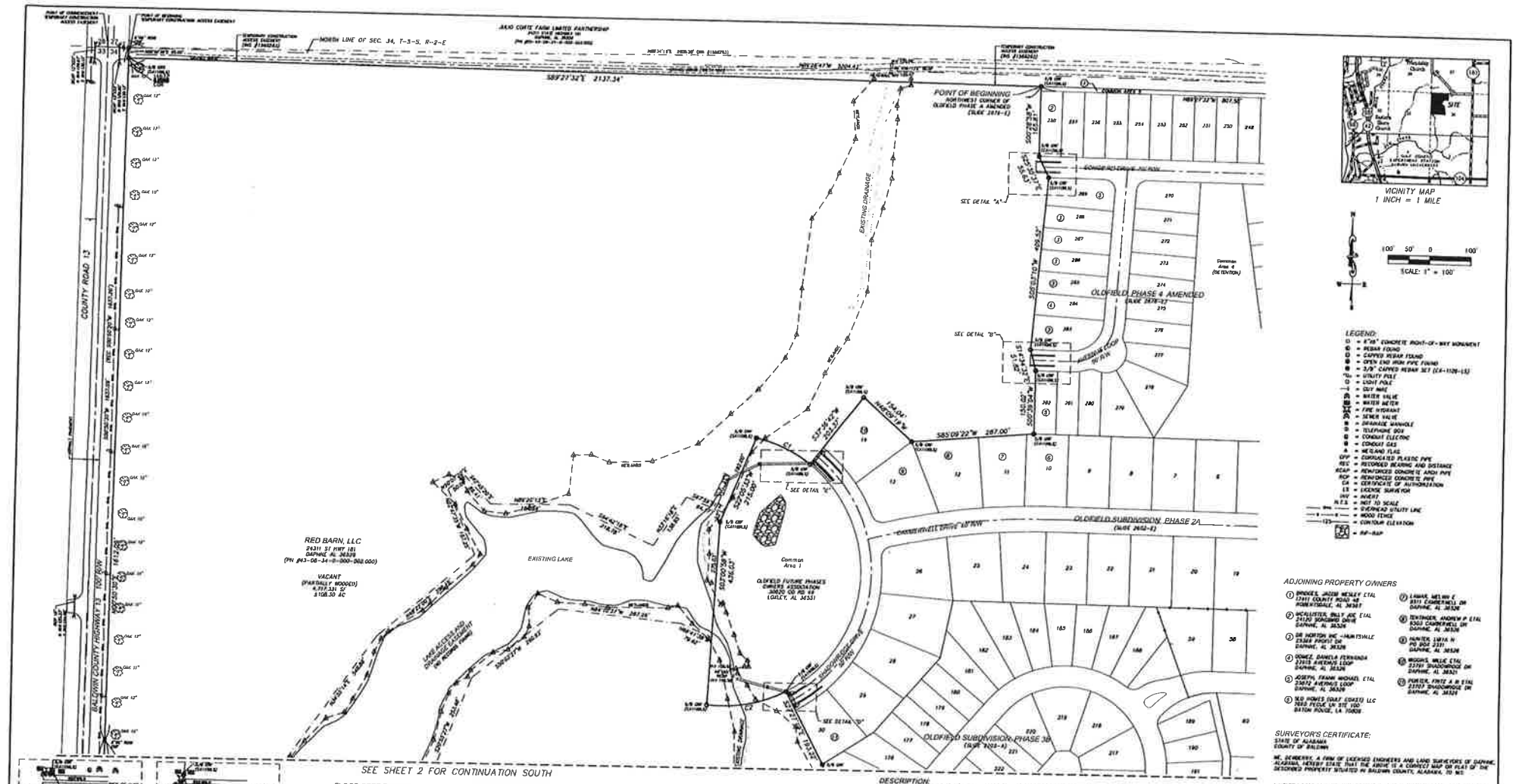
251.990.9950
251.990.9910 fax
www.dewberry.com

EXHIBIT "A"

LEGAL DESCRIPTION: HOPE VINEYARD

BEGIN AT THE NORTHWEST CORNER OF OLDFIELD PHASE 4 AMENDED SUBDIVISION, AS SHOWN BY A MAP OR PLAT THEREOF RECORDED AT SLIDE 2676-E, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00 DEGREES 28 MINUTES 58 SECONDS WEST, A DISTANCE OF 165.81 FEET; THENCE RUN SOUTH 25 DEGREES 30 MINUTES 37 SECONDS EAST, A DISTANCE OF 55.63 FEET; THENCE RUN SOUTH 05 DEGREES 03 MINUTES 10 SECONDS WEST, A DISTANCE OF 409.52 FEET; THENCE RUN SOUTH 14 DEGREES 34 MINUTES 32 SECONDS EAST, A DISTANCE OF 51.82 FEET; THENCE RUN SOUTH 00 DEGREES 39 MINUTES 04 SECONDS WEST, A DISTANCE OF 150.02 FEET; THENCE RUN SOUTH 85 DEGREES 09 MINUTES 22 SECONDS WEST, A DISTANCE OF 287.00 FEET; THENCE RUN NORTH 48 DEGREES 09 MINUTES 19 SECONDS WEST, A DISTANCE OF 154.04 FEET; THENCE RUN SOUTH 37 DEGREES 36 MINUTES 42 SECONDS WEST, A DISTANCE OF 203.37 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 322.00 FEET, AN ARC LENGTH OF 141.91 FEET, (CHORD BEARS NORTH 65 DEGREES 00 MINUTES 51 SECONDS WEST, A DISTANCE OF 140.77 FEET); THENCE RUN SOUTH 22 DEGREES 05 MINUTES 33 SECONDS WEST, A DISTANCE OF 215.00 FEET; THENCE RUN SOUTH 03 DEGREES 00 MINUTES 58 SECONDS WEST, A DISTANCE OF 436.03 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 322.00 FEET, AN ARC LENGTH OF 190.90 FEET, (CHORD BEARS NORTH 79 DEGREES 14 MINUTES 03 SECONDS EAST, A DISTANCE OF 188.12 FEET); THENCE RUN SOUTH 27 DEGREES 27 MINUTES 19 SECONDS EAST, A DISTANCE OF 193.22 FEET; THENCE RUN SOUTH 14 DEGREES 16 MINUTES 17 SECONDS EAST, A DISTANCE OF 118.52 FEET; THENCE RUN SOUTH 08 DEGREES 21 MINUTES 07 SECONDS EAST, A DISTANCE OF 684.72 FEET; THENCE RUN SOUTH 22 DEGREES 38 MINUTES 30 SECONDS EAST, A DISTANCE OF 54.31 FEET; THENCE RUN SOUTH 00 DEGREES 20 MINUTES 07 SECONDS WEST, A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 89 DEGREES 39 MINUTES 53 SECONDS WEST, A DISTANCE OF 563.98 FEET; THENCE RUN NORTH 89 DEGREES 35 MINUTES 53 SECONDS WEST, A DISTANCE OF 1327.33 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 9905.51 FEET, AN ARC LENGTH OF 14.50 FEET, (CHORD BEARS NORTH 06 DEGREES 38 MINUTES 12 SECONDS EAST, A DISTANCE OF 14.50 FEET); THENCE RUN SOUTH 84 DEGREES 05 MINUTES 07 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 06 DEGREES 18 MINUTES 11 SECONDS EAST, A DISTANCE OF 100.90 FEET; THENCE RUN NORTH 84 DEGREES 05 MINUTES 45 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 9905.51 FEET, AN ARC LENGTH OF 893.49 FEET, (CHORD BEARS NORTH 03 DEGREES 25 MINUTES 38 SECONDS EAST, A DISTANCE OF 893.19 FEET); THENCE RUN NORTH 00 DEGREES 50 MINUTES 30 SECONDS EAST, A DISTANCE OF 1612.09 FEET; THENCE RUN SOUTH 89 DEGREES 27 MINUTES 32 SECONDS EAST, A DISTANCE OF 2137.34 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 108.30 ACRES, MORE OR LESS, AND LIES IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.



VICINITY MAP
1 INCH = 1 MILE

SCALE: 1" = 100'

LEGEND:

- = 4"x4" CONCRETE RIGHT-OF-WAY MONUMENT
- = REBAR FOUND
- = CAPPED REBAR FOUND
- = OPEN END IRON PIPE FOUND
- = 3/8" CAPPED REBAR SET (CA-1126-LS)
- = UTILITY POLE
- = LIGHT POLE
- = GUY WIRE
- = WATER VALVE
- = WATER METER
- = FIRE HYDRANT
- = SEWER VALVE
- = DRAINAGE MANHOLE
- = TELEPHONE BOX
- = CONDUIT ELECTRIC
- = CONDUIT GAS
- = MEAS AND FLAG
- = CORRUGATED PLASTIC PIPE
- = RECORDED BEARING AND DISTANCE
- = REINFORCED CONCRETE ARCH PIPE
- = REINFORCED CONCRETE PIPE
- = CERTIFICATE OF AUTHORIZATION
- = LICENSE SURVEYOR
- = INVERT
- = NOT TO SCALE
- = OVERHEAD UTILITY LINE
- = WOOD FENCE
- = CONTOUR ELEVATION
- = RF-RAP

ADJOINING PROPERTY OWNERS

1. BRIDGES, JACOB WESLEY ETAL 12411 COUNTY ROAD 48 ROBERTSDALE, AL 36567
2. MCALLISTER, BILLY JOE ETAL 23120 SONGBIRD DRIVE DAPHNE, AL 36526
3. DR HORTON INC - HUNTSVILLE 23684 PRIDE'S GAP DAPHNE, AL 36526
4. GOMEZ, DANIELA FERNANDA 23815 AVENUES LOOP DAPHNE, AL 36526
5. JOSEPH, FRANK MICHAEL ETAL 23852 AVENUES LOOP DAPHNE, AL 36526
6. DLD HOMES (GULF COAST) LLC 7655 FEDEX LN STE 100 BATON ROUGE, LA 70809
7. LANIER, MELVIN E 8311 CAMPERWELL DR DAPHNE, AL 36526
8. TEKTINDER, ANDREW P ETAL 8303 CAMPERWELL DR DAPHNE, AL 36526
9. HUNTER, LWIA H PO BOX 2331 DAPHNE, AL 36526
10. WOOMS, MILLE ETAL 23751 SHADOWROCK DR DAPHNE, AL 36521
11. PORCIR, FRITZ A JR ETAL 23757 SHADOWROCK DR DAPHNE, AL 36521

SURVEYOR'S CERTIFICATE:
STATE OF ALABAMA
COUNTY OF BALDWIN

WE, DEWBERRY, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA, TO WIT:

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Victor Germain 7 — 10/29/2021
DEWBERRY — DATE
VICTOR L. GERMAIN — AL P.L.S. NO. 36473

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

ALABAMA LICENSED PROFESSIONAL LAND SURVEYOR NO. 36473 VICTOR L. GERMAIN

FLOOD CERTIFICATE:
THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 01003C0136L, COMMUNITY NUMBER 010000, PANEL NUMBER 0136L, SUFFIX L, MAP EFFECTIVE DATE APRIL 16, 2014.

ACTUAL CURVE DATA

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	332.00'	144.97'	73.43'	143.77'	N63°03'51"E
C2	332.00'	190.99'	98.35'	188.37'	N76°15'55"E

SURVEYOR'S NOTES:

1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
2. DESCRIPTION AS FURNISHED BY CLIENT.
3. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
4. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
5. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
6. SURVEY WAS CONDUCTED ON DECEMBER 28TH, 2011 AND IS RECORDED IN FIELD BOOK 6331, AT PAGES 39-53 AND IN AN ELECTRONIC DATA FILE.
7. SOURCE OF INFORMATION: DEEDS AND PLATS RECORDED IN PROBATE RECORDS OF BALDWIN COUNTY, ALABAMA, RECORD SURVEY PERFORMED BY THIS FIRM AND CONDUCTED ON OCTOBER 17TH, 2018 AND RECORDED IN FIELD BOOK 6331, AT PAGES 31-32 AND IN AN ELECTRONIC DATA FILE.
8. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
9. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 2 EAST BEING NORTH 89°28'47" WEST. BEARINGS ARE REFERENCED TO STATE PLANE GRID COORDINATES, ALABAMA WEST ZONE, NAD 1983 (2011).
10. BEARINGS AND DISTANCES ARE RECORDED AND MEASURED, UNLESS OTHERWISE SHOWN HEREON.
11. THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 (GEOID18).
12. ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
13. THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND REPORTING OF THE ORIGINAL GOVERNMENT SURVEY.
14. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
15. PAVEMENT, SIDEWALKS AND UTILITIES ENCROACH PROPERTY AT THE WESTERNMOST ENDS OF SONGBIRD DRIVE, AVENUES LOOP AND SHADOWROCK DRIVE. (SEE DETAILS)

DESCRIPTION:

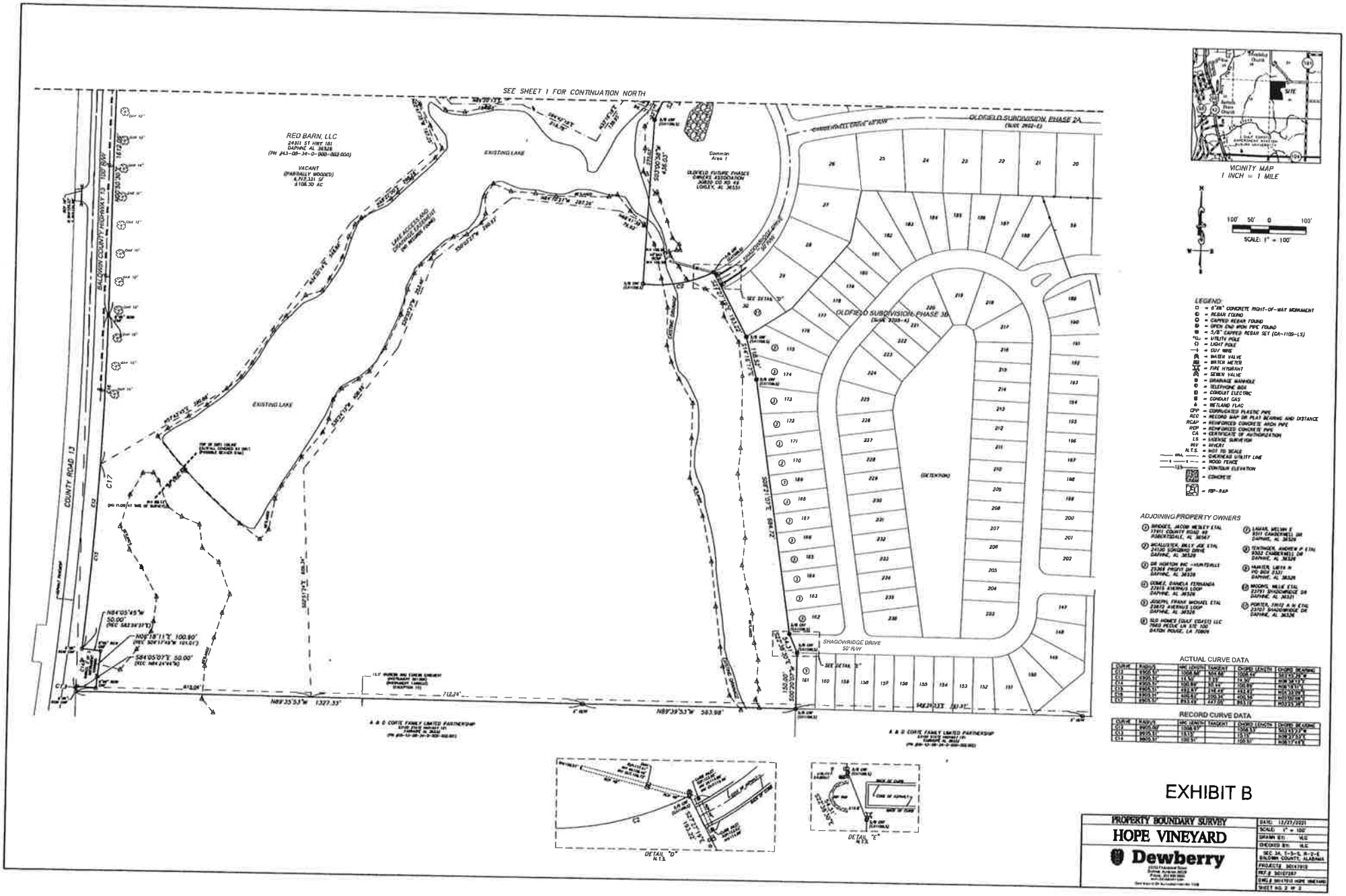
BEGIN AT THE NORTHWEST CORNER OF OLDFIELD PHASE 4 AMENDED SUBDIVISION, AS SHOWN BY A MAP OR PLAT THEREOF RECORDED AT SLIDE 2878-E, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA, THENCE RUN SOUTH 00 DEGREES 29 MINUTES 50 SECONDS WEST, A DISTANCE OF 1354.61 FEET; THENCE RUN SOUTH 23 DEGREES 30 MINUTES 37 SECONDS EAST, A DISTANCE OF 53.43 FEET; THENCE RUN SOUTH 03 DEGREES 03 MINUTES 10 SECONDS WEST, A DISTANCE OF 409.52 FEET; THENCE RUN SOUTH 14 DEGREES 34 MINUTES 32 SECONDS EAST, A DISTANCE OF 51.84 FEET; THENCE RUN SOUTH 00 DEGREES 29 MINUTES 50 SECONDS WEST, A DISTANCE OF 130.02 FEET; THENCE RUN SOUTH 85 DEGREES 09 MINUTES 22 SECONDS WEST, A DISTANCE OF 287.00 FEET; THENCE RUN SOUTH 18 DEGREES 09 MINUTES 19 SECONDS WEST, A DISTANCE OF 134.04 FEET; THENCE RUN SOUTH 39 DEGREES 30 MINUTES 42 SECONDS WEST, A DISTANCE OF 283.37 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 332.00 FEET, AN ARC LENGTH OF 144.97 FEET (CHORD BEARS NORTH 63 DEGREES 03 MINUTES 51 SECONDS WEST, A DISTANCE OF 143.77 FEET); THENCE RUN SOUTH 12 DEGREES 00 MINUTES 33 SECONDS WEST, A DISTANCE OF 215.00 FEET; THENCE RUN SOUTH 03 DEGREES 00 MINUTES 38 SECONDS WEST, A DISTANCE OF 436.03 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 332.00 FEET, AN ARC LENGTH OF 190.99 FEET (CHORD BEARS NORTH 76 DEGREES 14 MINUTES 03 SECONDS EAST, A DISTANCE OF 188.37 FEET); THENCE RUN SOUTH 27 DEGREES 27 MINUTES 14 SECONDS EAST, A DISTANCE OF 183.37 FEET; THENCE RUN SOUTH 16 MINUTES 17 SECONDS EAST, A DISTANCE OF 118.53 FEET; THENCE RUN SOUTH 06 DEGREES 21 MINUTES 07 SECONDS EAST, A DISTANCE OF 684.72 FEET; THENCE RUN SOUTH 72 DEGREES 38 MINUTES 30 SECONDS EAST, A DISTANCE OF 54.31 FEET; THENCE RUN SOUTH 00 DEGREES 30 MINUTES 07 SECONDS WEST, A DISTANCE OF 134.00 FEET; THENCE RUN NORTH 89 DEGREES 29 MINUTES 53 SECONDS WEST, A DISTANCE OF 343.00 FEET; THENCE RUN NORTH 89 DEGREES 35 MINUTES 53 SECONDS WEST, A DISTANCE OF 1317.53 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1900.51 FEET, AN ARC LENGTH OF 14.00 FEET (CHORD BEARS NORTH 09 DEGREES 38 MINUTES 12 SECONDS EAST, A DISTANCE OF 14.00 FEET); THENCE RUN SOUTH 84 DEGREES 03 MINUTES 07 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 06 DEGREES 18 MINUTES 11 SECONDS EAST, A DISTANCE OF 100.90 FEET; THENCE RUN NORTH 84 DEGREES 03 MINUTES 03 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1900.51 FEET, AN ARC LENGTH OF 894.48 FEET (CHORD BEARS NORTH 03 DEGREES 23 MINUTES 08 SECONDS EAST, A DISTANCE OF 886.16 FEET); THENCE RUN NORTH 00 DEGREES 30 MINUTES 30 SECONDS EAST, A DISTANCE OF 1812.04 FEET; THENCE RUN SOUTH 89 DEGREES 27 MINUTES 32 SECONDS EAST, A DISTANCE OF 2137.34 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 108.30 ACRES, MORE OR LESS, AND LIES IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

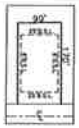
(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND FIELD SURVEY)

EXHIBIT B

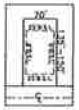
PROPERTY BOUNDARY SURVEY	
HOPE VINEYARD	DATE: 12/27/2021
Dewberry	SCALE: 1" = 100'
Dewberry Design & Consultants LLC, Daphne, Alabama 36526	DRAWN BY: VLG
Phone: 251 990 9002	CHECKED BY: VLG
Fax: 251 990 9001	NE, SE, T-3-S, R-2-E BALDWIN COUNTY, ALABAMA
Certificate of Authorization No. 1126	PROJECT# 50147900
	REF # 50157287
	DWG # 50147900 HOPE VINEYARD
	SHEET NO. 1 OF 2


SEE SHEET 1 FOR CONTINUATION NORTH
RED BARN, LLC
VACANT
EXISTING LAKE
Common Area 1
OLDFIELD SUBDIVISION, PHASE 2A
OLDFIELD SUBDIVISION, PHASE 3B
SHADOWRIDGE DRIVE
COUNTY ROAD 13
BALDWIN COUNTY HIGHWAY 13
VICINITY MAP
1 INCH = 1 MILE
SCALE: 1" = 100'
LEGEND
ADJOINING PROPERTY OWNERS
ACTUAL CURVE DATA
RECORD CURVE DATA
DETAIL "D"
DETAIL "E"
EXHIBIT B
PROPERTY BOUNDARY SURVEY
HOPE VINEYARD
Dewberry

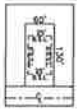
TYPICAL LOT DETAILS



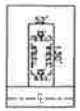
90' LOTS



70' LOTS



60' LOTS



52' LOTS

LEGEND:

- THREE-WAY STOP
- WALKING TRAIL
- RAISED CROSSWALK
- WOODEN BRIDGE

GRAPHIC SCALE

N

LOT DISTRIBUTION:

LOT SIZE	NORTH	SOUTH	TOTAL / MIX
52'	27	4	31 (13.1%)
60'	85	37	122 (51.7%)
70'	40	15	55 (23.3%)
90'	11	17	28 (11.9%)
TOTAL	163	73	236 (100%)

PROPERTY OWNER:
RED BARN, LLC
24311 STATE HIGHWAY 181
DAPHNE, AL 36526

APPLICANT:
MARONDA HOMES
9416 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33579

SITE DATA:

PARCEL ID = PIN 8624
TOTAL AREA = 108.30 AC.
FLOOD ZONE = "X"
EXIST. ZONING = RA (DIST. 15) BALDWIN COUNTY
PROP. ZONING = R-6(G) CITY OF DAPHNE

BULK STANDARDS:

LOTS: (ZONE R-6(G))
MINIMUM AREA = 5,000 SF
MIN. WIDTH = 50'
MAX. DENSITY = 8 DU/AC

SETBACKS: = 25' FRONT
= 25' REAR
= 6' SIDE/20' CORNER

ROADS: (CITY OF DAPHNE)
MINOR LOCAL = 50' RIGHT-OF-WAY
ROAD WIDTH = 22' PAVEMENT
CUL-DE-SAC = 120' D. R/W
48' R. PAVEMENT

DEVELOPMENT SUMMARY:

PROPOSED USE = SINGLE FAMILY RES.

LOT SUMMARY: = 236 LOTS TOTAL
SMALLEST LOT = 6,678 SF (LOT 217)
LARGEST LOT = 20,364 SF (LOT 29)
MIN. WIDTH = 52'
GROSS DENSITY = 2.18 DU/AC
WETLANDS = 14.71 AC (13.6%)
OPEN SPACE = 39.36 AC (36.3%)

TOTAL ROADS = 11,536 LF
PAVEMENT = 22' + 2.5' CURBS
SIDEWALKS = 5' BOTH SIDES

HOPE VINEYARD

FEBRUARY 23, 2022

CONCEPTUAL MASTER PLAN

DESIGN	M.A.C.	DRAWN	M.A.C.	CHKD.	M.A.C.
ENG	J.M.B.	SURVEYOR	V.L.G.	PROJ. MGR	MAC

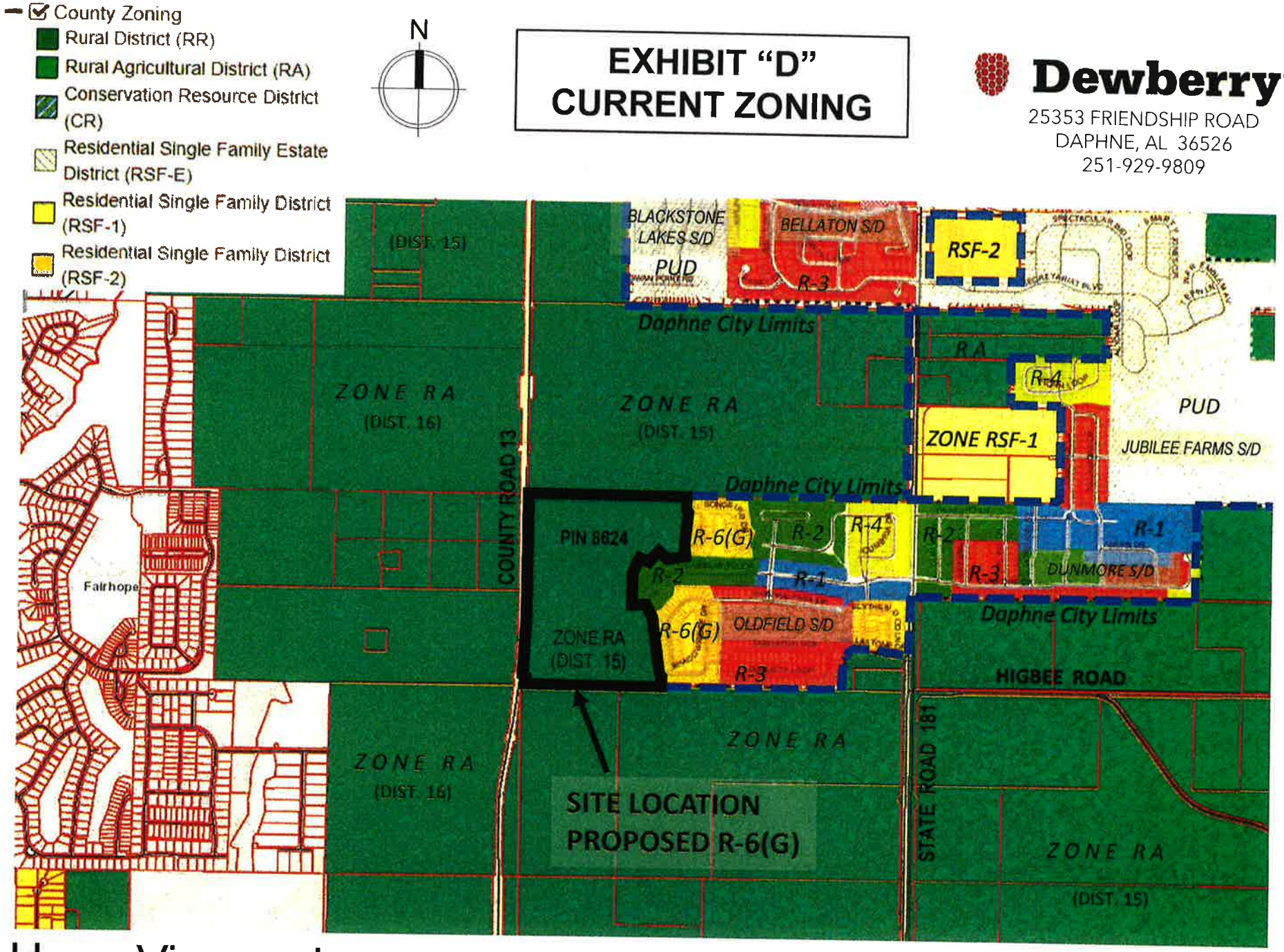
Dewberry
25351 Fairhope Road Daphne, AL 36526
251-650-9959 fax 334-626-9615

SCALE	1"=120'
PROJ. NO.	50147910
FILE	REVISED WETLANDS-2
SHEET	1 OF 1

EXHIBIT "C"

EXHIBIT "D"
CURRENT ZONING

Dewberry
25353 FRIENDSHIP ROAD
DAPHNE, AL 36526
251-929-9809



Hope Vineyard

December 28, 2021

ADJACENT PROPERTIES TO RED BARN LLC PPIN 8624

Parcel Number	Owner Name	Address	City	State	Zip
05-43-08-34-0-000-002.002	A&D CORTE FAMILY LIMITED PARTNERSHIP	23100 ST HWY 181	FAIRHOPE	AL	36532
05-43-08-33-0-000-001.000	AIC JR LAND DEL A CORTE FAMILY LIMITED P	23100 ST HWY 181	FAIRHOPE	AL	36532
05-43-08-34-0-000-001.365	BRIDGES, JACOB WESLEY ETAL BRIDGES, CRYS	17411 COUNTY ROAD 48	ROBERTSDALE	AL	36567
05-43-08-28-0-000-033.000	CORTE, FRED L	P O BOX 1156	FAIRHOPE	AL	36533
05-43-08-34-0-000-002.027	D R HORTON INC - HUNTSVILLE	25366 PROFIT DR	DAPHNE	AL	36526
05-43-08-34-0-000-002.009	DSLD HOMES (GULF COAST) L L C	7660 PECUE LN STE 100	BATON ROUGE	LA	70809
05-43-08-34-0-000-002.012	HUNTER, LIBYA N	P O BOX 2331	DAPHNE	AL	36526
05-43-08-27-0-000-003.000	JULIO CORTE FARM LIMITED PARTNERSHIP	24311 ST HWY 181	DAPHNE	AL	36526
05-43-08-33-0-000-003.000	JULIO CORTE FARMS L L C	24311 ST HWY 181	DAPHNE	AL	36526
05-43-08-34-0-000-002.010	LAMAR, MELVIN E	9511 CAMBERWELL DR	DAPHNE	AL	36526
05-43-08-34-0-000-001.331	MCALLISTER, BILLY JOE ETAL MCALLISTER, B	24120 SONGBIRD DRIVE	DAPHNE	AL	36526
05-43-08-34-0-000-002.014	OLDFIELD FUTURE PHASES OWNERS ASSOCIATIO	30820 CO RD 49	LOXLEY	AL	36551
05-43-08-34-0-000-002.015	PORTER, FRITZ A III ETAL PORTER, SHAUNDR	23707 SHADOWRIDGE DR	DAPHNE	AL	36526
05-43-08-34-0-000-001.004	RED BARN L L C	24311 ST HWY 181	DAPHNE	AL	36526
05-43-08-34-0-000-002.011	TENTINGER, ANDREW P ETAL FOSTER, SARAH R	9503 CAMBERWELL DR	DAPHNE	AL	36526
05-43-08-34-0-000-002.013	WIGGINS, WILLIE ETAL WIGGINS, TOMICA BRA	23791 SHADOWRIDGE DR	DAPHNE	AL	36521

COMMUNITY DEVELOPMENT

Daphne
ALABAMA

February 11, 2022

Dear Sir/Ma'am,

NOTICE OF PUBLIC HEARING

A petition for PRE-ZONING will be considered by the Daphne Planning Commission for Red Barn, L.L.C. containing 108.30 acres +/- located east of County Road 13 and west of the intersection of Camberwell Drive and Shadowridge Drive in Oldfield Subdivision, zoned RA, Rural Agricultural, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction, to be pre-zoned as R-6(G), Garden/Patio Home. A petition to annex said property has also been submitted.

Said petition will also be considered by the Daphne City Council pursuant to Alabama Code 11-52-85. The application is available for review at City Hall in the Department of Community Development, 1705 Main Street, during regular business hours. An informal site preview meeting will be held on Wednesday, February 16, 2022 at 8:30 a.m. in the Council Chambers of City Hall. The public is invited to attend: limited participation may be allowed by the chairwoman.

The public hearing will be held by the Daphne Planning Commission on Thursday, February 24, 2022 at 5:00 p.m. in the Council Chambers of City Hall. You may submit your views in writing, in person, or by representation.

Sincerely,
Adrienne D. Jones, AICP,
Director of Community Development

Red Barn, L.L.C. Pre-zoning Amendment

CITY OF DAPHNE, ALABAMA
ORDINANCE 2022- 28

ORDINANCE TO ANNEX PROPERTY CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF DAPHNE

East of County Road 13 - Red Barn, L.L.C.

WHEREAS, on the 28th day of December, 2021, Red Barn L.L.C., being the owner of certain real property hereinafter described, did file with the City Clerk a petition requesting that said tracts or parcels of land be annexed into and become part of the City of Daphne, Alabama (the "City"); and

WHEREAS, said petition did contain an accurate description of the property to be annexed together with a map of the said territory showing its relationship to the corporate limits of the City of Daphne, Alabama, and the signatures of all owners of the property described; and

WHEREAS, said petition was presented to the Planning Commission of the City of Daphne at a regular scheduled meeting on February 24, 2022, and the Commission set forth a favorable recommendation for the City Council of the City of Daphne to consider said request for annexation of said property; and

WHEREAS, after proper publication, a public hearing was held by the City Council on April 18, 2022, concerning the petition for annexation.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, AS FOLLOWS:

SECTION ONE: ANNEXATION

The City Council of the City of Daphne finds and declares as the legislative body of the City that it is in the best interest of the citizens of the City and the citizens of the affected area to bring the property described in Section Three of this Ordinance into the corporate limits of the City, and has further determined that all legal requirements for annexing said real property have been met pursuant to Sections 11-42-20 through 11-42-24, *et seq*., Code of Alabama (1975); effective on publication as required by Section 11-42-21, Code of Alabama (1975), as amended.

SECTION TWO: ZONING

At the _____, regularly scheduled City Council meeting, Ordinance 2022-__ was adopted pre-zoning the said property as R-6(G), Garden or Patio Home, with the apportionment of said zoning districts to the subject property described therein.

SECTION THREE: DESCRIPTION OF TERRITORY

The boundary lines of the City of Daphne are hereby altered or rearranged so as to include all the territory heretofore encompassed by the corporate limits of the City of Daphne and, in addition thereto, the following described property, to-wit:

Legal Description for Annexation:

BEGIN AT THE NORTHWEST CORNER OF OLDFIELD PHASE 4 AMENDED SUBDIVISION, AS SHOWN BY A MAP OR PLAT THEREOF RECORDED AT SLIDE 2676-E, PROBATE RECORDS,

BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00 DEGREES 28 MINUTES 58 SECONDS WEST, A DISTANCE OF 165.81 FEET; THENCE RUN SOUTH 25 DEGREES 30 MINUTES 37 SECONDS EAST, A DISTANCE OF 55.63 FEET; THENCE RUN SOUTH 05 DEGREES 03 MINUTES 10 SECONDS WEST, A DISTANCE OF 409.52 FEET; THENCE RUN SOUTH 14 DEGREES 34 MINUTES 32 SECONDS EAST, A DISTANCE OF 51.82 FEET; THENCE RUN SOUTH 00 DEGREES 39 MINUTES 04 SECONDS WEST, A DISTANCE OF 150.02 FEET; THENCE RUN SOUTH 85 DEGREES 09 MINUTES 22 SECONDS WEST, A DISTANCE OF 287.00 FEET; THENCE RUN NORTH 48 DEGREES 09 MINUTES 19 SECONDS WEST, A DISTANCE OF 154.04 FEET; THENCE RUN SOUTH 37 DEGREES 36 MINUTES 42 SECONDS WEST, A DISTANCE OF 203.37 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 322.00 FEET, AN ARC LENGTH OF 141.91 FEET, (CHORD BEARS NORTH 65 DEGREES 00 MINUTES 51 SECONDS WEST, A DISTANCE OF 140.77 FEET); THENCE RUN SOUTH 22 DEGREES 05 MINUTES 33 SECONDS WEST, A DISTANCE OF 215.00 FEET; THENCE RUN SOUTH 03 DEGREES 00 MINUTES 58 SECONDS WEST, A DISTANCE OF 436.03 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 322.00 FEET, AN ARC LENGTH OF 190.90 FEET, (CHORD BEARS NORTH 79 DEGREES 14 MINUTES 03 SECONDS EAST, A DISTANCE OF 188.12 FEET); THENCE RUN SOUTH 27 DEGREES 27 MINUTES 19 SECONDS EAST, A DISTANCE OF 193.22 FEET; THENCE RUN SOUTH 14 DEGREES 16 MINUTES 17 SECONDS EAST, A DISTANCE OF 118.52 FEET; THENCE RUN SOUTH 08 DEGREES 21 MINUTES 07 SECONDS EAST, A DISTANCE OF 684.72 FEET; THENCE RUN SOUTH 22 DEGREES 38 MINUTES 30 SECONDS EAST, A DISTANCE OF 54.31 FEET; THENCE RUN SOUTH 00 DEGREES 20 MINUTES 07 SECONDS WEST, A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 89 DEGREES 39 MINUTES 53 SECONDS WEST, A DISTANCE OF 563.98 FEET; THENCE RUN NORTH 89 DEGREES 35 MINUTES 53 SECONDS WEST, A DISTANCE OF 1327.33 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 9905.51 FEET, AN ARC LENGTH OF 14.50 FEET, (CHORD BEARS NORTH 06 DEGREES 38 MINUTES 12 SECONDS EAST, A DISTANCE OF 14.50 FEET); THENCE RUN SOUTH 84 DEGREES 05 MINUTES 07 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 06 DEGREES 18 MINUTES 11 SECONDS EAST, A DISTANCE OF 100.90 FEET; THENCE RUN NORTH 84 DEGREES 05 MINUTES 45 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 9905.51 FEET, AN ARC LENGTH OF 893.49 FEET, (CHORD BEARS NORTH 03 DEGREES 25 MINUTES 38 SECONDS EAST, A DISTANCE OF 893.19 FEET); THENCE RUN NORTH 00 DEGREES 50 MINUTES 30 SECONDS EAST, A DISTANCE OF 1612.09 FEET; THENCE RUN SOUTH 89 DEGREES 27 MINUTES 32 SECONDS EAST, A DISTANCE OF 2137.34 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 108.30 ACRES, MORE OR LESS, AND LIES IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

SECTION FOUR: MAP OF PROPERTY

The property hereby annexed into the City of Daphne, Alabama, as described in Section Three of this Ordinance, is set forth on a map of the property attached hereto and made a part of this Ordinance as Exhibit "A" showing its relationship to the corporate limits of the City of Daphne.

SECTION FIVE: EFFECTIVE DATE AND PUBLICATION

This Ordinance shall become effective upon its date of publication as required by Section 11-42-21 Code of Alabama (1975), as amended, and the property described herein shall be then annexed into the corporate limits of the City of Daphne, and a certified copy of the same shall be filed with the Office of the Judge of Probate of Baldwin County, Alabama, in accordance with Section 11-42-21, Code of Alabama (1975), as amended.

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

_____
Robin LeJeune, Mayor

ATTEST:

_____
Candace G. Antinarella, CMC, City Clerk

COMMUNITY DEVELOPMENT
INTERNAL MEMORANDUM

Daphne
ALABAMA

DATE: February 28, 2022

TO: Office of the City Clerk

FROM: Adrienne Jones, AICP, Director of Community Development

SUBJECT: Redbarn, L.L.C. Annexation Petition

PRESENT ZONING: RA, Rural Agricultural, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction

LOCATION: East of County Road 13

RECOMMENDATION: At the February 24, 2022 regular meeting of the City of Daphne Planning Commission, six members were present and the motion carried for a favorable recommendation for the above mentioned annexation petition.

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

1. Community Development Report and Supplemental Documents
2. Petition for Annexation
3. Legal Description (Exhibit A)
4. Boundary Survey (Exhibit B)

RED BARN, LLC
ANNEXATION PETITION

SUBJECT: Annexation Petition Associated with Hope Vineyard and the Hope Vineyard Master Plan

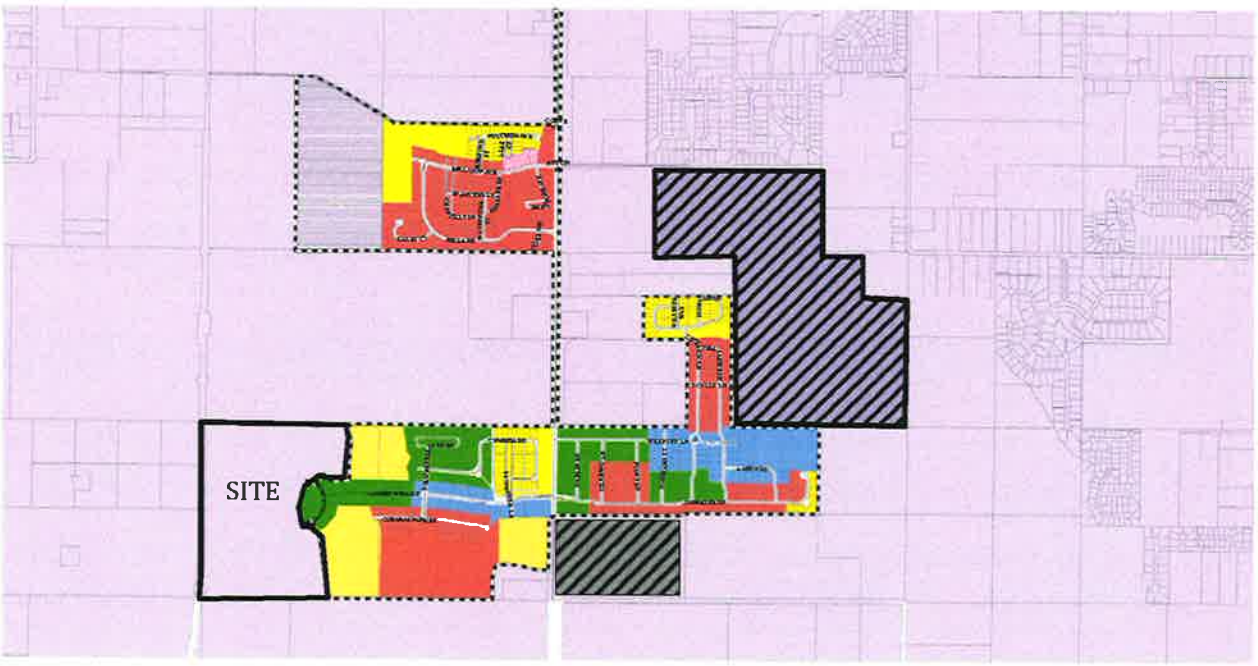
The applicant proposes to annex the subject property into the corporate limits. The site meets the contiguity requirement because it is adjacent the Oldfield Subdivision.

RECOMMENDATION:

The Comprehensive Plan encourages expansion and annexation of land contiguous to the existing corporate limits. Staff recommends approval of the request to annex this land into the City of Daphne.

Excerpt from Article 23-1 Procedure [for Annexation Requests]
The application shall be reviewed by the Planning Commission at its next regular meeting and said Commission shall have thirty (30) calendar days from said regular meeting within which to submit a recommendation to the City Council. If the Commission fails to submit a recommendation to the City Council within the thirty (30) calendar day period, it shall be deemed to have approved the proposed amendment...Before enacting any amendment to this Ordinance, a public hearing thereon shall be held by the City Council with proper notice as required by law. Said public hearing shall be held at the earliest possible time to consider the proposed annexation, and the Council shall take action on said proposed annexation within forty-five (45) calendar days from the date of the public hearing except in the case where the tentative action is not in accordance with the Planning Commission's certified recommendation.

23-2 PROCEDURE FOR ZONING NEWLY ANNEXED LAND:
Any land annexed to the City of Daphne hereafter shall be classified as an R-1, Low Density Single Family Residential District unless otherwise recommended by the Planning Commission through the zoning amendment procedure provided in Article 22-1, Zoning Amendment Procedures. In such case, City Council may consider, after due process of publication and hearing as required by law, specific applications to zone newly annexed land into one or more existing or proposed new zoning classifications recommended by the Planning Commission.



Zoning Key

- Daphne City limits
- R-1 LOW DENSITY SINGLE FAMILY RESIDENTIAL
- R-2 MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL
- R-3 HIGH DENSITY SINGLE FAMILY RESIDENTIAL
- R-4 HIGH DENSITY SINGLE, MULTI-FAMILY RESIDENTIAL
- R-5 MOBILE HOME RESIDENTIAL
- R-6(D) DUPLEX - TWO FAMILY
- R-6(G) GARDEN OR PATIO HOME
- R-7(A) APARTMENT
- R-7(M) MID-RISE CONDOMINIUM
- R-7(T) TOWNHOUSE
- B-1 LOCAL BUSINESS
- B-2 GENERAL BUSINESS
- B-2(a) GENERAL BUSINESS ALTERNATE
- B-3 PROFESSIONAL BUSINESS
- C-1 COMMERCIAL/INDUSTRIAL
- MU MIXED USE
- PUD PLANNED UNIT DEVELOPMENT
- C-2 OUTDOOR AMUSEMENT
- GC GOLF COURSE
- ST JURISDICTION

STATE OF ALABAMA
COUNTY OF BALDWIN

PETITION FOR ANNEXATION OF CERTAIN PROPERTY INTO THE CORPORATE LIMITS OF THE MUNICIPALITY OF THE CITY OF DAPHNE, ALABAMA

(_____)

The undersigned corporation, Red Barn LLC, files this petition with the Clerk of the City of Daphne requesting the property hereafter described, commonly referred to as, Hope Vineyard, to be annexed into the City of Daphne, a municipal corporation incorporated under the laws of the State of Alabama, and submits the following in support of the petition:

1. **Description of Property:** The description of the property which the petitioner requests to be annexed into the City of Daphne is described in **Exhibit "A"** attached hereto and made a part of this petition as fully set out herein **(the "Property")**.

2. **Map of Property:** Attached hereto as **Exhibit "B"** and made a part of this petition, is a map of the property showing its relationship to the corporate limits of the municipality of the City of Daphne.

3. **Owner:** The petitioner, Red Barn LLC, is the owner of the property hereby sought to be annexed into the corporate limits of the City of Daphne.

4. **Specific Conditions:** This petition is conditioned upon the adoption of an ordinance, which shall include specifically the conditions requested below upon annexing the said property into the corporate limits of the City of Daphne.

Requested zoning, if other than R-1: R-6(G)

Any other conditions which may apply upon annexation:

Annexation is conditional upon approval of the Master Plan

5. **Code:** This Petition is filed pursuant to the provisions of Article 21, Chapter 42, Title 11, Code of Alabama, 1975, as amended.

DATED this 28th day of December, 2021

Respectfully submitted,

Red Barn LLC
Name of Corporation

By: Julio Corte III

Its: POA

STATE OF ALABAMA
COUNTY OF BALDWIN

I, WANDA LACOSTE, the undersigned Notary Public in and for said county and state, hereby certify that JULIO CORTE III whose name as OWNER of Red Barn LLC, an Alabama corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13 day of December, 2021.

Wanda LaCoste
NOTARY PUBLIC

My commission expires: 2-04-2023

WANDA LACOSTE NOTARY PUBLIC ALABAMA STATE AT LARGE

Corporation's Address

24311 St. Highway 181

Daphne, AL 36526

ADDITIONAL INFORMATION

We, the undersigned, constituting all of the owners of the described real property do hereby execute and file this written petition asking and requesting that our property be annexed into the corporate limits of the City of Daphne, Alabama, under the authority of Section 11-42-20 through 11-42-24, Code of Alabama 1975.

Initials: JCIII

We further certify that said property is contiguous to the city limits of Daphne, Alabama. A map and written legal description of said property is hereto attached.

Initials: JCIII

We certify that the property is a single or multiple parcels under single or multiple ownership.
Circle appropriate response:

Initials: JCIII

We certify that we fully understand that upon annexation, the subject property shall be subject to all laws and codes administered by the City of Daphne, including, but not limited to, the zoning code, the subdivision regulations and the municipal code of the City of Daphne.

Initials: JCIII

SELECT ONE OF THE FOLLOWING OPTIONS

☑ Option# 1: We do hereby request pre-zoning of the subject property to the following zoning classification(s): R-6(G), and certify that a petition for rezoning, associated fees and documents have been submitted prior to or concurrently with this petition.

Initials: JCIII

Or

☐ Option# 2: We do hereby certify that we understand fully that upon annexation the subject property will be zoned R-1, Low Density Single Family Residential.

Initials: _____ _____

We do hereby request that the Planning Commission and City Council give such notice, hold such hearing and adopt such ordinance and do all such things or acts as is required by law so that the corporate limits of the City of Daphne, Alabama shall be rearranged so as to include such territory.

IN WITNESS WHEREOF, we have hereunto subscribed our names this, the 7 day of Dec, 2021.

Legal Description Attached (Exhibit A)? ✓ Map or Survey Attached (Exhibit B)? ✓
Recorded Subdivision Plat OR Preliminary/Final Subdivision plat approved by Planning Commission Attached (Exhibit C)? ✓ Acreage 108.30
Subdivision Name Hope Vineyard Lot Number(s)_____

Names and Signature of ALL property owners OR principle of corporation's designee:

Signature: _____ Signature: _____
Printed Name: Julio Corte III Printed Name: _____
Mailing Address: 24381 St. Hwy 181 Daphne Al. Mailing Address: _____

3

Dewberry

Dewberry Engineers Inc.
25353 Friendship Road
Daphne, AL 36526

251.990.9950
251.990.9910 fax
www.dewberry.com

EXHIBIT "A"

LEGAL DESCRIPTION: HOPE VINEYARD

BEGIN AT THE NORTHWEST CORNER OF OLDFIELD PHASE 4 AMENDED SUBDIVISION, AS SHOWN BY A MAP OR PLAT THEREOF RECORDED AT SLIDE 2676-E, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 00 DEGREES 28 MINUTES 58 SECONDS WEST, A DISTANCE OF 165.81 FEET; THENCE RUN SOUTH 25 DEGREES 30 MINUTES 37 SECONDS EAST, A DISTANCE OF 55.63 FEET; THENCE RUN SOUTH 05 DEGREES 03 MINUTES 10 SECONDS WEST, A DISTANCE OF 409.52 FEET; THENCE RUN SOUTH 14 DEGREES 34 MINUTES 32 SECONDS EAST, A DISTANCE OF 51.82 FEET; THENCE RUN SOUTH 00 DEGREES 39 MINUTES 04 SECONDS WEST, A DISTANCE OF 150.02 FEET; THENCE RUN SOUTH 85 DEGREES 09 MINUTES 22 SECONDS WEST, A DISTANCE OF 287.00 FEET; THENCE RUN NORTH 48 DEGREES 09 MINUTES 19 SECONDS WEST, A DISTANCE OF 154.04 FEET; THENCE RUN SOUTH 37 DEGREES 36 MINUTES 42 SECONDS WEST, A DISTANCE OF 203.37 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 322.00 FEET, AN ARC LENGTH OF 141.91 FEET, (CHORD BEARS NORTH 65 DEGREES 00 MINUTES 51 SECONDS WEST, A DISTANCE OF 140.77 FEET); THENCE RUN SOUTH 22 DEGREES 05 MINUTES 33 SECONDS WEST, A DISTANCE OF 215.00 FEET; THENCE RUN SOUTH 03 DEGREES 00 MINUTES 58 SECONDS WEST, A DISTANCE OF 436.03 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 322.00 FEET, AN ARC LENGTH OF 190.90 FEET, (CHORD BEARS NORTH 79 DEGREES 14 MINUTES 03 SECONDS EAST, A DISTANCE OF 188.12 FEET); THENCE RUN SOUTH 27 DEGREES 27 MINUTES 19 SECONDS EAST, A DISTANCE OF 193.22 FEET; THENCE RUN SOUTH 14 DEGREES 16 MINUTES 17 SECONDS EAST, A DISTANCE OF 118.52 FEET; THENCE RUN SOUTH 08 DEGREES 21 MINUTES 07 SECONDS EAST, A DISTANCE OF 684.72 FEET; THENCE RUN SOUTH 22 DEGREES 38 MINUTES 30 SECONDS EAST, A DISTANCE OF 54.31 FEET; THENCE RUN SOUTH 00 DEGREES 20 MINUTES 07 SECONDS WEST, A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 89 DEGREES 39 MINUTES 53 SECONDS WEST, A DISTANCE OF 563.98 FEET; THENCE RUN NORTH 89 DEGREES 35 MINUTES 53 SECONDS WEST, A DISTANCE OF 1327.33 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 9905.51 FEET, AN ARC LENGTH OF 14.50 FEET, (CHORD BEARS NORTH 06 DEGREES 38 MINUTES 12 SECONDS EAST, A DISTANCE OF 14.50 FEET); THENCE RUN SOUTH 84 DEGREES 05 MINUTES 07 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 06 DEGREES 18 MINUTES 11 SECONDS EAST, A DISTANCE OF 100.90 FEET; THENCE RUN NORTH 84 DEGREES 05 MINUTES 45 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 9905.51 FEET, AN ARC LENGTH OF 893.49 FEET, (CHORD BEARS NORTH 03 DEGREES 25 MINUTES 38 SECONDS EAST, A DISTANCE OF 893.19 FEET); THENCE RUN NORTH 00 DEGREES 50 MINUTES 30 SECONDS EAST, A DISTANCE OF 1612.09 FEET; THENCE RUN SOUTH 89 DEGREES 27 MINUTES 32 SECONDS EAST, A DISTANCE OF 2137.34 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 108.30 ACRES, MORE OR LESS, AND LIES IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

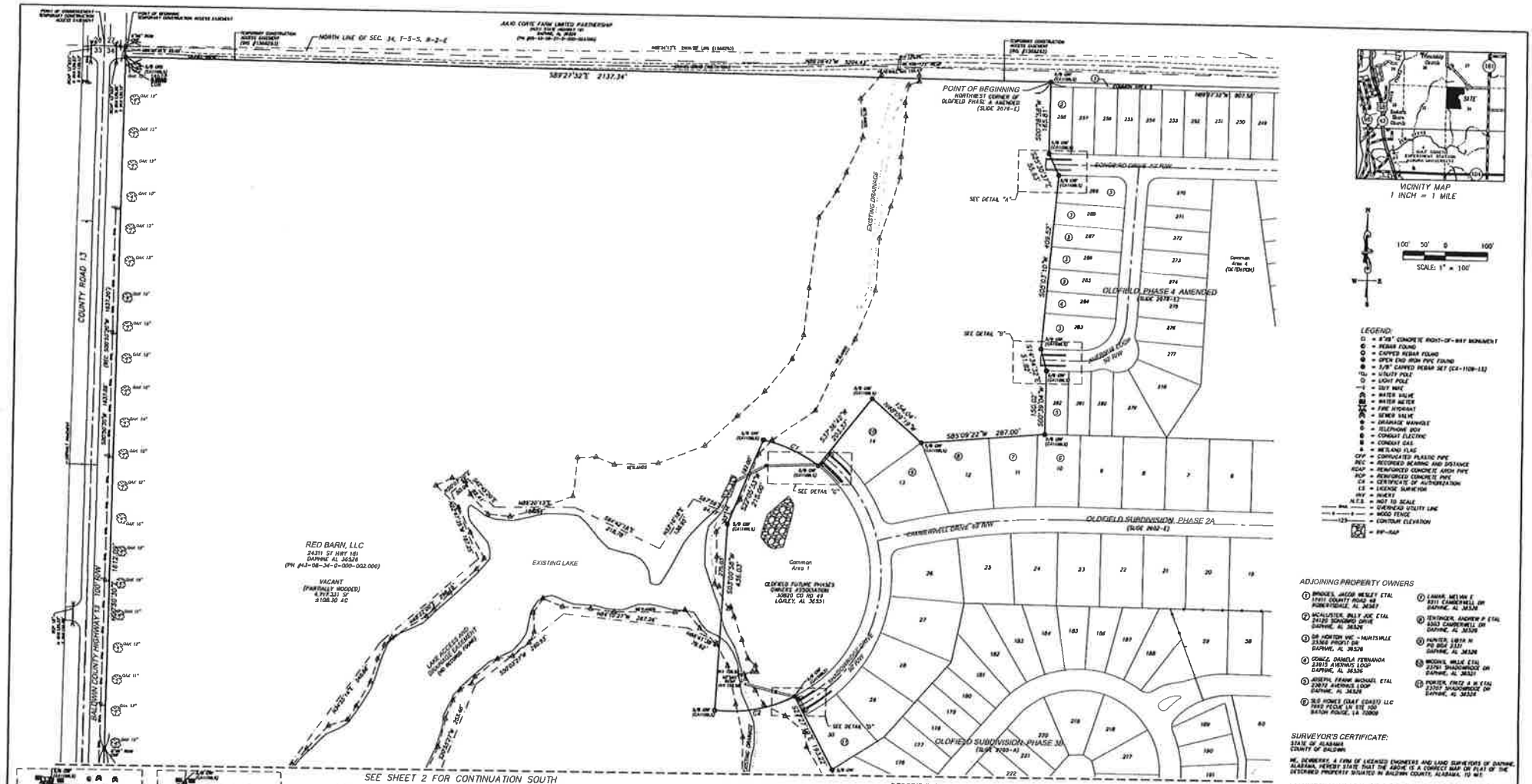
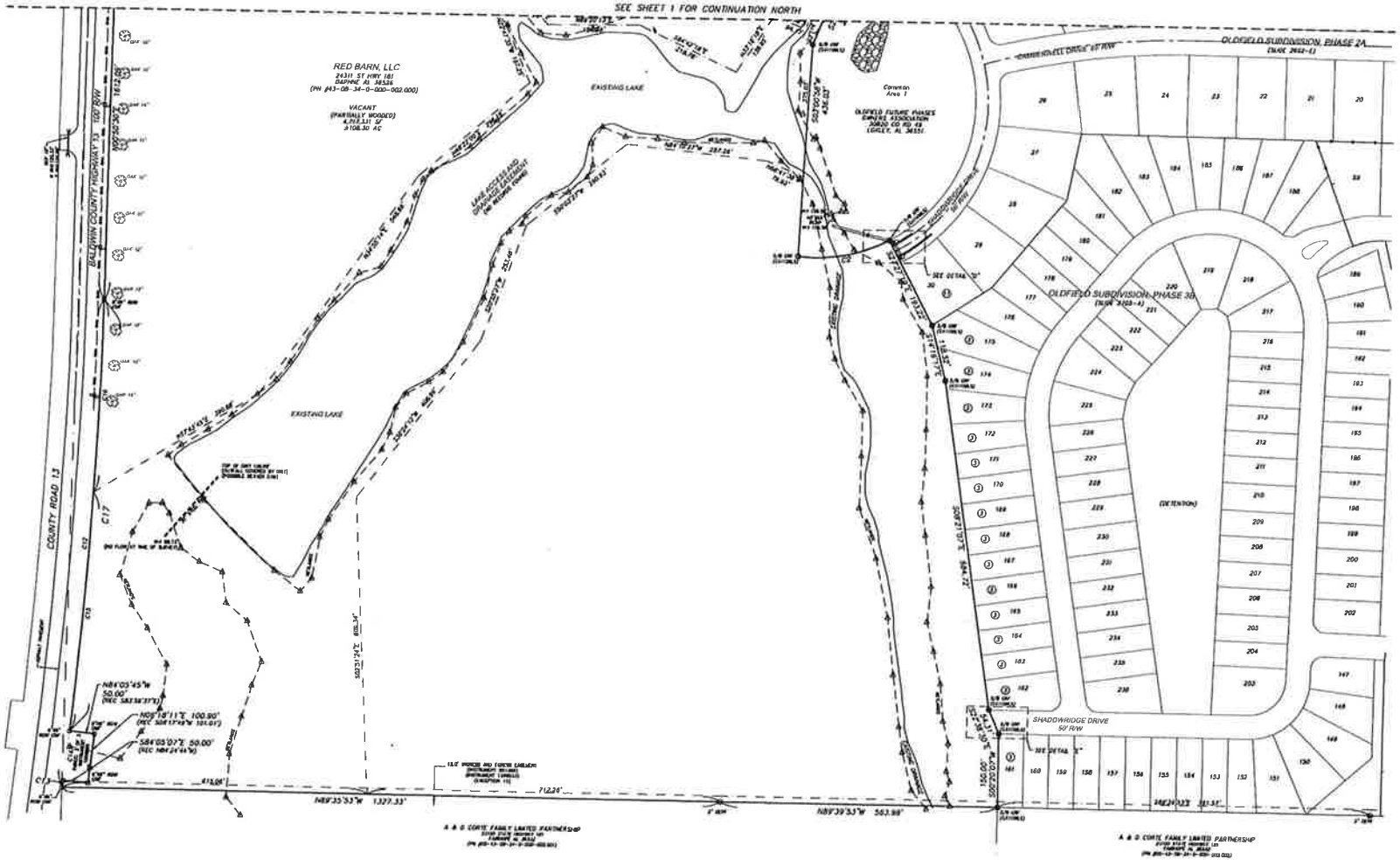
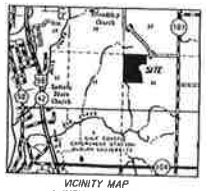

POINT OF BEGINNING
NORTHWEST CORNER OF OLDFIELD PHASE 4 AMENDED (SLIDE 2074-E)
NORTH LINE OF SEC. 34, T-5-S, R-2-E
S87°27'32"E 2137.34'
COUNTY ROAD 13
BALDWIN COUNTY HIGHWAY 13 100' R/W
EXISTING DRAINAGE
EXISTING LAKE
RED BARN, LLC
24311 ST HWY 181
DAPHNE, AL 36526
(PH #43-08-34-0-000-002.000)
VACANT
(PARTIALLY WOODED)
4,717,331 SF
108.30 AC
OLDFIELD PHASE 4 AMENDED (SLIDE 2074-E)
OLDFIELD SUBDIVISION PHASE 2A (SLIDE 2003-E)
OLDFIELD SUBDIVISION PHASE 3B (SLIDE 2003-A)
Common Area 1
Common Area 4 (SLIDE 2074-E)
S85°09'22"W 287.00'
SEE DETAIL "A"
SEE DETAIL "B"
SEE DETAIL "C"
SEE DETAIL "D"
SEE SHEET 2 FOR CONTINUATION SOUTH
DETAIL "A"
DETAIL "B"
DETAIL "C"
DETAIL "D"
VICINITY MAP
1 INCH = 1 MILE
SCALE: 1" = 100'
LEGEND:
ADJOINING PROPERTY OWNERS
SURVEYOR'S CERTIFICATE:
STATE OF ALABAMA
COUNTY OF BALDWIN
SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL
FLOOD CERTIFICATE:
ACTUAL CURVE DATA
SURVEYOR'S NOTES:
DESCRIPTION:
PROPERTY BOUNDARY SURVEY
HOPE VINEYARD
Dewberry

EXHIBIT B





VICINITY MAP
1 INCH = 1 MILE

100' 50' 0 100'
SCALE: 1" = 100'

LEGEND:

- ⊙ = 6"x6" CONCRETE RIGHT-OF-WAY MONUMENT
- ⊙ = REBAR FOUND
- ⊙ = CAPPED REBAR FOUND
- ⊙ = OPEN END IRON PIPE FOUND
- ⊙ = 5/8" CAPPED REBAR SET (CA-1108-LS)
- = UTILITY POLE
- = LIGHT POLE
- = GUY WIRE
- = WATER VALVE
- = WATER METER
- = FIRE HYDRANT
- = SEWER VALVE
- = DRAINAGE MANHOLE
- = TELEPHONE BOX
- = CONDUIT ELECTRIC
- = CONDUIT GAS
- = WETLAND FLAG
- CPP = CORRUGATED PLASTIC PIPE
- REC = RECORD MAP OR PLAT BEARING AND DISTANCE
- RCAP = REINFORCED CONCRETE ARCH PIPE
- RCP = REINFORCED CONCRETE PIPE
- CA = CERTIFICATE OF AUTHORIZATION
- LS = LICENSE SURVEYOR
- PLY = PLYWOOD
- N.T.S. = NOT TO SCALE
- OHW = OVERHEAD UTILITY LINE
- = WOOD FENCE
- 123 = CONTOUR ELEVATION
- = CONCRETE
- = RIP-RAP

ADJOINING PROPERTY OWNERS

1. BRIDGES, JACOB WESLEY ETAL
   17417 COUNTY ROAD 48
   ROBERTSDALE, AL 36567
2. MCALLISTER, BILLY JOE ETAL
   24126 SONGBIRD DRIVE
   DAPHNE, AL 36526
3. DR HORTON INC - HUNTSVILLE
   23364 PROFIT DR
   DAPHNE, AL 36526
4. GOMEZ, DANIELA FERNANDA
   23015 AVERBUS LOOP
   DAPHNE, AL 36526
5. JOSEPH, FRANK MICHAEL ETAL
   23012 AVERBUS LOOP
   DAPHNE, AL 36526
6. BLD HOMES GULF COAST LLC
   7955 PECUE LN STE 100
   BATON ROUGE, LA 70809
7. LAMAR, MELVIN E
   5211 CARDINWELL DR
   DAPHNE, AL 36526
8. TENTNDEL, ANDREW R ETAL
   5303 CARDINWELL DR
   DAPHNE, AL 36526
9. HUNTER, LORIA A
   PO BOX 2331
   DAPHNE, AL 36526
10. BROOKS, BILLIE ETAL
    23781 SHADOWRIDGE DR
    DAPHNE, AL 36526
11. PORTER, TROY A JR ETAL
    23707 SHADOWRIDGE DR
    DAPHNE, AL 36526

ACTUAL CURVE DATA

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	8906.51'	1008.86'	504.56'	1008.44'	S03°31'23"E
C2	1303.51'	115.90'	2.33'	115.87'	N06°13'51"E
C3	8905.51'	100.89'	50.44'	100.89'	N04°13'11"E
C4	8905.51'	491.81'	246.12'	491.87'	N07°03'06"E
C5	8905.51'	498.87'	249.56'	498.82'	N09°53'06"E
C6	8905.51'	100.21'	50.11'	100.21'	N12°02'06"E
C7	8905.51'	893.49'	447.00'	893.09'	N15°05'06"E

RECORD CURVE DATA

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	8905.51'	1008.87'		1008.87'	S03°31'23"E
C2	8905.51'	115.91'		115.91'	N06°13'51"E
C3	8905.51'	100.91'		100.91'	N04°13'11"E
C4	8905.51'	100.91'		100.91'	N04°13'11"E

EXHIBIT B

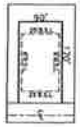
PROPERTY BOUNDARY SURVEY	DATE: 12/27/2021
HOPE VINEYARD	SCALE: 1" = 100'
Dewberry	DRAWN BY: VLG
	CHECKED BY: WLK
	SEC 34, T-3-S, R-3-E BALDWIN COUNTY, ALABAMA
	PROJECT: 50147818
	REF.: 50107287
	DWG.: 50147818 HOPE VINEYARD
	SHEET NO. 2 OF 2

Dewberry
Dewberry Alabama Inc.
Daphne, Alabama 36526
Phone: 251-621-2000
Fax: 251-621-2001
CERTIFICATE OF AUTHORIZATION C-1108

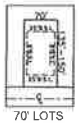
LOT DISTRIBUTION:

LOT SIZE	NORTH	SOUTH	TOTAL / MIX
52'	27	4	31 (13.1%)
60'	85	37	122 (51.7%)
70'	40	15	55 (23.3%)
90'	**11**	**17**	**28 (11.9%)**
TOTAL	**163**	**73**	**236 (100%)**

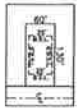
TYPICAL LOT DETAILS



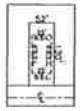
90' LOTS



70' LOTS



60' LOTS



52' LOTS

PROPERTY OWNER:
RED BARN, LLC
24311 STATE HIGHWAY 181
DAPHNE, AL 36526

APPLICANT:
MARONDA HOMES
9416 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33579

SITE DATA:

PARCEL ID = PIN 8624
TOTAL AREA = 108.30 AC.
FLOOD ZONE = "X"
EXIST. ZONING = RA (DIST. 15) BALDWIN COUNTY
PROP. ZONING = R-6(G) CITY OF DAPHNE

BULK STANDARDS:

LOTS: (ZONE R-6(G))
MINIMUM AREA = 5,000 SF
MIN. WIDTH = 50'
MAX. DENSITY = 8 DU/AC

SETBACKS: = 25' FRONT
= 25' REAR
= 6' SIDE/20' CORNER

ROADS: (CITY OF DAPHNE)
MINOR LOCAL = 50' RIGHT-OF-WAY
ROAD WIDTH = 22' PAVEMENT
CUL-DE-SAC = 120' D. R/W
48' R. PAVEMENT

DEVELOPMENT SUMMARY:

PROPOSED USE = SINGLE FAMILY RES.

LOT SUMMARY: = 236 LOTS TOTAL
SMALLEST LOT = 6,678 SF (LOT 217)
LARGEST LOT = 20,364 SF (LOT 29)
MIN. WIDTH = 52'
GROSS DENSITY = 2.18 DU/AC
WETLANDS = 14.71 AC (13.6%)
OPEN SPACE = 39.36 AC (36.3%)

TOTAL ROADS = 11,536 LF
PAVEMENT = 22' + 2.5' CURBS
SIDEWALKS = 5' BOTH SIDES

LEGEND:

- THREE-WAY STOP
- WALKING TRAIL
- RAISED CROSSWALK
- WOODEN BRIDGE

GRAPHIC SCALE

N

HOPE VINEYARD

FEBRUARY 23, 2022

CONCEPTUAL MASTER PLAN

DESIGN	M.A.C.	DRAWN	M.A.C.	CHKD.	M.A.C.
ENG	J.M.B.	SURVEYOR	V.L.G.	PROJ MGR	MAC
				SCALE	1"=120'
				PROJ. NO.	50147910
				FILE	REVISED WETLANDS-2
				SHEET	1 OF 1

Dewberry

EXHIBIT "C"

CITY OF DAPHNE, ALABAMA
ORDINANCE 2022-30

ADDITIONAL APPROPRIATION: PUBLIC WORKS STORAGE BUILDING

WHEREAS, Ordinance 2021-49 approved and adopted the Fiscal Year 2022 Budget on September 20, 2021; and

WHEREAS, subsequent to the adoption of the Fiscal Year 2022 budget, the City Council has determined that certain appropriations are required and should be approved and made a part of the Fiscal Year 2022 budget; and

WHEREAS, the previous building located on the site that the Public Works Storage Building will be constructed was destroyed in a fire; and

WHEREAS, total insurance proceeds in the amount of $299,388 will be received after the new building is completed; and

WHEREAS, design and engineering fees in the amount of $81,092 have been spent to date for the project; and

WHEREAS, the project was bid and no bids were received; and

WHEREAS, negotiated bids were requested and staff has reviewed and recommended the negotiated bid be awarded to Reed-Hays Construction in a bid amount of $728,501 which will require an additional appropriation of $515,205 after insurance proceeds are applied to complete the project.

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

1. An appropriation in the amount of **$515,205** from the General Fund and transferred to the Capital Reserve Fund is appropriated and made a part of the Fiscal Year 2022 Budget for the Public Works Storage Building.

2. The Mayor is hereby authorized to execute any and all documents required in order for the Public Works Storage Building project.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS _____ day of _____, 2022.

_____
Robin LeJeune, Mayor

ATTEST:

_____
Candace G. Antinarella, CMC, City Clerk

CITY OF DAPHNE, ALABAMA
ORDINANCE 2022- 31

APPROPRIATION: WELL ROAD DRAINAGE IMPROVEMENTS – ENGINEERING SERVICES

WHEREAS, Ordinance 2021-49 approved and adopted the Fiscal Year 2022 Budget on September 20, 2021; and

WHEREAS, subsequent to the adoption of the Fiscal Year 2022 budget, the City Council has determined that certain appropriations are required and should be approved and made a part of the Fiscal Year 2022 budget; and

WHEREAS, the City was awarded a grant from the Alabama Department of Transportation Rebuild Alabama Act $10 million Annual Grant program in the amount of $250,000 for drainage planning on Well Road; and

WHEREAS, a proposal was received from Geosyntec Consultants, Inc. in the amount of $72,800 to perform the professional services associated with stormwater infrastructure improvements on Well Road; and

WHEREAS, the grant does not cover the entire cost of the engineering and projected construction costs of $606,922; and

WHEREAS, the City wishes to use a portion of the Coronavirus State and Local Recovery Funds (SLFRF) received pursuant to the American Rescue Plan Act (ARPA) for funding this project; and

WHEREAS, the City has elected to take a standard allowance of up to $10 million in revenue loss as allowed by the U.S. Department of Treasury and deemed its SLFRF funds to be used to provide government services under this allowance; and

WHEREAS, the City has determined this project qualifies as government services;

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

1. Funds in the amount of **$72,800** from the **COVID-19 Relief Fund** are appropriated and made a part of the Fiscal Year 2022 budget for the City's portion of the project herein described.

2. The Mayor is hereby authorized to execute any and all documents required in order for the City of Daphne to participate in such project.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA this _____ day of _____, 2022.

_____
Robin LeJeune, Mayor

ATTEST:

_____
Candace G. Antinarella, CMC, City Clerk

CITY OF DAPHNE, ALABAMA
ORDINANCE 2022-32

Additional Appropriation: Construction of Bayfront Streetscape and Parking Improvements Project

WHEREAS, Ordinance 2021-49 approved and adopted the Fiscal Year 2022 Budget on September 20, 2021; and

WHEREAS, subsequent to the adoption of the Fiscal Year 2022 budget, the City Council has determined that certain appropriations are required and should be approved and made a part of the Fiscal Year 2022 budget; and

WHEREAS, Ordinance 2012-48 sets forth an allocation of Lodging Tax proceeds that may be used for Bayfront grounds/property improvements; and

WHEREAS, the Bayfront Streetscape and Parking Improvement project meets such criteria; and

WHEREAS, the Bayfront Streetscape and Parking Improvements Project (Phases 1 -4) has been bid with a total cost of $3,869,781 (Construction - $3,512,382; Engineering - $163,900; Miscellaneous and Contingency - $193,499)*;* and

WHEREAS, Ordinance 2020-19 previously appropriated funds for this project and $1,575,047 in remaining funds is available from this appropriation. However, an additional appropriation of $2,294,734 is needed to complete the Bayfront Streetscape and Parking Improvements Project.

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

1. Funds in the amount of **$500,000** from the **Lodging Tax Fund** and **$1,794,734** to be transferred **from the General Fund to Capital Reserve Fund** are appropriated and made a part of the Fiscal Year 2022 budget for the Bayfront Streetscape and Parking Improvements project.
2. The Mayor is hereby authorized to execute all documents required in order for the City of Daphne to participate in such project.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DAPHNE ALABAMA this _____ day of _____, 2022.

Attest: **Robin LeJeune, Mayor**

Candace G. Antinarella, CMC, City Clerk