**CITY OF DAPHNE**
**1705 MAIN STREET, DAPHNE, AL**
**CITY COUNCIL BUSINESS MEETING AGENDA**
**Monday, June 20, 2022**
**6:00 P.M.**

**1. CALL TO ORDER**

**2. ROLL CALL**
**INVOCATION** Pastor Rife Stewart, Destiny Church
**PLEDGE OF ALLEGIANCE**

**PUBLIC HEARING:** 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

**PUBLIC HEARING:** Ann E. Berga and Teresa Warner Pre-Zoning Amendment located Southeast of the intersection of Pleasant Road and County Road 13

**PUBLIC HEARING**: Ann E. Berga and Teresa Warner Annexation Petition located Southeast of the intersection of Pleasant Road and County Road 13

**3. APPROVE MINUTES:** June 6, 2022 regular meeting

**4. REPORTS OF STANDING COMMITTEES**

**A. FINANCE COMMITTEE** – Conaway

**B. BUILDINGS & PROPERTY COMMITTEE** – Phillips
Review the May 2022 New Construction and Building Reports.
Certificates of Occupancy: 48
Permits Issues: 306
New Residential Home Permits: 15
Total Fees: $65,454.25

**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

**F. RECREATION BOARD –** Hughes

**G. UTILITY BOARD –** Coleman

**6. PUBLIC PARTICIPATION**

**7. MAYOR'S REPORT**

**8. CITY ATTORNEY REPORT**

**9. DEPARTMENT HEAD REPORTS**

**10. CITY CLERK'S REPORT**

**11. RESOLUTIONS & ORDINANCES**

**A. RESOLUTIONS:**

**2022 – 28 –** Adopt and Allocate Funds for an Outdoor Fitness Court as Part of the 2022 National Fitness Campaign

**2022 – 29 –** Acceptance of Donated Real Property to City of Daphne – Mark White

**2022 – 30 –** Vacation of Easement – Interstate-Baldwin Investments, L.L.C. – Between Lots 22 and 23, Timbercreek Subdivision, Unit Eleven

**2022 – 31 –** Vacation of Easement – Interstate-Baldwin Investments, L.L.C. – Between Lots 20 and 21, Timbercreek Subdivision, Unit Eleven

**2022 – 32 –** Donation of Real Property to City of Daphne – Oakside Village

**2022 – 33 –** Declaring Certain Property Surplus and Authorizing the Mayor to Dispose – 2011 Ford F150

**B. 2nd READ ORDINANCES:**

**2022 – 33 –** Appropriation: Alphonse Memorial Veterans Park Fence Replacement - $12,900

**2022 – 34 –** Appropriation: Splash Pad Maintenance Service - $25,000

**2022 – 35 –** Appropriation: Mayday Kayak Launch - $47,421

**2022 – 36 –** Amendment to the Longevity Pay for Employees

**1ST READ ORDINANCES:**

**2022 – 37 –** Re-Zone Property Located Southeast of the Intersection of Whispering Pines Rd and U.S. Highway 98 – Great Magnolia Properties, L.L.C. and the Stanard Family Partnership

**2022 – 38 –** Pre-Zone Property Located Southeast of the Intersection of Pleasant Road and County Road 134 – Ann E. Berga and Teresa Warner

**2022 – 39 –** Ordinance to Annex Property Contiguous to the Corporate Limits of the City of Daphne – Southeast of the Intersection of Pleasant Road and County Road 13 – Ann E. Berga and Teresa Warner

**12. COUNCIL COMMENTS**

**13. ADJOURN**

## 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:

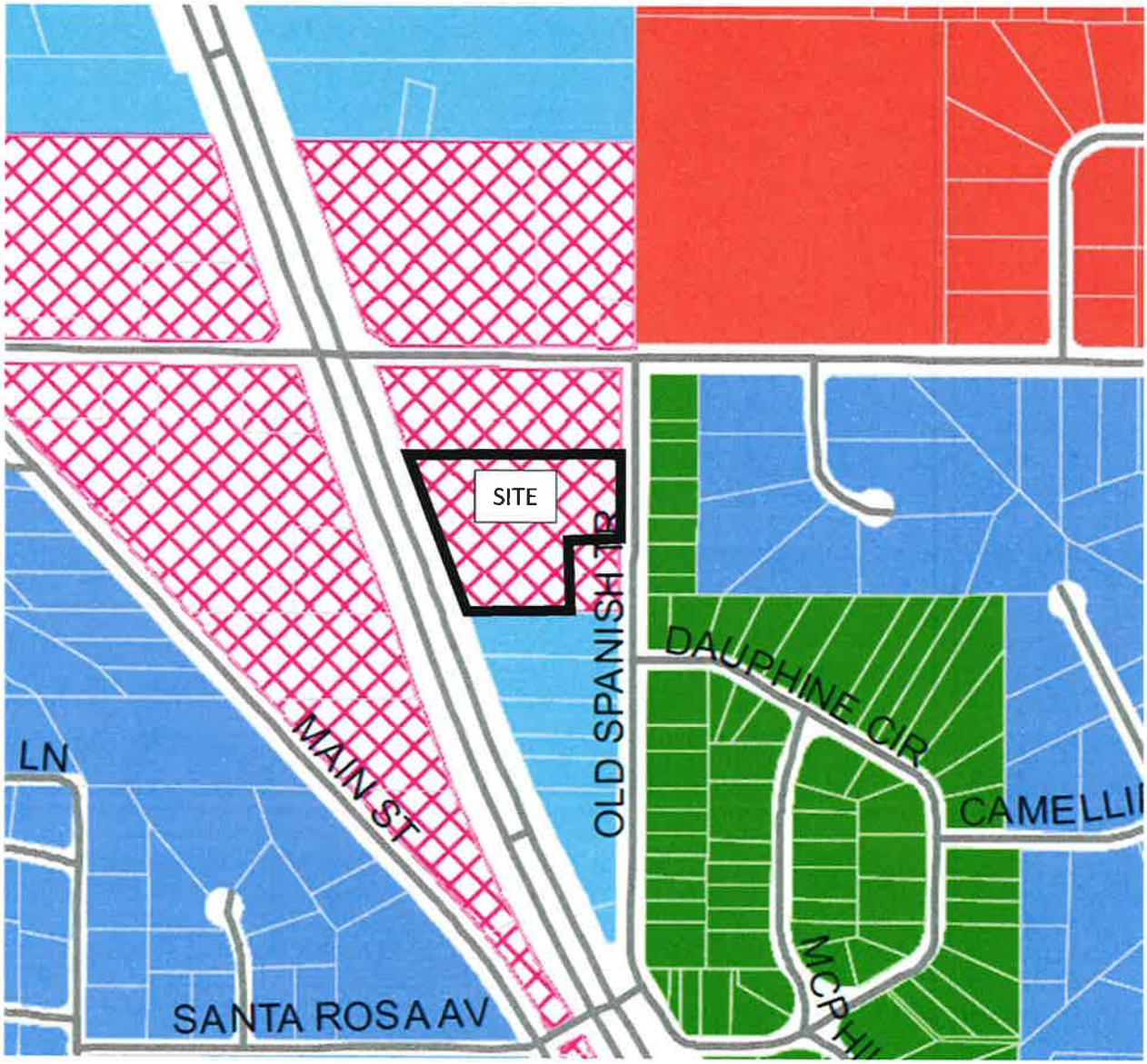
This district is intended to provide opportunity for activities causing noise and heavy traffic, not considered compatible in the more restrictive business district. These uses also serve as a regional, as well as, a local market and require location in proximity to major transportation routes.

(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)<br>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<br>**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<br>**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<br>**E-mail:** lora_lakov@uhaul.com |
| **Other:** | **Phone/Fax:**<br>**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 - April 4, 2022 for B-2
Planning Commission Reconsideration & Public Hearing - April 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"

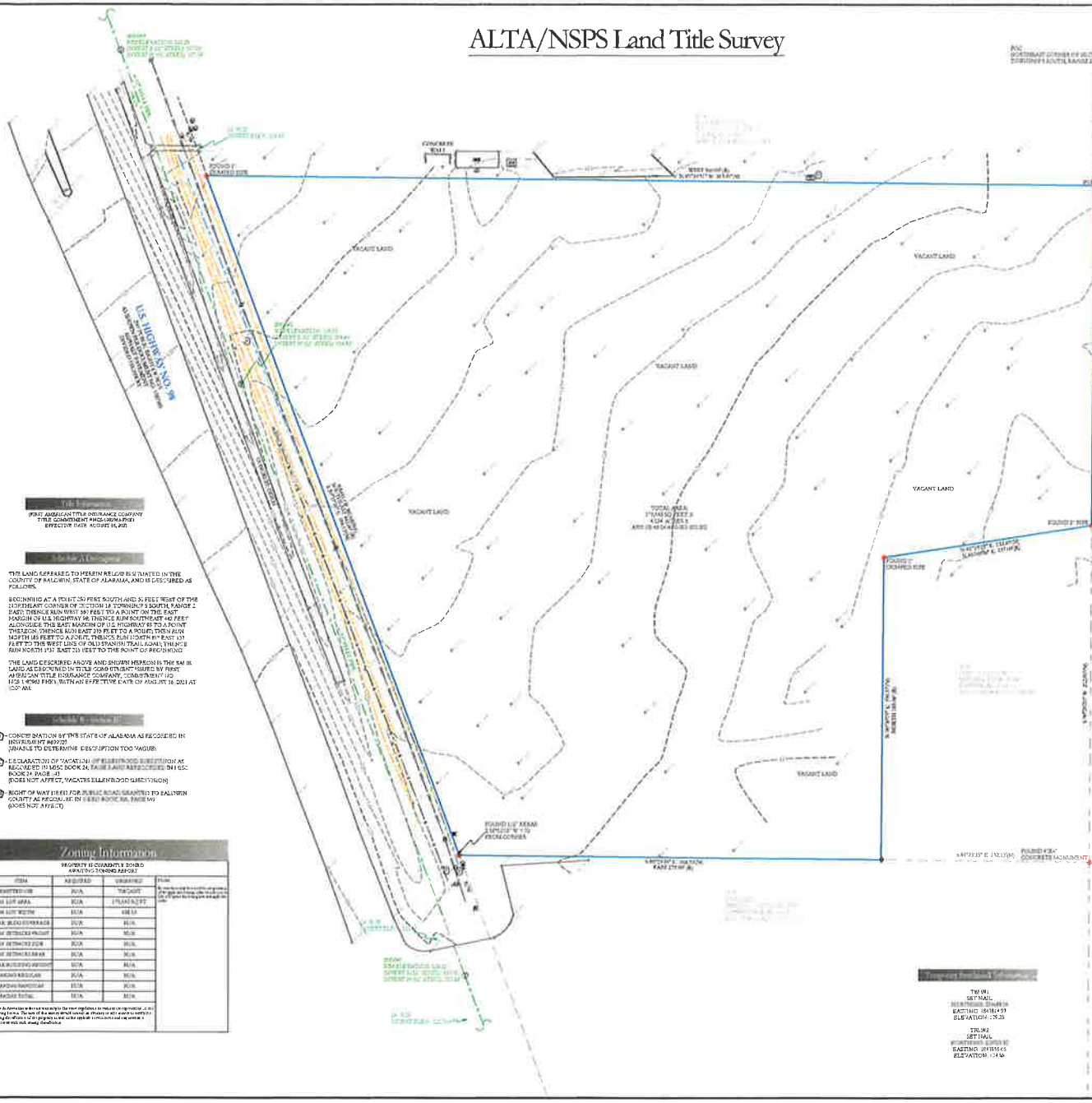
STATE OF ALABALMA

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




## Title Information

FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE COMMITMENT #NCS-1000-6-FIGO
EFFECTIVE DATE AUGUST 16, 2021

## Schedule A Description

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 SOUTHEAST CORNER OF SECTION 18 TOWNSHIP 5 SOUTH, RANGE 2 EAST; THENCE RUN WEST 380 FEET TO A POINT ON THE EAST MARGIN OF U.S. HIGHWAY 98; THENCE RUN SOUTHEAST 40 FEET ALONGSIDE THE EAST MARGIN OF U.S. HIGHWAY 98 TO A POINT THERE ON; THENCE RUN EAST 210 FEET TO A POINT; THEN RUN NORTH 185 FEET TO A POINT; THENCE RUN NORTH 89° EAST 170 FEET TO THE WEST LINE OF OLD SPANISH TRAIL ROAD; THENCE RUN NORTH 150 EAST 210 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-1000-6-FIGO, WITH AN EFFECTIVE DATE OF AUGUST 16, 2021 AT 12:00 AM.

## Schedule B - Section II

(1) - CONDEMNATION BY THE STATE OF ALABAMA AS RECORDED IN INSTRUMENT 869707
(UNABLE TO DETERMINE DESCRIPTION TOO VAGUE)

(2) - DECLARATION OF VACATION OF ELLENWOOD SUBDIVISION AS RECORDED IN MISC BOOK 24, PAGE 1 AND RERECORDED IN MISC BOOK 24, PAGE 43
(DOES NOT AFFECT, VACATES ELLENWOOD SUBDIVISION)

(3) - RIGHT OF WAY DEED FOR PUBLIC ROAD GRANTED TO BALDWIN COUNTY AS RECORDED IN DEED BOOK 318, PAGE 360
(DOES NOT AFFECT)

## Zoning Information

PROPERTY IS CURRENTLY ZONED
AFRATING ZONING REPORT

| ITEM | REQUIRED | OBSERVED | NOTE |
|---|---|---|---|
| PERMITTED USE | N/A | VACANT | |
| MIN LOT AREA | N/A | 170,647 SQ FT | |
| MIN LOT WIDTH | N/A | 488.19 | |
| MAX BLDG COVERAGE | N/A | N/A | |
| MAX BUILDING HEIGHT | N/A | N/A | |
| MIN SETBACK FRONT | N/A | N/A | |
| MIN SETBACK SIDE | N/A | N/A | |
| MIN SETBACK REAR | N/A | N/A | |
| MAX BUILDING WEIGHT | N/A | N/A | |
| PARKING REGULAR | N/A | N/A | |
| PARKING HANDICAP | N/A | N/A | |
| PARKING TOTAL | N/A | N/A | |

Zoning information is based solely on the zoning letter or information provided by a third party. The use of this survey should not be relied on as a zoning or land use report. Any reliance on this survey for zoning or land use purposes is at your own risk and should be verified with local zoning authorities.

## Miscellaneous Notes

1. COMPLETED FIELD WORK WAS SEPTEMBER 29, 2021.
2. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER ALABAMA STATE PLANE WEST ZONE NAD83, AS MEASURED ALONG THE WEST LINE OF THE SUBJECT PROPERTY WHICH BEARS S 20°37'36" E PER GPS COORDINATE OBSERVATIONS
   LATITUDE = 30°34'14.2631"
   LONGITUDE = 87°54'19.2571"
   CONVERGENCE ANGLE = 00°02'53.5483"
3. DISTANCES SHOWN ON PLAT ARE GROUND.
4. SOME FEATURES ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
5. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERENCED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. BOUNDARY MONUMENTS WERE FOUND AT POSITIONS WHERE INDICATED.
6. ANY EASEMENTS AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO SURVEYOR, AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE EASEMENTS AND RESTRICTIONS ARE SHOWN HEREON.
7. MARKS AND ACCURACIES OF ACCORDING TO DIRECT DIRECT TIME TAKEN FROM BALDWIN COUNTY TAX CARDS AND CHECK.
8. THE NEAREST FIRE HYDRANT IS AS SHOWN OR NOTED.
9. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED ALABAMA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE STATEMENTS RELATED TO THE SCHEDULE B II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO, TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL DESCRIPTION AFFECTS THE SUBJECT PROPERTY, SUCH STATEMENTS ONLY INTERPRET TO INDICATE THAT PROPERTY BOUNDARIES INDICATED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
10. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED DIMENSIONS UNLESS OTHERWISE NOTED HEREON. SECOND DIMENSIONS, IF DIFFERING FROM MEASURED DIMENSIONS, WILL BE INDICATED BY "(M)" WHERE THE DISTANCES FROM WHICH REFERENCE COMMENT THE CHARACTERS INDICATED.
11. SURVEYOR INTERVAL = 1 FOOT
12. NO PARKING SPACES OBSERVED.
13. SURVEYOR NOTES THAT THE PROPERTY ABUTS THE RIGHT OF WAY OF U.S. HIGHWAY 98 AND OLD SPANISH TRAIL. ACCESS TO THE RIGHT OF WAY MAY BE SUBJECT TO OTHER AGREEMENTS OR PROPER GOVERNMENTAL APPROVALS.
14. THERE WAS NO EVIDENCE OF MONITOR WELLS OR ANY THAT BURIED ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.
15. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, DESIGNATED GRAVE SITE OR BURIAL GROUNDS.
16. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
17. ELEVATIONS RECAPPLIFIED WITH PRESENT OBSERVATIONS UPLOADED ONLINE POSITIONS USER ADVICE. SUPPLY FOR POST PROCESSING. STAND INN CAPTURE.
18. AT THE TIME OF THE SURVEY, THERE WERE NO CHANGES IN STREET RIGHTS OF WAY LINES, BUILDING, SIDEWALKS OR PROPOSED, AND AVAILABLE FROM COUNTY OFFICES.
19. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION AREAS.
20. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
21. THE NEAREST INTERSECTION STREET IS THE INTERSECTION OF OLD SPANISH TRAIL AND WESTERN DOG TROT ROAD, WHICH IS APPROXIMATELY 3.4 FROM THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
22. SURVEYOR DID VISIT BALDWIN COUNTY TAX OFFICE FOR ADDITIONAL PROPERTIES FROM THE TITLE BINDER. SUBDIVISION OBTAINED THE SAME INFORMATION REFLECTED ON THE PLAT OF THIS SURVEY. THE USER OF THIS SURVEY SHOULD CONSULT AN ATTORNEY OR TITLE INSURER TO VERIFY THE CURRENT DEED DESCRIPTIONS FOR ADJOINING PROPERTIES.
23. REFERENCE DOCUMENTS NOTED HEREON WERE OBTAINED BY THE SURVEYOR AND ARE ALL REFERENCE STATIONS FOUND THERE OF SHOULD BE REVIEWED BY A LICENSED ATTORNEY OR TITLE INSURANCE FOR VERIFICATION. SURVEYOR DID NOT RECEIVE ANY INFORMATION FROM THE TITLE BINDER REGARDING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY OR ANY RESTRICTIONS RELATED TO THE APPLICABLE ZONING CLASSIFICATION. SURVEYOR OBTAINED THE ZONING INFORMATION REFLECTED ON THIS SURVEY ON THEIR OWN. THE USER OF THIS SURVEY SHOULD CONSULT AN ATTORNEY OR TITLE INSURER TO VERIFY THE ZONING CLASSIFICATION OF THE PROPERTY AS WELL AS THE APPLICABLE RESTRICTIONS AND REQUIREMENTS AREAS AND WITH SUCH ZONING CLASSIFICATION.
24. THERE WERE NO BUILDINGS LOCATED ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.

## Surveyor's Notes

NONE APPARENT AT THE TIME OF THE SURVEY

## Flood Zone

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 01003C0304, WHICH BEARS AN EFFECTIVE DATE OF 09/30/2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRM AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

## Utility Notes

1. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MAGNETICS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

811
Call Before You Dig

| DATE | REVISION | BY |
|---|---|---|
| | | |
| | | |
| | | |
| | | |

## Vicinity Map

NOT TO SCALE


## Legend

- FOUND MONUMENT (AS NOTED)
- COMPUTED POINT
- TEMPORARY BENCHMARK
- SEWER MANHOLE
- WATER VALVE
- FIBER OPTIC VAULT
- TELEPHONE PEDESTAL
- WATER METER
- GAS METER
- FIRE HYDRANT
- POWER POLE
- TRANSFORMER
- GENERATOR
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- F/R FOUND/REBAR
- R/W RIGHT-OF-WAY
- C/L CENTERLINE
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EC EDGE OF CONCRETE
- EA EDGE OF ASPHALT
- NG NATURAL GROUND
- CR CROWN OF ROAD
- TB TOP OF BANK
- BB BOTTOM OF BANK
- OHP OVERHEAD POWER LINE
- UGP UNDERGROUND FIBER OPTIC LINE
- UGW UNDERGROUND WATER LINE
- UGG UNDERGROUND GAS LINE
- UGS UNDERGROUND SEWER LINE
- CENTERLINE
- RIGHT-OF-WAY
- SUBJECT PROPERTY LINE


## Surveyor's Certificate

TO: FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON

DATE OF PLAT OR MAP: 10/08/2021

Preliminary

BLEW & ASSOCIATES, PA
LICENSED PROFESSIONAL LAND SURVEYOR
NO. 26128
STATE OF ALABAMA
ALABAMA COA: 1127-LS


BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3625 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1683
www.BLEWINC.com


| DATE FIELD WORK | DRAWN BY | JOB NO. |
|---|---|---|
| JC 10/18/2021 | BDB | BJ |

COUNTY: BALDWIN COUNTY, ALABAMA
JOB NAME: 21-7057
LOCATION: U.S. HIGHWAY 98, DAPHNE, ALABAMA 36526
SUBMITTED AND PREPARED FOR: AMERCO

Sheet 1 of 1

## 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.

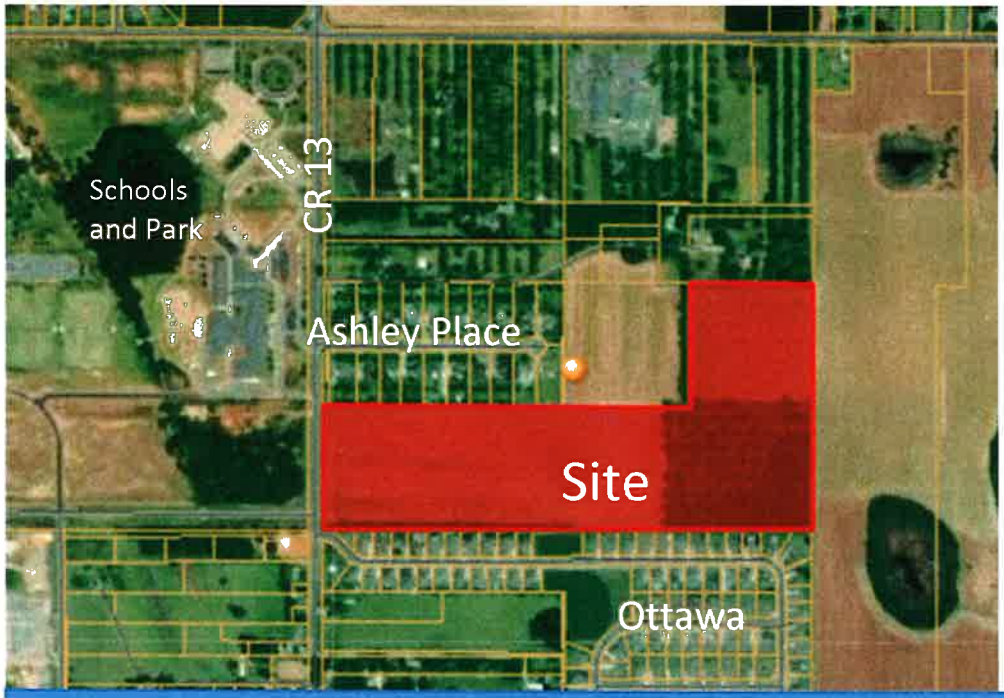
Attached please find the appropriate documentation and action of the Daphne Planning Commission.

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.

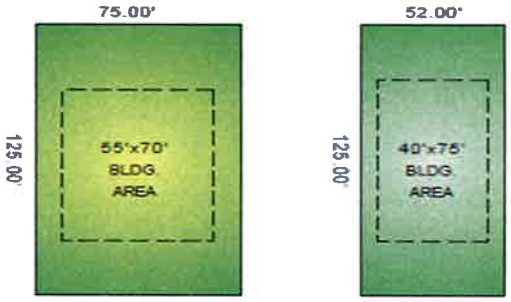
  - Ashley Place has 20 lots on 19.59 acres and that yields a density of 1.02 dwelling units per acre.
  - Ottawa Springs (phases 1 and 2) has 112 lots on 49.91 acres and that yields a density of 2.24 dwelling units/acre.
  - Grindstone proposes 157 lots on 49.9 acres and that yields a density of 3.14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

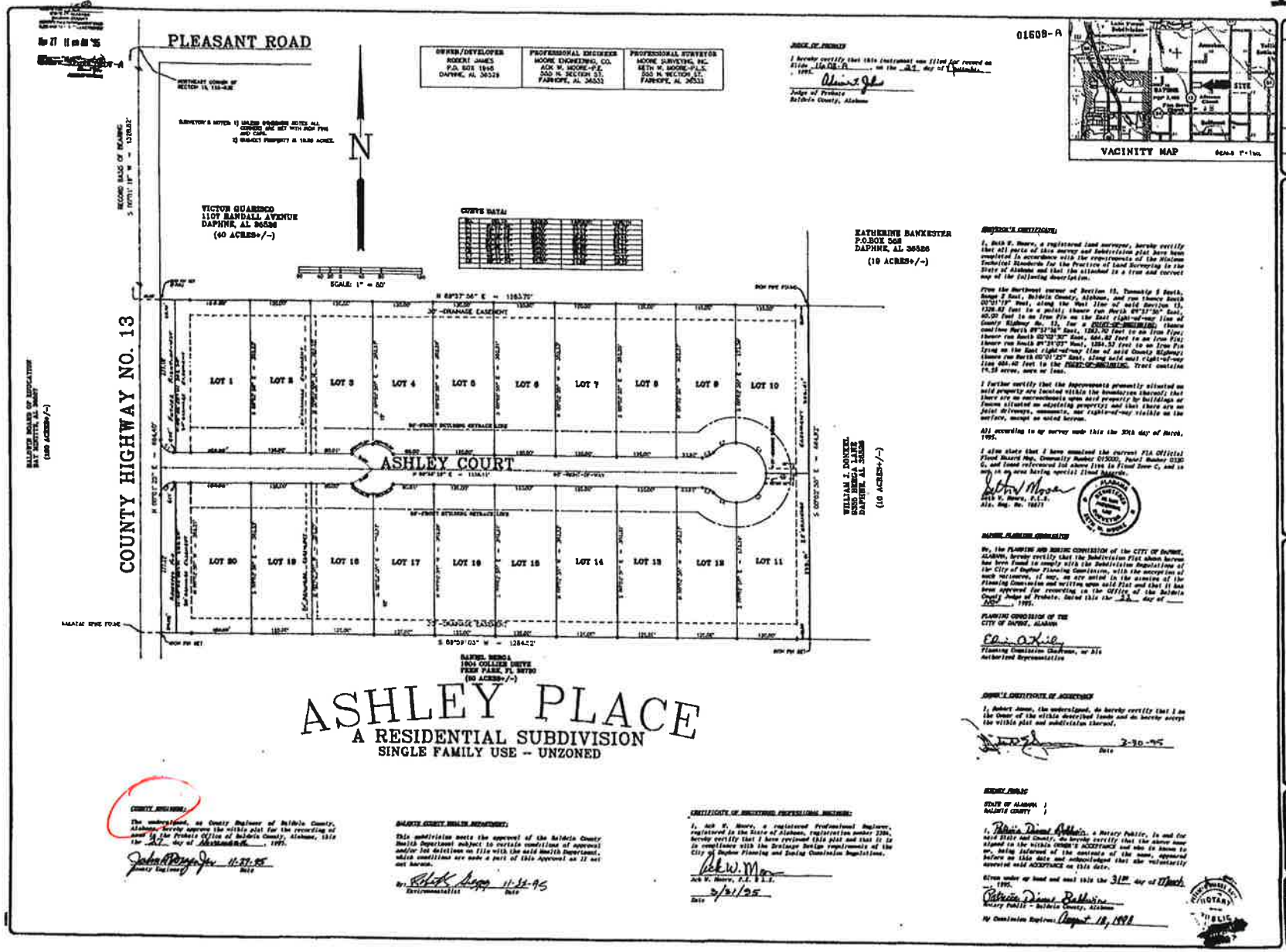
| SETBACKS: | | SETBACKS: | |
|---|---|---|---|
| Front: | 25' | Front: | 25' |
| Rear: | 30' | Rear: | 25' |
| Side: | 10' | Side: | 6' |
| Side Street: | 20' | Side Street: | 20' |

- 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

BALDWIN COUNTY HIGHWAY NO. 64
(80' RIGHT-OF-WAY ~ PAVED ROAD)

OTTAWA DRIVE
(50' RIGHT-OF-WAY)

COMMON AREA 1
COMMON AREA 2
COMMON AREA 3
COMMON AREA 4

POINT OF COMMENCEMENT AND POINT OF BEGINNING

BASIS OF BEARINGS
(DBS N89°55'43"W 1320.00')
(DREC N89°55'43"W 1320.00')

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

VICINITY MAP
1" = 1 MILE

SITE DATA
CURRENT ZONING: R-3 (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

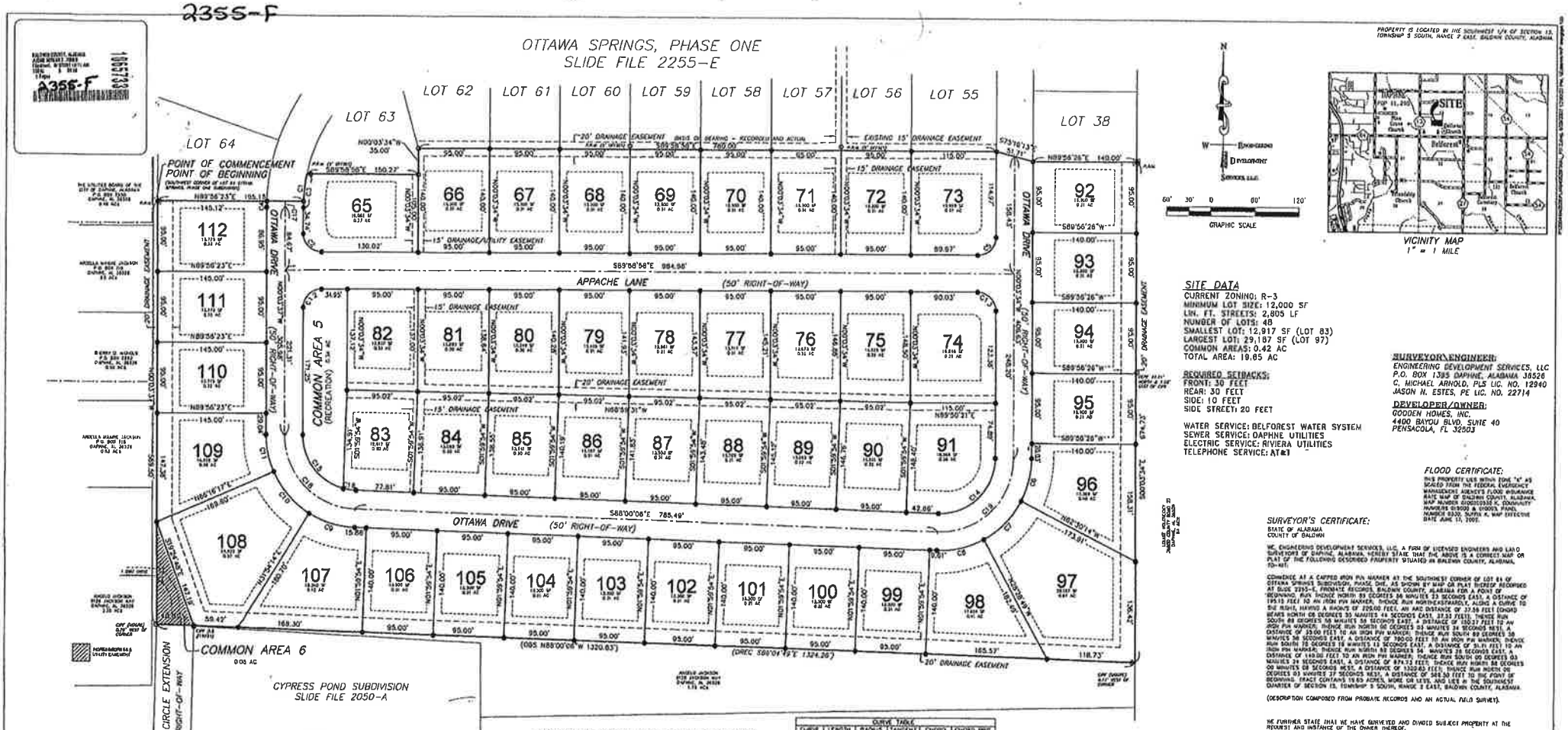
WATER SERVICE: BELFOREST WATER SYSTEM
SEWER SERVICE: DAPHNE UTILITIES
ELECTRIC SERVICE: RIVIERA UTILITIES
TELEPHONE SERVICE: BELLSOUTH

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

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 NUMBER 010028 & 010053, 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 STATE THAT THE SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

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

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
- DREC = RECORD ACCORDING TO DEED
- CIPF = CAPPED IRON PIN FOUND
- CIPP = CAPPED IRON PIN PLACED (EOS)
- OEPF = OPEN END IRON PIPE FOUND
- CRF = CRAMP 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' | 58.32' | S15°51'18"E |
| C3 | 63.87 | 225.00' | 32.09' | 63.64' | S03°57'48"W |
| C4 | 8.00' | 225.00' | 4.03' | 8.00' | S00°17'40"W |
| C5 | 39.39 | 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 | 39.39' | 25.00' | 25.01' | 35.39' | S44°08'42"W |
| C13 | 39.39' | 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' | 300.00' | 103.88' | 113.94' | N45°38'10"E |

**GENERAL NOTES:**

**CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (ELECTRIC):**
July 26, 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:**
DIRECTOR OF PUBLIC UTILITIES

**CERTIFICATION OF APPROVAL FOR THE CITY OF DAPHNE'S DIRECTOR OF COMMUNITY DEVELOPMENT:**
DATED THIS 26 DAY OF July 2007
William Hendry
DIRECTOR OF COMMUNITY DEVELOPMENT FOR THE CITY OF DAPHNE

**CERTIFICATION OF OWNERSHIP AND DEDICATION:**
DATED THIS 29 DAY OF June 07
President

**CERTIFICATION BY NOTARY PUBLIC:**
STATE OF ALABAMA/FLORIDA
COUNTY OF BALDWIN/ESCAMBIA
MY COMMISSION EXPIRES JUNE 21, 2009
COMMISSION # DD 427 003
DATED THIS 29 DAY OF July 2007

**MORTGAGEE'S ACCEPTANCE:**
THE OWNER OF THE MORTGAGE ON THE WITHIN SUBDIVISION HEREBY ACCEPTS THE PLAT AND RESTRICTIONS TO BE EXECUTED BY THE UNDERSIGNED OWNERS, SUBMITTED HEREWITH THIS THE ____ DAY OF ____
SVP

**CERTIFICATION OF APPROVAL FOR RECORDING:**
DATED THIS 25 DAY OF July 2007
Terry E. Graham
ALABAMA REPRESENTATIVE

**CERTIFICATION OF APPROVAL OF STREETS, DRAINAGE AND IMPROVEMENTS:**
DATED THIS 31 DAY OF July 2007
Walter McCauley
ALABAMA REPRESENTATIVE

**AFFIDAVIT OF LICENSED PROFESSIONAL ENGINEER:**
DATED THIS 31 DAY OF July 2007
6-29-07
ALABAMA REGISTERED ENGINEER, INC

**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"=80' |
| 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.**

Min. Lot Comparison



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

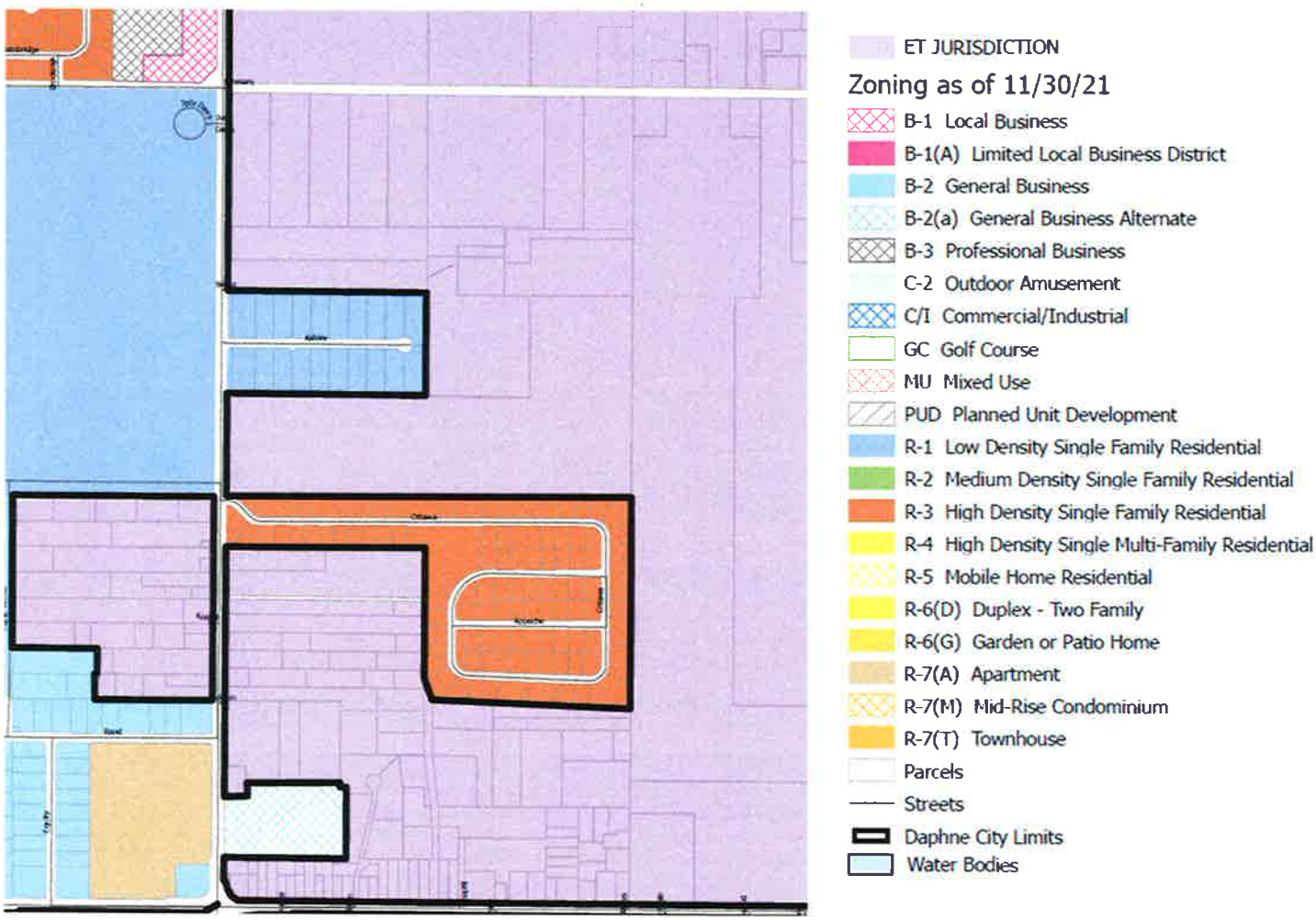
The following shall apply in districts as outlined, except Planned Unit Developments or Innovative Design for Single Family, and as provided below:

### MINIMUM LOT REQUIREMENTS

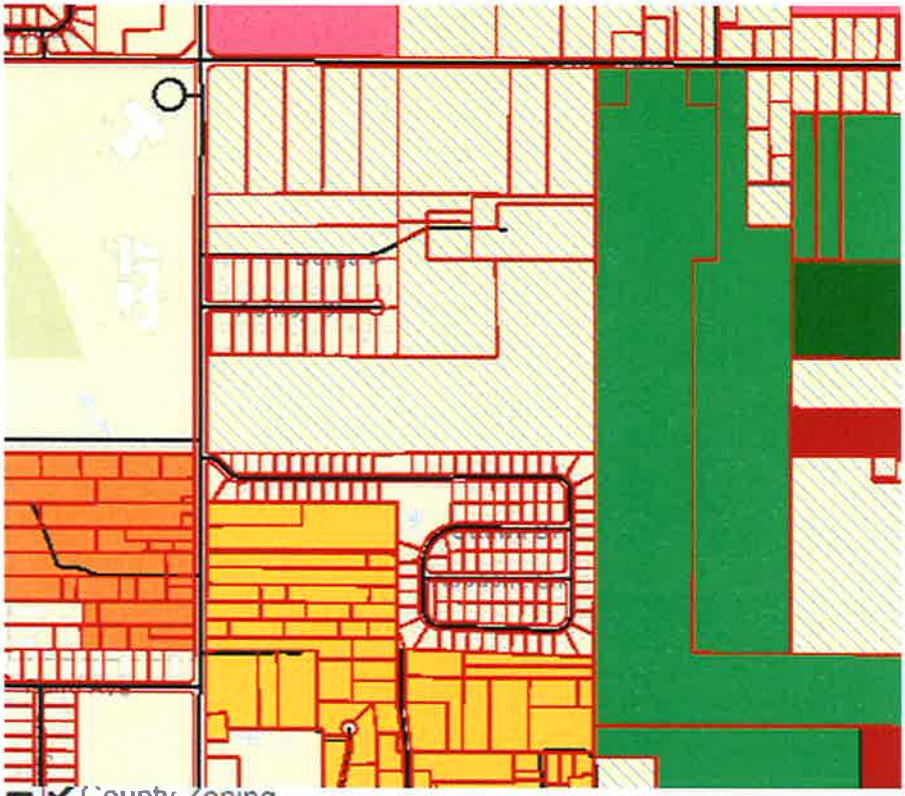
| | Minimum Lot Area Square feet (sq ft) | Minimum Lot Width at Setback Line (ft) | Maximum Lot Coverage Percent (%)[a] | Maximum Density[b] (units/acre) | Maximum Height[e] (stories) (ft) |
|---|---|---|---|---|---|
| Ashley Place **R-I, Low Density** Single Family | 20,000<br>36,240 | 100<br>120 | 25 | 2.0<br>1.02 | 2.5 stories<br>35 ft |
| **R-2, Medium Density** Residential | 15,000 | 90 | 25 | 2.5 | 2.5 stories<br>35 ft |
| Ottawa Springs **R-3, High Density** Single Family | 12,000<br>12,917 | 80<br>95 | 30 | 3.5<br>2.24 | 2.5 stories<br>35 ft |
| **R-4, High Density** Single Family– Multi-Family– | 5,000<br>7,500[c] | 50<br>85 | 38<br>35 | 8.0<br>14.0 | 3 stories<br>50 ft |
| **R-5, Mobile Homes** | **See** | **Articles** | **25 & 26** | **for** | **Details** |
| Grindstone Master Plan **R-6(G)** Garden/Patio Homes | 5,000<br>6,500 | 50<br>52 | 38 | 8<br>3.14 | 2.5 stories<br>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<br>50 ft |
| **Extra-territorial Planning Jurisdiction** | 12,000[d] | 80 | 30 | 3.5 | 2.5 stories<br>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.

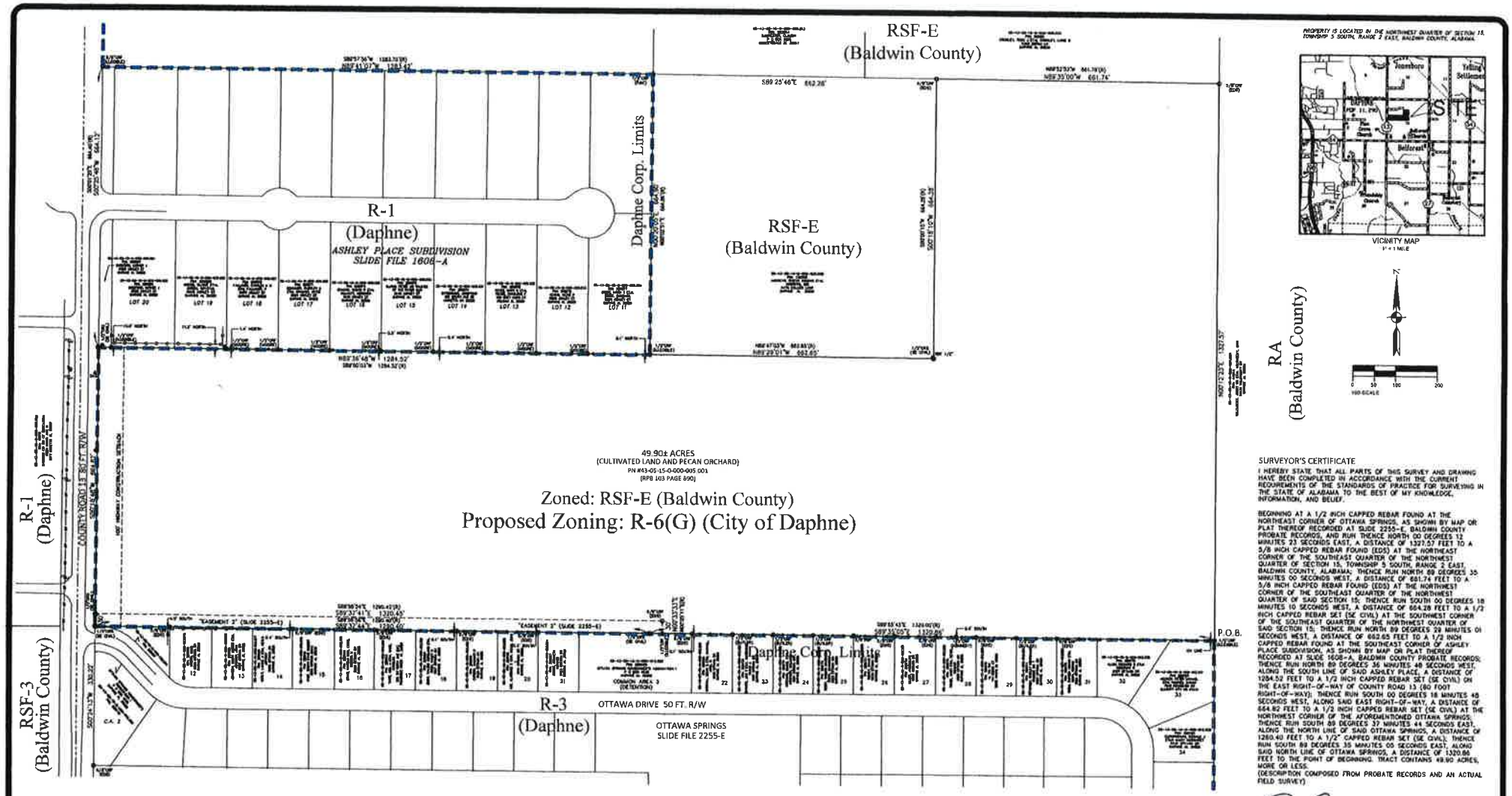
| | |
|---|---|
| Applicant's Signature: Anne E Berga (Dec 28, 2021 13:27 EST) Teresa Warner | Date Dec 28, 2021 |
| Agent's Signature: | Date 12-28-2021 |

# 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.




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)

DAVID E DIEHL AL P.L.S. NO. 28014 — 12-18-2021 DATE

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

LEGEND:

- ▲ = GAS MARKER
- ☎ = TELEPHONE PEDESTAL
- Ⓓ = DRAINAGE MANHOLE
- ○ = UTILITY POLE
- RBF ⊙ = REBAR FOUND
- CRF ⊙ = CAPPED REBAR FOUND
- CRS ⊕ = 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.

# EXHIBIT B

FLOOD STATEMENT

PROPERTY LIES IN FLOOD ZONES "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 | |
| BRELAND HOMES COASTAL | |

S.I. Civil Engineering & Surveying
850 HOLCOMB BLVD
FAIRHOPE, AL 36532
(251) 990-8084

| | |
|---|---|
| DRAWN | JAF / CED |
| CHKD. | RDC |
| PROJ MGR | DED |
| SCALE | 1" = 100' |
| PROJECT | 20211052 |
| FILE | 2021105201 |
| 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 | |
|---|---|
| Front: | 25 |
| Rear: | 30 |
| Side | 10 |
| Side Street: | 20 |

| SETBACKS | |
|---|---|
| Front: | 25 |
| Rear: | 25 |
| Side | 6 |
| 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 L. Rager | Ashley Ct. Daphne AL |
| Marilyn Catrett | Ashley Ct. Daphne AL |

Page three of _____

TO: Adrienne D Jones, AICP

Page one of 3

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

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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 |
| Ashley McGee | Ashley Court Daphne, Al |
| Carl Goodson | Ashley Ct. Daphne AL |
| Gary B. Rasor | 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 20 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

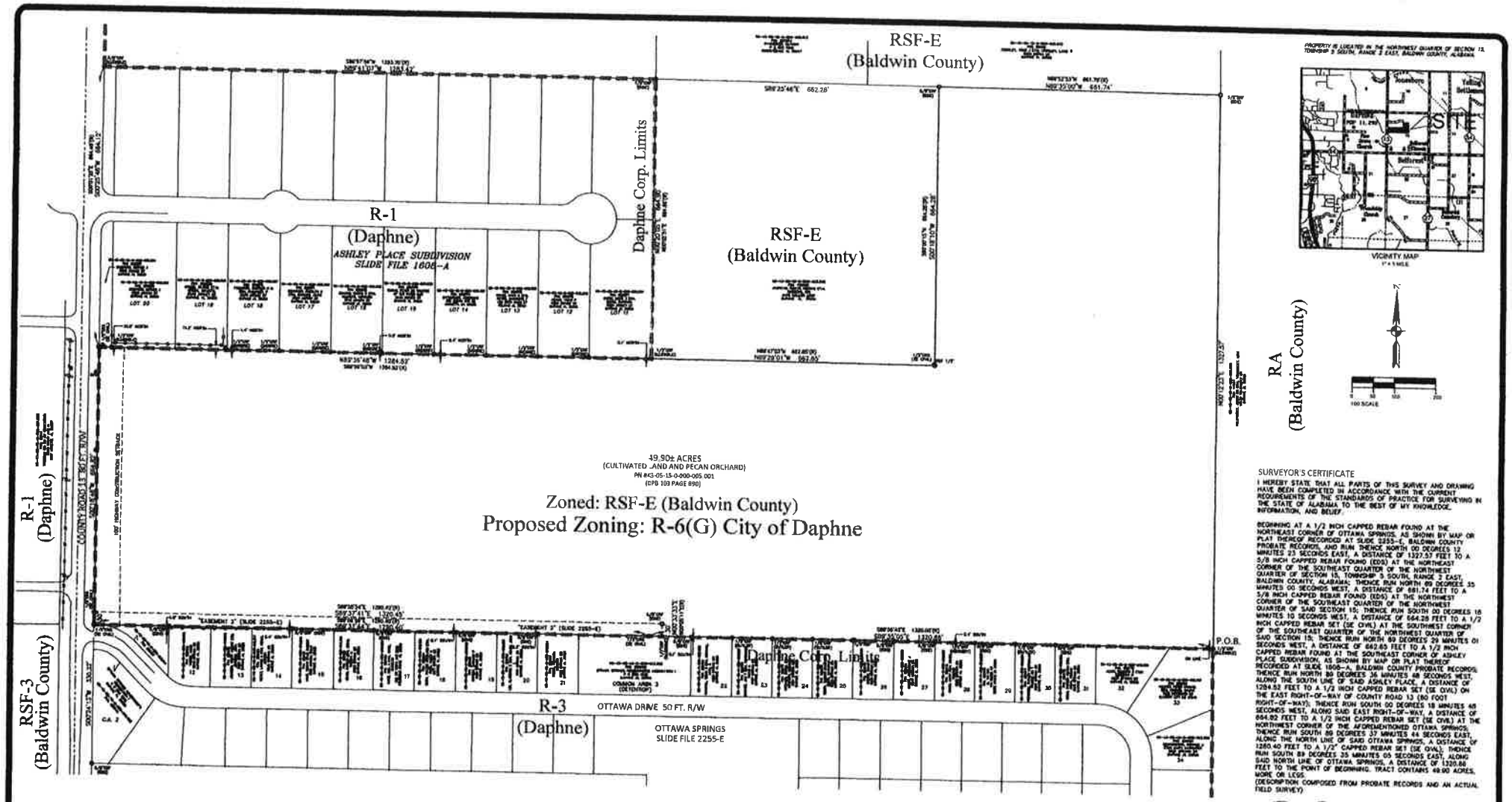
~~3501 Shoreline Dr. Austin, TX 78728~~

# 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.




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 BEARINGS, 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.

# EXHIBIT B

FLOOD STATEMENT

PROPERTY LIES IN FLOOD ZONE "X" (UNSHADED) AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 01003C0254L COMMUNITY NUMBER 010030, PANEL 0254, SUFFIX "H", MAP REVISED APRIL 18, 2010.

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 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 (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 662.85 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 1606-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 1294.52 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.

| | |
|---|---|
| PROPERTY BOUNDARY SURVEY | S.L. Civil Engineering & Surveying |
| BRELAND HOMES COASTAL | |

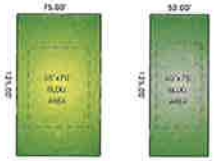
| | |
|---|---|
| DRAWN | JAP / DED |
| CHKD. | BGC |
| FIELD WORK | DED |
| SCALE | 1" = 100' |
| PROJECT | 2021-1162 |
| FILE | 2021-1162.dwg |
| SHEET | 1 OF 1 |


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

**June 6, 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 6:00pm.

**2. ROLL CALL:**

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

**COUNCIL MEMBERS ABSENT:** Steve Olen

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

**INVOCATION/PLEDGE OF ALLEGIANCE**

Invocation was given by Mr. Paul Childs, St. Stephen's Charismatic Episcopal Church.

**3. APPROVAL OF MINUTES:**

The minutes from the May 16, 2022 regular meeting and May 20, 2022 special called meeting were approved.

**4. REPORT OF STANDING COMMITTEES:**

**A. FINANCE COMMITTEE**

Councilwoman Conaway said the minutes from the May 16th meeting were in the packet. She gave the April 2022 Treasurer's Report: Unrestricted Fund Balance - $26,589,544; Total Cash Balance - $40,644,305; Sales Tax for March 2022 - $2,400,714; Lodging Tax for March 2022 - $159,477.

**MOTION by Councilwoman Conaway to recommend to Council to authorize the Mayor to enter into the contract for the Bayfront Master Plan and to use available amphitheater funds set aside in the Lodging Tax Fund for funding. No second was needed.**
**MOTION CARRIED UNANIMOUSLY.**

**B. BUILDINGS & PROPERTY COMMITTEE**

Councilwoman Phillips said the June meeting has been cancelled. The next meeting is July 11th at 5:15pm.

**C. PUBLIC SAFETY COMMITTEE**

Councilman Hughes said the next meeting is July 11th at 4:30pm. He said the minutes from the May 9, 2022 meeting were in the packet.

**D. CODE ENFORCEMENT/ORDINANCE COMMITTEE**

Councilman Olen was absent. Councilman Coleman said the committee met earlier and the next meeting is July 5th at 4:30pm.

**E. PUBLIC WORKS COMMITTEE**

Councilman Goodlin said the next meeting is July 5th at 5:15pm.

**5. REPORTS OF SPECIAL BOARDS & COMMISSIONS:**

**A. Board of Zoning Adjustments**

Adrienne Jones said there was no meeting in June and no report.

**B. Downtown Redevelopment Authority**
Councilwoman Conaway said the next meeting is June 16th at 5:30pm.

**C. Industrial Development Board**
Councilman Scott said the next meeting is June 21st at 4:30pm.

**D. Library Board**
Councilwoman Phillips said the next meeting is June 9th at 4:30pm.

**E. Planning Commission**
Councilman Coleman said the minutes from the April 28th meeting and the report from the May 26th meeting were in the packet.

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

**G. Utility Board**
Councilman Coleman said next meeting is June 29th at 5:00pm.

**6. PUBLIC PARTICIPATION:**

Public Participation opened at 6:17pm.

Lawrence Rozolsky, 102 Vega Circle, thanked Public Works for being on top of the storm water project. He said he will be making sure the City is OSHA compliant.

Larry Wilson, 26455 Zoeller Lane, commented on the speeding in their neighborhood. He asked the City of help with the issue. Mayor LeJeune asked Mr. Wilson to contact his POA for them to write a letter to the City asking for assistance.

Viki, McGinty Woerner, 130 Dunbar Loop, asked for help with restoring and making Daphne Elementary School safer. Councilman Coleman explained the schools are Baldwin County School Board buildings, but he would speak to individuals on the school board to see if steps could be taken.

Public Participation closed at 6:14pm.

**7. MAYOR'S REPORT:**

Mayor LeJeune asked for prayers for the family of Dr. Todd Chambliss who had recently passed. He said Centennial Park is progress is underway and the splash pad is constantly full. He mentioned Riviera Utilities wants to install more charging stations in the parks.

**8. CITY ATTORNEY REPORT:**

City Attorney said there was no report.

**9. DEPARTMENT HEAD COMMENTS:**

Chief Carpenter, Police, shared that Toby Pearce has been representing the City in the final leg of the Special Olympics Torch Run in Florida.

Chief Tacon, Fire Department, shared that there are two employees at Fire College. She said the Fire Department is hosting a patient extraction class. She commented that the Fire Department has had to respond to multiple carbon monoxide alarms going off in restaurants and they are trying to find out why. Councilman Scott asked about a recent house fire in Malbis. Chief Tacon said no one was injured.

Ange Baggett, Marketing and Tourism, said she and Shannon Brannon are attending National Tourism Day. She said the Civic Center is hosting the Daphne High School Wrestling Tournament and the new windows are being installed in the Daphne Museum.

Tonja Young, Museum, said the summer reading program is about to begin. She mentioned they are finishing up multiple grant applications.

Ronnie Huskey, Public Works, presented the Council with a Public Works coin to recognize their service and leadership to the City.

Charlie McDavid, Recreation, said youth football registration is open and summer camps have started at the High School.

Josh Newman, City Engineer, said the City is about to begin two drainage improvement projects.

**10. <u>CITY CLERK'S REPORT</u>:**

**MOTION by Councilwoman Phillips to approve the 050 – Retail Beer (Off Premises Only) and 070 – Retail Table Wine (Off Premises Only) to ALDI Inc Alabama located at 27060 US Highway 98, Daphne. Seconded by Councilwoman Conaway.**
**MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilwomen Phillips to approve the Annual Witches' Ride on October 30, 2022 from 4:00 – 5:00pm in Olde Towne Daphne. Seconded by Councilman Hughes.**
**MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilwoman Conaway to authorize the Mayor to execute the Amendment to the Lake Forest Marina Ground Lease Agreement. Seconded by Councilman Hughes.**
**MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilwoman Conaway to authorize the Mayor to execute the GOMESA Grant Agreement with Acquisition Provision. Seconded by Councilman Scott.**
**MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilman Scott to approve the publication and set a public hearing on July 18, 2022 for the KJC Investments, L.L.C. Pre-Zoning Amendment located Southeast of the intersection of County Road 64 and Friendship Road. Seconded by Councilman Hughes.**
**MOTION CARRIED. Councilman Coleman abstained.**

**MOTION by Councilman Scott to approve the publication and set a public hearing on July 18, 2022 for the KJC Investments, L.L.C. Zoning Amendment located Southeast of the intersection of County Road 64 and Friendship Road. Seconded by Councilman Goodlin.**
**MOTION CARRIED. Councilman Coleman abstained.**

**MOTION by Councilman Scott to approve the publication and set a public hearing on July 18, 2022 for the KJC Investments, L.L.C. Annexation Petition located Southeast of the intersection of County Road 64 and Friendship Road. Seconded by Councilman Goodlin.**
**MOTION CARRIED. Councilman Coleman abstained.**

**MOTION by Councilman Scott to approve the publication and set a public hearing on July 18, 2022 for the Olde Town Properties L.L.C. Zoning Amendment. Seconded by Councilwoman Conaway.**
**MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilman Scott to approve the publication and set a public hearing on July 18, 2022 for the Official City of Daphne Zoning Map. Seconded by Councilwoman Phillips.**
**MOTION CARRIED UNANIMOUSLY.**

City Clerk shared that they have received multiple application for the Junior City Council and they are planning to conduct interviews at the end of June/beginning of July.

**11. <u>RESOLUTIONS & ORDINANCES</u>:**

**A. RESOLUTIONS:**

**2022 – 26 –** US 90 Widening: ATRIP II

**2022 – 27 -** Authorizing the Submission of An FY 2023 Transportation Alternatives Set-Aside Program Grant to the Alabama Department of Transportation to Construct on Pollard Road and Park Drive

**MOTION by Councilman Scott to waive the reading of Resolution 2022-26. Seconded by Councilman Hughes.**
**MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilman Scott to adopt Resolutions 2022-26. Seconded by Councilman Hughes.**
**MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilman Scott to waive the reading of Resolution 2022-27. Seconded by Councilman Goodlin.**
**MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilman Scott to adopt Resolution 2022-27. Seconded by Councilman Goodlin.**
**MOTION CARRIED UNANIMOUSLY.**

**<u>ORDINANCES</u>:**

**B. 2nd READ ORDINANCES:**

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

**MOTION by Councilwoman Conaway to waive the reading of Ordinance 2022-32. Seconded by Councilwoman Phillips.**
**MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilwoman Conaway to adopt Ordinance 2022-32. Seconded by Councilwoman Philips.**
**MOTION CARRIED UNANIMOUSLY.**

**C. 1ST READ ORDINANCES:**

**2022 – 33 –** Appropriation: Alphonse Memorial Veterans Park Fence Replacement - $12,900

**2022 – 34 –** Appropriation: Splash Pad Maintenance Service - $25,000

**2022 – 35 –** Appropriation: Mayday Kayak Launch - $47,421

**2022 – 36 –** Amendment to the Longevity Pay for Employees

**12. COUNCIL COMMENTS:**

Councilwoman Conaway thanked Ms. Woerner for coming and sharing. She thanked Mr. Huskey for the coin and reminded everyone to keep Dr. Chambliss' family in your prayers.

Councilman Goodlin thanked Public Works and Engineering for their work.

Councilman Scott thanked Mr. Huskey for the coin and Public Works for their hard work.

Councilman Hughes echoed Councilman Scott's comments regarding Public Works.

Councilwoman Phillips thanked Public Works for their newsletters. She thanked the City Staff for their work and the Mayor for his leadership. She thanked Ms. Woerner for sharing her concerns.

Mayor LeJeune acknowledged that Lt. Ardis will be graduating the FBI Academy on Thursday.

Councilman Coleman thanked Mr. Huskey for recognition and thanked Public Works for their hard work. He said Centennial Park looks great and that he is excited for the Junior City Council.

**13. ADJOURN:**

THERE BEING NO FURTHER BUSINESS TO DISCUSS, COUNCIL ADJOURNED AT 6:41 PM.

Respectfully submitted by,

_____
Candace G. Antinarella, CMC, City Clerk

Certification of Presiding Officer,

_____
Joel Coleman, Council President

# 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 | **$65,454.25** | 247 | 294 | 380 | **306** | 18 | 39 | 42 | **48** |
| 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 | **$936,337.09** | 2476 | 3577 | 4537 | **2658** | 262 | 396 | 451 | **365** |
| Percent +- | NA | 80.09% | -15.14% | | NA | 44.47% | 26.84% | | NA | 51.15% | 13.89% | |

**May Notes**

Inspections- 554 Building / 210 Environmental = 764 total inspections

306 Permits issued, 48 Certificate Of Occupancies issued, 15 New home permits issued

17 Residential New Residential Pending review and pickup

BCEGS ISO Audit complete- Rating 4 residential, 4 Commercial. 2012 rating 5/5, 2007 rating 6/5

Interviews in progress for vacant Building Inspector- Recommend adding additional part-time position

# PERMITS ISSUED BY (05/01/2022 TO 05/31/2022)
# FOR CITY OF DAPHNE

## Building Permit (Commercial)

### *Work Class New Contruction (Commercial)*

**BLDC-011921-2022**
**Type:** Building Permit (Commercial)
**District:**
**Main Address:** 8019 Kettig Sq
**Status:** Issued
**Workclass:** New Contruction (Commercial)
**Project:**
**Parcel:** Daphne, AL 36526
**Application Date:** 05/17/2022
**Issue Date:** 05/18/2022
**Expiration:** 11/14/2022
**Last Inspection:**
**Finaled Date:**
**Zone:**
**Sq Ft:** 0
**Valuation:** $676,000.00
**Fee Total:** $5,320.00
**Assigned To:**
**Additional Info:**
**Subdivision:** POLLARD PROFESSIONAL PARK
**Lot Number:** 2
**Zoned:** B-2
**Master Permit:** 19-
**Contract Value:** 676000.00

**Description:** LOT 2 POLLARD PROFESSIONAL PARK

**Contractor:** Langenbach Construction LLC 1275 P.O. Box Point Clear, AL 36526 251-928-4044 johnnylangenbach@gmail.com

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

**alue total for Permit Type Building Permit (Commercial): $676,000.00 ee total for Permit Type Building Permit (Commerc** **PERMITS ISSUED for Permit Type: 1**

## Building Permit (Residential)

### *Work Class New Construction (Residential)*

**BLDR-011733-2022**
**Type:** Building Permit (Residential)
**District:**
**Main Address:** 1104B Randall Ave
**Status:** Issued
**Workclass:** New Construction (Residential)
**Project:**
**Parcel:** Daphne, AL 36526
**Application Date:** 05/02/2022
**Issue Date:** 05/02/2022
**Expiration:** 10/31/2022
**Last Inspection:**
**Finaled Date:**
**Zone:**
**Sq Ft:** 0
**Valuation:** $470,596.82
**Fee Total:** $2,555.00
**Assigned To:**
**Additional Info:**
**Heated and Cooled Valuation:** 414070
**Number of Stories:** 0
**Heated and Cooled Square Feet:** 3978
**Non-Heated and Cooled Square Feet:** 1160
**Non-Heated and Cooled Valuation:** 56526.8
**IRC Residential Building Code Year:** 2018

**BLDR-011782-2022**
**Type:** Building Permit (Residential)
**District:**
**Main Address:** 488 Ridgewood Dr Daphne, AL 36526
**Status:** Issued
**Workclass:** New Construction (Residential)
**Project:** Lake Forest
**Parcel:**
**Application Date:** 05/05/2022
**Issue Date:** 05/25/2022
**Expiration:** 11/21/2022
**Last Inspection:**
**Finaled Date:**
**Zone:**
**Sq Ft:** 0
**Valuation:** $201,720.25
**Fee Total:** $1,110.00
**Assigned To:**
**Additional Info:**
**Heated and Cooled Valuation:** 174455
**Number of Stories:** 0
**Heated and Cooled Square Feet:** 1676
**Non-Heated and Cooled Square Feet:** 559.52
**Non-Heated and Cooled Valuation:** 27265.4
**IRC Residential Building Code Year:** 2018
**Subdivision:** LAKE FOREST
**Subdivison Unit or Phase:** 25
**Lot Number:** 30
**Zoned:** R-3
**Watershed:** Tiawasee

**Description:** Lot 30 Phase 25 Lake Forest

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**BLDR-011787-2022**
**Type:** Building Permit (Residential)
**District:**
**Main Address:** 27731 French Settlement Dr Daphne, AL 36526
**Status:** Issued
**Workclass:** New Construction (Residential)
**Project:** French Settlement Phase 4
**Parcel:**
**Application Date:** 05/05/2022
**Issue Date:** 05/06/2022
**Expiration:** 11/02/2022
**Last Inspection:**
**Finaled Date:**
**Zone:**
**Sq Ft:** 0
**Valuation:** $252,795.80
**Fee Total:** $1,465.00
**Assigned To:**
**Additional Info:**
**Heated and Cooled Valuation:** 214738
**Number of Stories:** 0
**Heated and Cooled Square Feet:** 2063
**Non-Heated and Cooled Square Feet:** 781
**Non-Heated and Cooled Valuation:** 38058.1
**IRC Residential Building Code Year:** 2018
**Subdivision:** FRENCH SETTLEMENT
**Subdivison Unit or Phase:** 4A
**Lot Number:** 24
**Zoned:** R-6G
**Watershed:** Tiawasee

**Description:** LOT 24 PHASE 4A FRENCH SETTLEMENT

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

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**BLDR-011788-2022**
**Type:** Building Permit (Residential)
**District:**
**Main Address:** 27693 French Settlement Dr Daphne, AL 36526
**Status:** Issued
**Workclass:** New Construction (Residential)
**Project:** French Settlement Phase 4
**Parcel:**
**Application Date:** 05/05/2022
**Issue Date:** 05/06/2022
**Expiration:** 11/02/2022
**Last Inspection:**
**Finaled Date:**
**Zone:**
**Sq Ft:** 0
**Valuation:** $252,795.00
**Fee Total:** $1,465.00
**Assigned To:**
**Additional Info:**
**Heated and Cooled Valuation:** 214738
**Number of Stories:** 0
**Heated and Cooled Square Feet:** 2063
**Non-Heated and Cooled Square Feet:** 781
**Non-Heated and Cooled Valuation:** 38058.1
**IRC Residential Building Code Year:** 2018
**Subdivision:** FRENCH SETTLEMENT
**Subdivison Unit or Phase:** 4A
**Lot Number:** 17
**Zoned:** R-6G
**Watershed:** Tiawasee

**Description:** LOT 17 PH 4A FRENCH SETTLEMENT

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

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# PERMITS ISSUED BY (05/01/2022 TO 05/31/2022)

**BLDR-011789-2022** | **Type:** Building Permit (Residential) | **District:** | **Main Address:** 27737 French Settlement Dr
**Status:** Issued | **Workclass:** New Construction (Residential) | **Project:** French Settlement Phase 4 | **Parcel:** | Daphne, AL 36526
**Application Date:** 05/05/2022 | **Issue Date:** 05/06/2022 | **Expiration:** 11/02/2022 | **Last Inspection:** | **Finaled Date:**
**Zone:** | **Sq Ft:** 0 | **Valuation:** $252,795.80 | **Fee Total:** $1,465.00 | **Assigned To:**
**Additional Info:**
**Heated and Cooled Valuation:** 214738 | **Number of Stories:** 0 | **Heated and Cooled Square Feet:** 2063 | **Non-Heated and Cooled Square Feet:** 781 | **Non-Heated and Cooled Valuation:** 38058.1
**IRC Residential Building Code Year:** 2018 | **Subdivision:** FRENCH SETTLEMENT | **Subdivison Unit or Phase:** 4A | **Lot Number:** 25 | **Zoned:** R-6G
**Watershed:** Tiawasee

**Description:** LOT 25 PH 4A FRENCH SETTLEMENT

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

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**BLDR-011790-2022** | **Type:** Building Permit (Residential) | **District:** | **Main Address:** 27719 French Settlement Dr
**Status:** Issued | **Workclass:** New Construction (Residential) | **Project:** French Settlement Phase 4 | **Parcel:** | Daphne, AL 36526
**Application Date:** 05/05/2022 | **Issue Date:** 05/06/2022 | **Expiration:** 11/02/2022 | **Last Inspection:** | **Finaled Date:**
**Zone:** | **Sq Ft:** 0 | **Valuation:** $252,795.80 | **Fee Total:** $1,465.00 | **Assigned To:**
**Additional Info:**
**Heated and Cooled Valuation:** 214738 | **Number of Stories:** 0 | **Heated and Cooled Square Feet:** 2063 | **Non-Heated and Cooled Square Feet:** 781 | **Non-Heated and Cooled Valuation:** 38058.1
**IRC Residential Building Code Year:** 2018 | **Subdivision:** FRENCH SETTLEMENT | **Subdivison Unit or Phase:** 4A | **Lot Number:** 22 | **Zoned:** R-6G
**Watershed:** Tiawasee

**Description:** LOT 22 PH 4A FRENCH SETTLEMENT

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

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**BLDR-011928-2022** | **Type:** Building Permit (Residential) | **District:** | **Main Address:** 27699 French Settlement
**Status:** Issued | **Workclass:** New Construction (Residential) | **Project:** French Settlement | **Parcel:** | Daphne, AL
**Application Date:** 05/17/2022 | **Issue Date:** 05/23/2022 | **Expiration:** 11/21/2022 | **Last Inspection:** | **Finaled Date:**
**Zone:** | **Sq Ft:** 0 | **Valuation:** $222,292.46 | **Fee Total:** $1,315.00 | **Assigned To:**
**Additional Info:**
**Heated and Cooled Valuation:** 187987 | **Number of Stories:** 0 | **Heated and Cooled Square Feet:** 1806 | **Non-Heated and Cooled Square Feet:** 704 | **Non-Heated and Cooled Valuation:** 34305.9
**IRC Residential Building Code Year:** 2018 | **Subdivision:** FRENCH SETTLEMENT | **Subdivison Unit or Phase:** 4A | **Lot Number:** 18 | **Zoned:** PUD
**Watershed:** Tiawasee | **Flood Zone:** X

**Description:** LOT 18 PH 4A

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

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**BLDR-011929-2022** **Type:** Building Permit (Residential) **District:** **Main Address:** 27713 French Settlement Dr
**Status:** Issued **Workclass:** New Construction (Residential) **Project:** French Settlement **Parcel:** Daphne, AL
**Application Date:** 05/17/2022 **Issue Date:** 05/23/2022 **Expiration:** 11/21/2022 **Last Inspection:** **Finaled Date:**
**Zone:** **Sq Ft:** 0 **Valuation:** $224,576.14 **Fee Total:** $1,325.00 **Assigned To:**
**Additional Info:**
**Heated and Cooled Valuation:** 187882 **Number of Stories:** 0 **Heated and Cooled Square Feet:** 1805 **Non-Heated and Cooled Square Feet:** 753 **Non-Heated and Cooled Valuation:** 36693.7
**IRC Residential Building Code Year:** 2018 **Subdivision:** FRENCH SETTLEMENT **Subdivison Unit or Phase:** 4A **Lot Number:** 21 **Zoned:** PUD
**Watershed:** Tiawasee **Flood Zone:** X

**Description:** LOT 21 PH 4A

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

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**BLDR-011930-2022** **Type:** Building Permit (Residential) **District:** **Main Address:** 27379 French Settlement Dr
**Status:** Issued **Workclass:** New Construction (Residential) **Project:** French Settlement **Parcel:** Daphne, AL
**Application Date:** 05/17/2022 **Issue Date:** 05/23/2022 **Expiration:** 11/21/2022 **Last Inspection:** **Finaled Date:**
**Zone:** **Sq Ft:** 0 **Valuation:** $308,421.63 **Fee Total:** $1,745.00 **Assigned To:**
**Additional Info:**
**Heated and Cooled Valuation:** 272508 **Number of Stories:** 0 **Heated and Cooled Square Feet:** 2618 **Non-Heated and Cooled Square Feet:** 737 **Non-Heated and Cooled Valuation:** 35914
**IRC Residential Building Code Year:** 2018 **Subdivision:** FRENCH SETTLEMENT **Subdivison Unit or Phase:** 4A **Lot Number:** 6 **Zoned:** PUD
**Watershed:** Tiawasee **Flood Zone:** X

**Description:** LOT 6 PH 4A FRENCH SETTLEMENT

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

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**BLDR-011931-2022** **Type:** Building Permit (Residential) **District:** **Main Address:** 10856 Secretariat Blvd
**Status:** Issued **Workclass:** New Construction (Residential) **Project:** Jubilee Farms Phase 6 **Parcel:** Daphne, AL
**Application Date:** 05/17/2022 **Issue Date:** 05/23/2022 **Expiration:** 11/21/2022 **Last Inspection:** **Finaled Date:**
**Zone:** **Sq Ft:** 0 **Valuation:** $327,229.10 **Fee Total:** $1,840.00 **Assigned To:**
**Additional Info:**
**Heated and Cooled Valuation:** 288537 **Number of Stories:** 0 **Heated and Cooled Square Feet:** 2772 **Non-Heated and Cooled Square Feet:** 794 **Non-Heated and Cooled Valuation:** 38691.6
**IRC Residential Building Code Year:** 2018 **Subdivision:** JUBILEE FARMS **Subdivison Unit or Phase:** 6 **Lot Number:** 308 **Zoned:** PUD
**Watershed:** Fish River **Flood Zone:** X

**Description:** LOT 308 PH 6

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

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# PERMITS ISSUED BY (05/01/2022 TO 05/31/2022)

**BLDR-011951-2022** | **Type:** Building Permit (Residential) | **District:** | **Main Address:** 27371 French Settlement Dr
**Status:** Issued | **Workclass:** New Construction (Residential) | **Project:** French Settlement Phase 4 | **Parcel:** | Daphne, AL 36526
**Application Date:** 05/20/2022 | **Issue Date:** 05/23/2022 | **Expiration:** 11/21/2022 | **Last Inspection:** | **Finaled Date:**
**Zone:** | **Sq Ft:** 0 | **Valuation:** $297,330.41 | **Fee Total:** $1,690.00 | **Assigned To:**
**Additional Info:**
**Heated and Cooled Valuation:** 262099 | **Number of Stories:** 0 | **Heated and Cooled Square Feet:** 2518 | **Non-Heated and Cooled Square Feet:** 723 | **Non-Heated and Cooled Valuation:** 35231.8
**IRC Residential Building Code Year:** 2018 | **Subdivision:** FRENCH SETTLEMENT | **Subdivison Unit or Phase:** 4A | **Lot Number:** 5 | **Zoned:** R-3
**Watershed:** Tiawasee | **Flood Zone:** X

**Description:** LOT 5 PH 4A FRENCH SETTLEMENT

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

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**BLDR-011952-2022** | **Type:** Building Permit (Residential) | **District:** | **Main Address:** 27394 Felicity Ln
**Status:** Issued | **Workclass:** New Construction (Residential) | **Project:** French Settlement Phase 4 | **Parcel:** | Daphne, AL 36526
**Application Date:** 05/20/2022 | **Issue Date:** 05/23/2022 | **Expiration:** 11/21/2022 | **Last Inspection:** | **Finaled Date:**
**Zone:** | **Sq Ft:** 0 | **Valuation:** $313,186.23 | **Fee Total:** $1,770.00 | **Assigned To:**
**Additional Info:**
**Heated and Cooled Valuation:** 271571 | **Number of Stories:** 0 | **Heated and Cooled Square Feet:** 2609 | **Non-Heated and Cooled Square Feet:** 854 | **Non-Heated and Cooled Valuation:** 41615.4
**IRC Residential Building Code Year:** 2018 | **Subdivision:** FRENCH SETTLEMENT | **Subdivison Unit or Phase:** 4A | **Lot Number:** 10 | **Zoned:** R-3
**Watershed:** Tiawasee | **Flood Zone:** X

**Description:** LOT 10 PH 4A FRENCH SETTLEMENT

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

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**BLDR-011953-2022** | **Type:** Building Permit (Residential) | **District:** | **Main Address:** 27406 Felicity Ln
**Status:** Issued | **Workclass:** New Construction (Residential) | **Project:** French Settlement Phase 4 | **Parcel:** | Daphne, AL 36526
**Application Date:** 05/20/2022 | **Issue Date:** 05/23/2022 | **Expiration:** 11/21/2022 | **Last Inspection:** | **Finaled Date:**
**Zone:** | **Sq Ft:** 0 | **Valuation:** $315,590.58 | **Fee Total:** $1,780.00 | **Assigned To:**
**Additional Info:**
**Heated and Cooled Valuation:** 279482 | **Number of Stories:** 0 | **Heated and Cooled Square Feet:** 2685 | **Non-Heated and Cooled Square Feet:** 741 | **Non-Heated and Cooled Valuation:** 36108.9
**IRC Residential Building Code Year:** 2018 | **Subdivision:** FRENCH SETTLEMENT | **Subdivison Unit or Phase:** 4A | **Lot Number:** 9 | **Zoned:** R3
**Watershed:** Tiawasee | **Flood Zone:** X

**Description:** LOT 9 PH 4A FRENCH SETTLEMENT

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

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# PERMITS ISSUED BY (05/01/2022 TO 05/31/2022)

**BLDR-011954-2022** | **Type:** Building Permit (Residential) | **District:** | **Main Address:** 27370 Felicity Ln
**Status:** Issued | **Workclass:** New Construction (Residential) | **Project:** French Settlement Phase 4 | **Parcel:** | Daphne, AL 36526
**Application Date:** 05/20/2022 | **Issue Date:** 05/23/2022 | **Expiration:** 11/21/2022 | **Last Inspection:** | **Finaled Date:**
**Zone:** | **Sq Ft:** 0 | **Valuation:** $332,473.71 | **Fee Total:** $1,865.00 | **Assigned To:**
**Additional Info:**
**Heated and Cooled Valuation:** 292077 | **Number of Stories:** 0 | **Heated and Cooled Square Feet:** 2806 | **Non-Heated and Cooled Square Feet:** 829 | **Non-Heated and Cooled Valuation:** 40397.2
**IRC Residential Building Code Year:** 2018 | **Subdivision:** FRENCH SETTLEMENT | **Subdivison Unit or Phase:** 4A | **Lot Number:** 12 | **Zoned:** R-3
**Watershed:** Tiawasee | **Flood Zone:** X

**Description:** LOT 12 PH 4A FRENCH SETTLEMENT

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

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**BLDR-012016-2022** | **Type:** Building Permit (Residential) | **District:** | **Main Address:** 10893 Secretariat Blvd
**Status:** Fees Due | **Workclass:** New Construction (Residential) | **Project:** Jubilee Farms Phase 6 | **Parcel:** | Daphne, AL 36526
**Application Date:** 05/26/2022 | **Issue Date:** 05/26/2022 | **Expiration:** 11/22/2022 | **Last Inspection:** | **Finaled Date:**
**Zone:** | **Sq Ft:** 0 | **Valuation:** $313,995.75 | **Fee Total:** $1,770.00 | **Assigned To:**
**Additional Info:**
**Heated and Cooled Valuation:** 279690 | **Number of Stories:** 0 | **Heated and Cooled Square Feet:** 2687 | **Non-Heated and Cooled Square Feet:** 704 | **Non-Heated and Cooled Valuation:** 34305.9
**IRC Residential Building Code Year:** 2018 | **Subdivision:** JUBILEE FARMS | **Subdivison Unit or Phase:** 6 | **Lot Number:** 324 | **Zoned:** PUD
**Watershed:** Fly Creek | **Flood Zone:** X

**Description:** LOT 324 PHASE 6 JUBILEE FARMS

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

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***Value total for Work Class New Construction (Residential):*** ***Fee total for Work Class New Construction (Residential):***

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**alue total for Permit Type Building Permit (Residential): $4,338,595.4 e total for Permit Type Building Permit (Residentia** **PERMITS ISSUED for Permit Type: 15**

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**GRAND TOTAL VALUE: $5,014,595.48** **GRAND TOTAL FEES: $29,945.00** **GRAND TOTAL OF PERMITS: 16**

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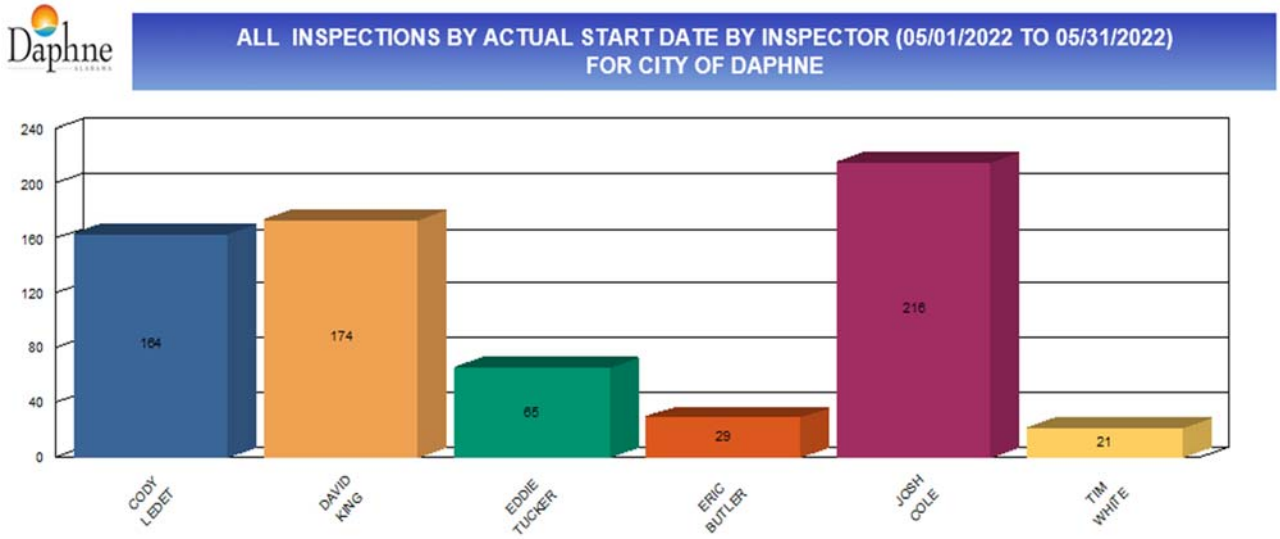
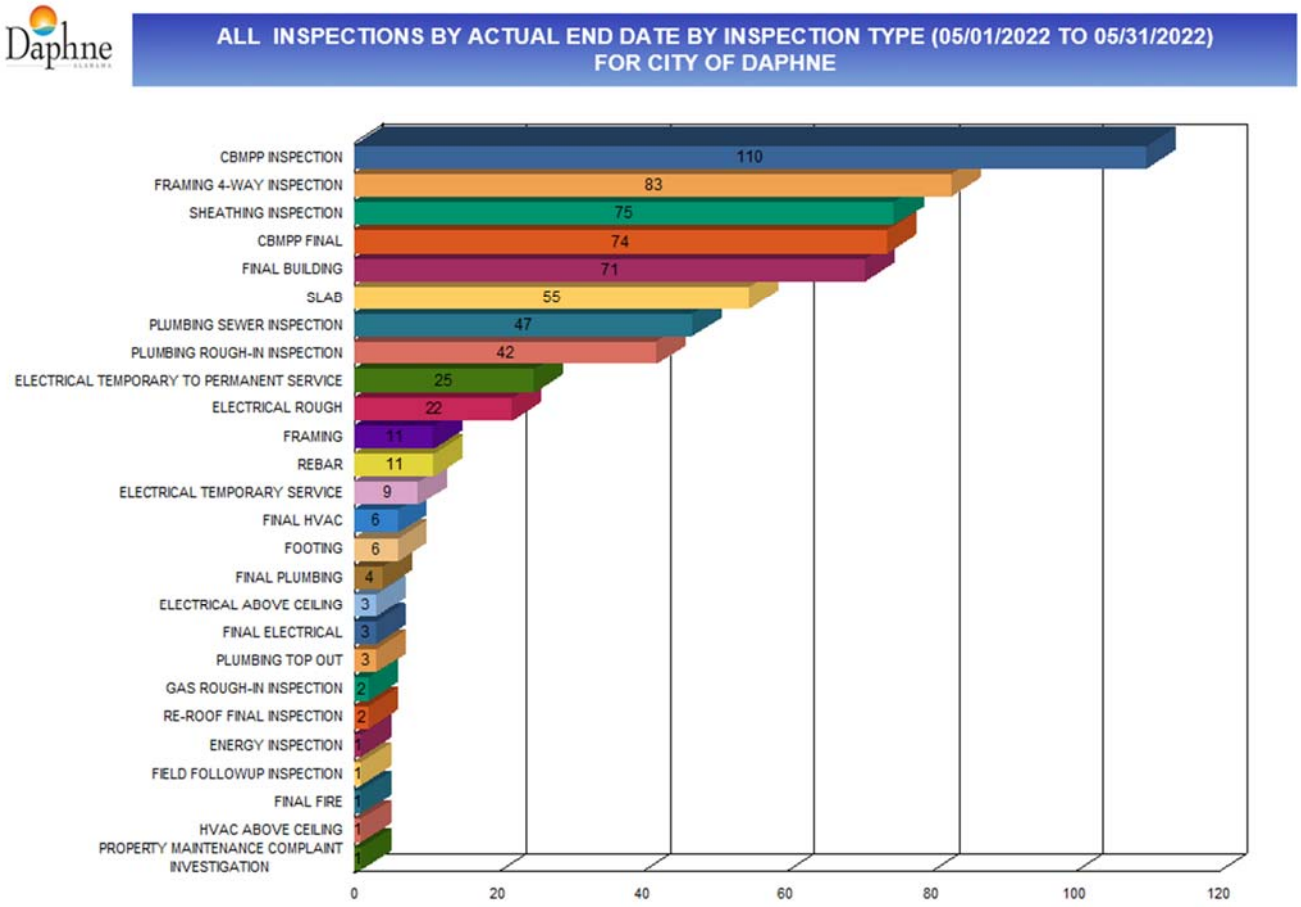
** Indicates active hold(s) on this permit*

484 Building Inspections - 185 Environmental Inspections - **669 Total Inspections**



# PERMIT ISSUANCE SUMMARY (05/01/2022 TO 05/31/2022) FOR CITY OF DAPHNE

| Permit Type | Permit Work Class* | Permits Issued | Square Feet | Valuation | Fees Paid |
|---|---|---|---|---|---|
| Building Permit (Commercial) | Cell Tower | 1 | 0 | $15,000.00 | $154.13 |
| | Interior Build Out | 2 | 0 | $45,000.00 | $426.41 |
| | New Contruction (Commercial) | 1 | 0 | $676,000.00 | $5,320.00 |
| | Well Non-Resdential/Commercial | 1 | 0 | $0.00 | $51.38 |
| **BUILDING PERMIT (COMMERCIAL) TOTAL:** | | **5** | **0** | **$736,000.00** | **$5,951.92** |
| Building Permit (Residential) | Addition | 4 | 0 | $302,675.44 | $1,829.55 |
| | Alteration or Remodel | 9 | 0 | $695,565.00 | $3,971.62 |
| | Demolition | 1 | 0 | $0.00 | $75.00 |
| | Misc. | 1 | 0 | $6,628.00 | $61.65 |
| | New Construction (Residential) | 15 | 0 | $4,338,595.48 | $22,855.00 |
| | Pool | 6 | 0 | $365,300.00 | $2,831.01 |
| | Repair | 1 | 0 | $4,150.00 | $51.38 |
| | Re-Roof | 42 | 0 | $671,216.03 | $4,700.81 |
| | Sunroom | 2 | 0 | $21,450.00 | $195.23 |
| | Termite Repair | 3 | 0 | $33,079.25 | $287.70 |
| **BUILDING PERMIT (RESIDENTIAL) TOTAL:** | | **84** | **0** | **$6,438,659.20** | **$36,858.95** |
| Certificate of Occupancy | Certificate of Occupancy | 48 | 0 | $0.00 | $0.00 |
| **CERTIFICATE OF OCCUPANCY TOTAL:** | | **48** | **0** | **$0.00** | **$0.00** |
| Electrical Permit (Commercial) | Misc. | 3 | 0 | $14,400.00 | $353.46 |
| | New Contruction (Commercial) | 16 | 0 | $73,000.00 | $2,030.44 |
| **ELECTRICAL PERMIT (COMMERCIAL) TOTAL:** | | **19** | **0** | **$87,400.00** | **$2,383.90** |
| Electrical Permit (Residential) | Misc. | 10 | 0 | $30,390.00 | $431.52 |
| | New Construction (Residential) | 10 | 0 | $0.00 | $1,127.18 |
| | Pool Bonding | 4 | 0 | $10,100.00 | $157.88 |
| **ELECTRICAL PERMIT (RESIDENTIAL) TOTAL:** | | **24** | **0** | **$40,490.00** | **$1,716.58** |
| Gas Permit (Residential) | Gas Permit (Residential) | 1 | 0 | $0.00 | $35.83 |
| **GAS PERMIT (RESIDENTIAL) TOTAL:** | | **1** | **0** | **$0.00** | **$35.83** |
| HVAC Permit (Commercial) | Change Out HVAC | 4 | 0 | $289,444.00 | $5,022.07 |
| | Misc. | 1 | 0 | $18,000.00 | $288.00 |
| | New Contruction (Commercial) | 14 | 0 | $79,180.23 | $1,678.86 |
| **HVAC PERMIT (COMMERCIAL) TOTAL:** | | **19** | **0** | **$386,624.23** | **$6,988.93** |
| HVAC Permit (Residential) | HVAC Changeout | 34 | 0 | $467,503.81 | $3,344.51 |
| | Misc. | 5 | 0 | $32,285.00 | $303.11 |
| | New Construction (Residential) | 32 | 0 | $0.00 | $3,616.64 |
| **HVAC PERMIT (RESIDENTIAL) TOTAL:** | | **71** | **0** | **$499,788.81** | **$7,264.26** |
| Land Disturbance New Residential | Land Disturbance | 1 | 0 | $0.00 | $100.00 |
| **LAND DISTURBANCE NEW RESIDENTIAL HOME TOTAL:** | | **1** | **0** | **$0.00** | **$100.00** |
| Land Disturbance Permit | Land Disturbance | 2 | 0 | $0.00 | $305.50 |

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

# PERMIT ISSUANCE SUMMARY (05/01/2022 TO 05/31/2022)

| Permit Type | Permit Work Class* | Permits Issued | Square Feet | Valuation | Fees Paid |
|---|---|---|---|---|---|
| | **LAND DISTURBANCE PERMIT TOTAL:** | **2** | **0** | **$0.00** | **$305.50** |
| Plumbing Permit (Commercial) | Misc. | 1 | 0 | $1,000.00 | $111.00 |
| | New Contruction (Commercial) | 10 | 0 | $94,550.00 | $1,549.80 |
| | **PLUMBING PERMIT (COMMERCIAL) TOTAL:** | **11** | **0** | **$95,550.00** | **$1,660.80** |
| Plumbing Permit (Residential) | Misc. | 3 | 0 | $15,095.00 | $159.26 |
| | New Construction (Residential) | 18 | 0 | $0.00 | $2,028.32 |
| | **PLUMBING PERMIT (RESIDENTIAL) TOTAL:** | **21** | **0** | **$15,095.00** | **$2,187.58** |
| Site Disturbance | Site Disturbance (Multi or Single Fami | 1 | 0 | $0.00 | $6,872.00 |
| | **SITE DISTURBANCE TOTAL:** | **1** | **0** | **$0.00** | **$6,872.00** |
| | **GRAND TOTAL:** | **307** | **0** | **$8,299,607.24** | **$72,326.25** |

- 1
306

Community Development - 6,872 -

$65,454.2

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

**CITY OF DAPHNE, ALABAMA**
**RESOLUTION 2022-28**

**Resolution to Adopt and Allocate Funds for an Outdoor Fitness Court as Part of the 2022 National Fitness Campaign**

At a meeting of the City of Daphne held on _____wherein the following action was taken:

**WHEREAS**, the City of Daphne has submitted a Grant Application to National Fitness Campaign (NFC) for participation in their 2022 initiative to install and activate outdoor Fitness Courts in 200 cities and schools across the country, and;

**WHEREAS**, the City of Daphne will accept a $50,000 National Grant from our NFC Grant Committee and Statewide Partners, and provide a local match in the amount of $150,000 to promote and implement a free-to-the-public outdoor Fitness Court, and;

**WHEREAS,** the City of Daphne will secure supplemental funding as needed through community sponsors, which will be made available and committed to this program for the purchase of the outdoor Fitness Court, and;

**WHEREAS**, the City of Daphne will commit to construction and launch of the outdoor Fitness Court by the end of the 2022 calendar year, and;

**WHEREAS**, the City of Daphne believes the outdoor Fitness Court is an important wellness ecosystem that supports healthier communities, commits to funding/fundraising to participate in NFC's 2022 Campaign, and will earn local and national recognition as a leader in providing affordable health and wellness.

**NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA**, will collaborate with NFC to implement the outdoor Fitness Court and make fitness free to community residents and visitors.

**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**

# Congratulations!

**Daphne, AL has been selected as a 2022 BCBS Alabama Campaign Grant Recipient!**

Dear Mayor LeJeune,

On behalf of Blue Cross Blue Shield of Alabama and the National Fitness Campaign Grant Committee, we are pleased to share that Daphne, AL has been selected as a grant eligible partner in the 2022 Blue Cross Blue Shield of Alabama Campaign! This notification letter confirms eligibility for one (1) 2022 NFC/Blue Cross Blue Shield of Alabama Grant Award of $50,000. The next step is to schedule your official Grant Eligibility Award Call within the next 10 days, where the qualifications submitted in your Grant Application will be confirmed by the NFC team, and your Grant Program Requirements (GPR) will be aligned for eligibility and participation in this year's campaign. A copy of your GPR Document is attached to this formal award letter for your review, and is based on dates submitted in your Grant Application.

The NFC/Blue Cross Blue Shield of Alabama Grant Award of $50,000 will be confirmed pending 1) the submission of a Resolution of Adoption, endorsed by your local governing body or appropriate council, and a countersigned copy of the attached formal GPR document within 60 days of the Award Call, 2) authorization to proceed, documented by formal funding confirmation (commonly a purchase order) and 3) confirmation of a scheduled shipping date for the Fitness Court and appropriate storage plans. Once set, GPR milestones must be met in order to maintain funding eligibility in the campaign.

To support this partnership and align your GPR milestones with your community's local adoption and funding processes, we have assigned a Partnership Manager – Rudy Pottorff – as your dedicated partner and champion in support of this partnership. Over the coming months, Rudy will work with your team to support the path outlined in the GPR Document, assisting in the confirmation of required remaining funding, installation, and launch of your program.

The 2022 BCBS Alabama Campaign is part of a national movement to make world-class fitness free and accessible in public spaces across the country, which is more important today than ever before – thank you for your commitment to supporting this goal.

Here is a sneak peak at what's ahead:

- Fitness Court® Launch – Cut the ribbon on your beautiful new outdoor gym & announce free fitness to the community!
- Classes & Challenges – Get residents moving & keep them engaged with ongoing group classes, individual training, and competitive events.
- Press & Promotions – Shine a spotlight on your community and local partners for joining this exciting and innovative wellness movement!

Once again, we are thrilled to invite you to join us as a partner in the 2022 BCBS Alabama Campaign, and we look forward to making world-class fitness free in Daphne, AL!

Best in Fitness,

Mitch Menaged, Founder
National Fitness Campaign

nationalfitnesscampaign.com | info@nfchq.com | PO Box 2367 San Francisco, CA 94126

# Daphne, AL - National Fitness Campaign

# 2022 Funding Cycle Grant Program Requirements (G.P.R.)

## MILESTONE 1: ADOPTION

- **Summary**: Commit to project adoption and confirm matching funding
- **Requirement A**: Countersigned Grant Program Requirements Document
- **Deadline: 05/27/2022**
- **Requirement B**: Resolution of Adoption or Letter of Support
- **Deadline: 06/21/2022**

*Purchase Order Will Satisfy Adoption Requirement if Submitted Within 60 Days of Grant Award

## MILESTONE 2: AUTHORIZATION TO PROCEED - FUNDING CONFIRMED

- **Summary:** Execute budgeting and fundraising plan (as needed) and confirm total required funding
- **Requirement:** Funding confirmation document submitted to NFC for remaining program funding (typically P.O)*

*Refer to Official Quote and Funding Requirements Summary for details

- **Deadline: 10/18/2022**

## MILESTONE 3 : SHIPMENT FOR STORAGE

- **Summary:** Identify Fitness Court® storage location and schedule Fitness Court® delivery
- **Requirement:** Accept Fitness Court® delivery and store at a secure location, prepare to be invoiced for program funds
- **Deadline: 10/19/22 - 11/09/22**

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## MILESTONE 4: INSTALL CONCRETE SLAB & ART APPROVAL

- **Summary:** Review slab drawings & schedule concrete installer, confirm Fitness Court orientation, Approve art print preview
- **Requirement:** Install concrete slab *(cure time of 28 days before Fitness Court® installation)*
- **Deadline: November 2022 - pending weather (11/10/22)**

## MILESTONE 5: FITNESS COURT® ASSEMBLY

- **Summary:** Select Fitness Court® Assembly Team - NFC Factory Team EIS recommended, (EIS scope includes art install)
- **Requirement:** Confirm EIS or local contractor timeline with NFC, provide completed installation photos for NFC inspection
- **Deadline: December 2022 - pending weather (12/15/22)**

## MILESTONE 6: PRESS LAUNCH CEREMONY

- **Summary:** hold Fitness Court® press launch event & ribbon cutting
- **Requirement:** Promote press release, hold launch event within campaign year (weather permitting)
- **Deadline: February-March 2023 - pending weather (2/23/23-3/23/23)**

Trent Matthias, Director
National Fitness Campaign

Robin LeJeune, Mayor
Daphne, AL

*It is noted by the National Fitness Campaign and the municipality, school or organization listed above that this document in no way constitutes a binding agreement, or requirement to proceed with the NFC Program at any time. Formal commitment occurs upon receipt of complete local match funding by the program awardee, with submission of Funding Confirmation Documentation to National Fitness Campaign.*

National Fitness Campaign LP | PO Box 2367, San Francisco CA 94126 | info@nfchq.com

February 23rd, 2021

To Whom it May Concern,

National Fitness Campaign LP is a consulting firm that partners with public and private organizations to impact quality of life through changing the built environment and community wellness practices. The NFC initiative provides design and planning services, a trademarked outdoor infrastructure product, the Fitness Court®, an integrated digital ecosystem, the Fitness Court® mobile app and engagement wall, and integrated public art wall to approved cities, schools, and organizations that apply to receive an NFC partnership and bring the program to their selected site location.

This program is highly specialized, and NFC is the only organization in the world that delivers these elements either individually, or as part of an integrated program. For the reasons listed below, the trademark ownership of the system and infrastructure, and the integrated nature of the initiative including services, products, tools and grant funding, it is approved as a sole source across the United States.

A competitive analysis has been conducted by hundreds of cities and institutions across the country, who have concluded that the products and services have no equal. This group includes cities like Sacramento California and Las Vegas Nevada, and institutions such as Stanford University and The University of Colorado at Boulder, where the Fitness Court® and associated tools and services were successfully sole sourced, evidenced by public documentation and approvals which have been documented widely. Further, the Fitness Court® is trademarked and owned by National Fitness Campaign.

While the integrated nature of the products and services is grounds for sole source by most national standards, there are three primary differentiators that validate the sole source justification of the Fitness Court® and national campaign resources, which are described below. In addition to the below descriptions of these three primary items, an appendix is provided as an attachment to this document that provides graphic aids and further detailed information regarding the differentiation of this program and its associated products and services.

1. ***Patented Fitness Court® System***

   A. Fitness Court® is trademarked and owned by National Fitness Campaign LP.
      a. As such, this product cannot be procured from any other organization. Any organization seeking to fund and install a Fitness Court® must do so through National Fitness Campaign LP.
         i. *See Appendix for Trademark Document from the United States Patent and Trademark Office*

   B. The Fitness Court® and each element is manufactured only by National Fitness Campaign LP. It is impossible to not only procure the elements as a system, but individually. Every aspect of the Fitness Court®, including the functional design of all equipment, structural engineering, elements are the property of National Fitness Campaign LP. The individual elements are each named and registered with a unique design and serial number. Because the design of the elements is owned by National Fitness Campaign LP and not licensed to any other organization or distributor, it is not possible to procure them anywhere else.

   C. The Fitness Court® is available only in a single configuration, shown in the

c. Mobile App Primary Features
    1. Mark Lauren Training Series
        a. Mark Lauren is a US Special Operations Trainer and Bestselling Author. He has developed 18 proprietary workout programs specifically for the Fitness Court® system. They are only available on the Fitness Court® App. Mark Lauren has no other programs for outdoor fitness equipment available.
    2. Fitness Court® App Live Challenge Feature
        a. This is a proprietary feature that allows a user to score a 7 station circuit on the Fitness Court® using their mobile device. This feature is not available for any other outdoor fitness product of any kind.
    3. Annual Data Analytics Reporting
        a. Each site partner who builds a Fitness Court® receives an annual data report tracking usage on their Fitness Court®.
        b. To NFC's knowledge, no other manufacturer of any type of outdoor exercise component provides regular, annual report of key usage metrics using digital, GPS based systems.
            i. The Report is provided by NFC, and includes annual demographic data, user age ranges, Fitness Court app downloads and other important information.
            ii. This information is generated by NFC's proprietary GPS based data analytics services for each Fitness Court® in America.
        c. See appendix for sample annual user data report.

d. See appendix for additional information regarding the Fitness Court® App.

### 3. *National Grant Funding*

a. National Fitness Campaign LP builds and maintains a National Grant Fund, supported each year by sponsors and partners of the campaign. This funding takes tremendous effort to build, and it is provided by National Fitness Campaign and partners and sponsors to support the mission of making wellness infrastructure free and accessible across America in partnership with leading cities, schools and organizations.

b. For 2021, National Campaign sponsors include:
    i. The Keith Haring Fitness Court® Signature Series Collection
    ii. Engineered Installation Solutions
    iii. Regupol America
    iv. USA Shade and Fabric Structures
    v. Badger Sport

c. To procure a Fitness Court®, an organization must complete a formal application and be approved for funding and participation. Each partner organization that succeeds in submitting a successful application is eligible to receive a Grant Award which is deducted from the funds required for the NFC program from sponsors of the National Fitness Campaign.

***National Grant Funding***

National Fitness Campaign is a quality of life consulting firm builds and maintains a National Grant Fund, supported each year by sponsors and partners of the campaign. This funding takes tremendous effort to build, and it is provided by National Fitness Campaign and its sponsors to support the mission of making wellness infrastructure free and accessible across America in partnership with leading cities, schools and organizations. Distributions from this Grant Fund are provided directly to cities, schools, and organizations who qualify for, and are approved to become, campaign partners.

For the 2021 Campaign, National Campaign sponsors include:

1. The Keith Haring Fitness Court® Signature Series Collection in partnership with Artestar and the Keith Haring Foundation
2. Engineered Installation Solutions
3. Regupol America
4. USA Shade and Fabric Structures
5. Badger Sport

Additional state and regional sponsors are now joining the campaign, as well as state recreation agencies and other partners. Sponsor funding and grant distribution varies per state and location, based on participating partners and the presence of campaign sponsors and partners within that region. Funding distributions can vary annually based on these factors, and the overall size of NFC's National Grant Fund.

**Participating as a partner in the National Fitness Campaign**

To become a partner in the NFC program and bring a Fitness Court® and associated services to a location, an organization must engage in a qualification and feasibility process, and be approved to complete a formal application and be approved for funding and participation.

NFC's feasibility and qualification process is led by consultants that assist eligible cities and schools in determining if they are qualified for participation. Limited funding exists on an annual basis for partners to participate based on NFC grant maximums established for America and each of the fifty states.

Each partner organization that succeeds in submitting a successful application and is approved by the NFC Grant Committee is eligible to receive a Grant Award which is deducted from the funds required for the NFC program from sponsors of the National Fitness Campaign.

This funding is administered in the preferred method of receipt for each partner organization. Methods include a credit on final invoices for remaining funding, and direct grant disbursements provided by National Fitness Campaign.

For more information, see: https://nationalfitnesscampaign.com/grants

NFC : COMPREHENSIVE PROGRAM

# CAMPAIGN SUMMARY


## FITNESS COURT

### 21st Century Healthy Infrastructure

National Fitness Campaign's Fitness Court is the centerpiece to its holistic health and wellness initiative. The Fitness Court is an outdoor bodyweight circuit training center with functional fitness DNA. The best-in-class system provides a full-body workout to adults of all ability levels. With 7 functional fitness zones, the Fitness Court can be used in thousands of ways. The Fitness Court is the world's best outdoor gym!


7 Minutes 7 Movements

**Strategic Planning Studies**

Strategic Planning & Feasibility Study, Site Design Consulting

**Campaign Funding Support**

Sponsor Strategy, Best Practices, National Installation Team Support


**Fitness Court App**

Free digital App Delivering Programing, Workouts & Content


**Ambassador Training**

NFC Fitness Court Ambassador Training ACE Certified *(America Council of Exercise)*

**Launch & Public Relations**

Featured Stories Highlighted through Press and Local Media

## FITNESS SEASON 2021

**Annual Fitness Season**

Spring/Summer/Fall national & local training, classes & challenges series

WORLD-CLASS TRAINING

### SPRING

World-class training videos will available on the Fitness Court App

WORLD-CLASS TRAINING

### SUMMER

World-class training videos will available on the Fitness Court App.

CHALLENGE SERIES

### FALL

The Fitness Season culminates with local, regional and national challenges for residents.

NFC 2021 CAMPAIGN SPECIFICATIONS

# PROGRAM SUMMARY

**2021 PROGRAM SUMMARY:** *All items and services below are delivered to approved partners as part of the 2021 Campaign.*

## HEALTHY INFRASTRUCTURE

### FITNESS COURT®

**Fitness Court® Description:**
32'x35' outdoor bodyweight circuit training system with the following components:

- Seven station circuit training system providing full-body workout modules
- Fitness Court body-weight training wall - 32'W x 2'D x 6' H with custom graphics
- Thirty pieces of body-weight fitness elements for simultaneous use by 28 users at one time. Fitness Elements anchored and grouped within seven stations.
- Bolts, attachments and anchors required for installation

**Fitness Court Surface - Tile Surface Specifications**

- Outdoor Sports Floor Size: 1,024 SF (32'x32')
- Color: NFC Blue
- Thickness: 1" Tiles
- ADA Border Included

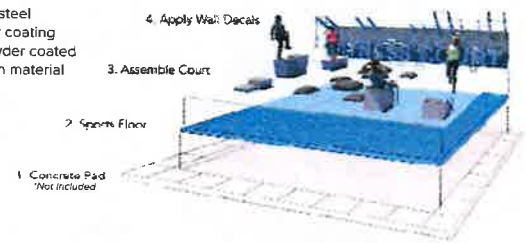
**Fitness Court Specifications:**

- All structural components are made from high-grade carbon steel
- Structural components receive high-grade duel layer powder coating
- All cladding (skins) made from high-grade aluminum and powder coated
- Graphics and signage printed with anti-graffiti over-lamination material
- Manufactured in the United States
- Resilient to heavy, repeated daily use
- Over 30 individual pieces of equipment
- Powder-Coated Structural Components
- Galvanized fittings and bolts - *included*
- Stainless steel cables
- Full installation guide provided
- Warranty through NFC

**Warranty + Maintenance**

- Made for all climates
- Almost no moving parts (only cables)
- Equipment is anchor bolted into concrete
- Replacement parts available through NFC
- No requirement for disassembly in winter
- Maintenance guide, including touch-up paint & necessary tooling included

*See Official Warranty for Full Coverage Detail*




### HEALTHY INFRASTRUCTURE DESIGN SERVICES

**Strategic Planning & Feasibility Study**

- City-wide impact analysis and master plan integration plan
- Site Design and Visibility Analysis

**Custom Fitness Court Design Services & Construction & Installation Support**

- Customized Fitness Court powder-coating and decal design - no two Fitness Courts are the same!
- stamped and certified design plans, concrete slab drawings, and contractor management are provided by the NFC Activation Team. With all ready-to-build plans included, most installations require less than 90 days to complete from ground-breaking to launch.
- NFC National Installation Partner Access - EIS (contracted separately)

### GRANT FUNDING, CONSENSUS BUILDING, SPONSOR SUPPORT

**NFC Grant Funding Qualification**

- Access to qualify for NFC's Grant Funding through NFC's national partners to support seeding the program.

**Consensus Building Consulting**

- NFC has industry experts in project management, and from conception through execution, they will collaborate on an average of 2 intensive monthly planning calls to drive success.

**Sponsor Strategy Consulting Support**

- Up to 10 custom renderings provided by NFC Design Team to support outreach to local sponsors and partners. Up to 5 custom slide presentations provided for in-person meetings and internal stakeholder consensus-building.

## CAMPAIGN SERVICES

### FITNESS COURT® APP

**The Fitness Court App**
*Free mobile app for iOS / Android teaches proper use, routines and challenges to all users*

- **Classes:** schedule, run and track attendance using the Fitness Court App back-end scheduling tool, providing live class management through the OnSched platform. Training and basic setup provided by NFC within 30 days of launch event.
- **Learn:** video guides deliver workouts, and teach the basics for beginners on the Fitness Court. New content released quarterly, and updated by NFC National Training Team.
- **Train:** individual audio guides. New content released quarterly, updated by NFC National Training Team.
- **Challenge:** competitive tracking allows users to participate in timed, scored challenges, with an option to submit their scores to a national Leaderboard. Acts as a regional and national event qualification tool.

### CERTIFIED AMBASSADOR TRAINING

**Programming and Training Tools**
*Fitness Court Ambassadors build and sustain a healthy culture around the Fitness Court ecosystem*

- **Learn:** education modules provided by the NFC Training Team are eligible for a range of industry certifications, are offered both in-person and remote, and provide a range of class templates, coaching tips and more to qualified Ambassadors. Partnership includes program vouchers for up to 12 individual Ambassadors per Fitness Court, individually eligible for up to 3 continuing education credits (CECs), approved through the American Council on Exercise (ACE).
- **Train:** classes, clinics and challenges become the building blocks of a Fitness Season, led by Ambassadors, that engage all ages and fitness levels. These guided workout options expand the user community and increase long-term usage and adoption.
- **Share:** continuous online and print storytelling, engagement and social connection further build out a healthy culture on each Fitness Court. Up to five local Ambassadors are eligible to attend an in-person regional training event of their choice in 2021. **Regional training schedule provided May 2021*

### MEDIA, PRESS, & PROMOTIONS

**Promotions and Marketing Package**
*Media support and community engagement materials excite users and strengthen program adoption*

- **Custom Grant Announcement Kit:** promote the development of the program in your community with NFC support through traditional and social media channels - including a custom Press Release, site rendering, and outreach planning tools.
- **Launch Event Promotions Toolkit:** announce the launch of the Fitness Court on traditional media channels with a separate customized press release, outreach support and uniquely branded assets for social media.
- **NFC Website Feature Story:** NFC-hosted custom storytelling showcases the partnership and program development in your community.
- **Fitness Court Gear:** minimum $750 credit towards the official NFC gear store - gear and giveaways (provided in part by national Campaign sponsor, Badger Sport®) nurture Ambassador relationships, honor stakeholders and excite event attendees, to amplify launch activities.
- **Opening Day Launch Support:** NFC provides event management templates, guidance for launch event planning, and custom promotional materials (flyers, media assets).

### FITNESS SEASON 2021

**Annual Activation Series: 2021 Fitness Season**
*Bring the Latest Events & Programs to Your Fitness Court® this Year!*

- Spring 2021 : 18 new workout routines & video tutorials introduced to the Fitness Court App, featuring pro trainer, Mark Lauren.
- Summer 2021: Classes and Clinics support ongoing programming for group exercise and app-based class
- Fall 2021: Challenge series builds competition & strengthens community. Marks the success of year's activation program for all users.
- Healthy Infrastructure Awards: annual recognition program highlighting exceptional partners and leaders nationwide, winners receive custom awards, decals and press support to announce

# FITNESS COURT™

SCHEMATIC DESIGN SET


NATIONAL FITNESS CAMPAIGN

FITNESS COURT

NOT FOR CONSTRUCTION

NATIONAL FITNESS CAMPAIGN

| | |
|---|---|
| DATE | |
| DESIGN NUMBER | 565382 |
| ARCHIVE NUMBER | |
| SHEET | FC 01 |


NOTE: Sponsor Recognition shown for reference only. For Custom Decals, additional fee applies.

**NFC FITNESS COURT SCHEMATIC ELEVATIONS**

NOT FOR CONSTRUCTION

NATIONAL FITNESS CAMPAIGN

| | |
|---|---|
| DATE | 06.30.17 |
| DESIGN NUMBER | 565382 |
| ARCHIVE NUMBER | |
| SHEET | FC 03 |

# 2022 CAMPAIGN FUNDING REQUIREMENT

**STEP 3**

## NFC PROGRAM FUNDING

| | |
|---|---|
| The Fitness Court® and National Campaign Services | $ 138,000 |
| Freight, Packing and Insurance for shipment | $ 4,350 |
| NFC & Blue Cross and Blue Shield of Alabama Grant Funding Award | ($50,000) |
| Art & Custom Color Options | |

*State Sponsor Art Collection*
**Included**

*Local Artist Collection*
**$25,000**

*OPTIONAL*

**NFC PROGRAM TOTAL** **$ 92,350**

## CONCRETE SLAB

Can be performed in-house or in-kind — est. $ 0-20,000

## EIS INSTALLATION

Turn Key Fitness Court Assembly
Art & Graphic Installation
Installation Partner *(separate contract)* — $ 25,000

**TOTAL FUNDING REQUIREMENT** **$117,350 - $137,350**

ENGINEERED INSTALLATION SOLUTIONS

*Official Installation Partner*

NATIONAL FITNESS CAMPAIGN

FITNESS COURT

Baylor University

Oakley, CA

Oregon, OH

**Guaranteed Completion in 4 Days or Less** *(weather permitting)*

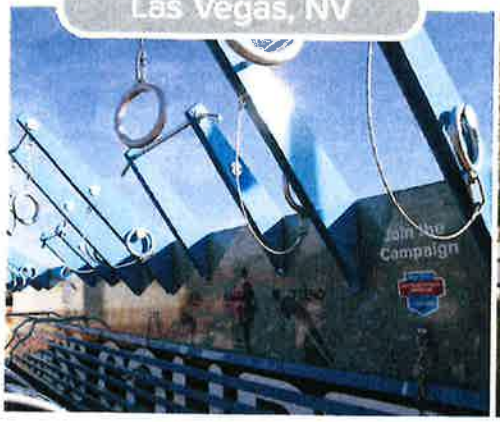
**Competitive Flat Rate**
*Travel Expenses Included*

**All Flooring Labor Included**

**Art & Decal Installation Included**

*Once the concrete slab is poured, EIS is your all-in-one support team for the installation of the Fitness Court® equipment elements, body-weight training wall, and sports floor. With various installations all over the country, EIS is NFC's #1 recommended installer*.*

**EIS contracted separately.*



Las Vegas, NV

CU Boulder

Florida State Univ.

NFC is proud to partner with Engineered Installation Solutions (EIS), our official factory install team, exclusivly available for Fitness Court® installations across the country!

## Engineered Installation Solutions are Fitness Court® Experts

EIS has comprehensive knowledge of the Fitness Court®. The same people who install the Fitness Court® have worked with NFC to develop the equipment, streamline fabrication and create the installation documents. You will not find an installer who knows more about your Fitness Court®

EIS has the experience to make your installation easy and predictable. EIS will work with you to uncover all the potential obstacles prior to the installation, will schedule the installation to meet your needs and will certify the installation is complete per NFC Installation Instructions. EIS provides a high level of value and quality.

## The Fitness Court® - Installation Specifications

Certified National Fitness Campaign Fitness Court® installs are secured through Engineered Installation Solutions.

**The following items are *Included* in the Fitness Court® Installation:**

- Sports Floor Tile
- Body-weight Training Wall
- Equipment Elements
- Anchor Bolts
- Floor Marking Painting
- Art & Vinyl deacals on front, back, and sides of wall
- Signed Certificate of Completed Installation (includes walk-through with Owner / Client)

**The following items are *Not Included* in the Installation**

- Concrete slab built & cured, according to provided slab drawing specification.
- Procurement / supply of The Fitness Court®, Fitness Court® Tile, and Fitness Court® Installation Kit.

**Items to Coordinate with Owner / Client Prior to Installation**

- Delivery of the Fitness Court® material
- Security of the site (fence or barrier)
- Plan for debris & trash removal

**Fitness Court Warranty**

- Warranty ratified upon receipt of Signed Certificate of Completed Installation

# Total Funding Requirement: $25,000.00

**Supporting Documentation**

- NFC provided concrete slab drawings
- The Fitness Court® Tile overview
- The Fitness Court® Specifications
- The Fitness Court® Installation Kit overview
- The Fitness Court® Installation and Maintenance Manual
- The Fitness Court® Vinyl Artwork Alignment Guide

**Tim Gunnels**
President
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Vice President/ Operations Manager
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ENGINEERED INSTALLATION SOLUTIONS
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**CITY OF DAPHNE**
**RESOLUTION 2022-29**

## ACCEPTANCE OF DONATED REAL PROPERTY TO CITY OF DAPHNE

**WHEREAS,** Mark White, a citizen of the City of Daphne (hereinafter, the "Grantor"), has expressed a desire to convey and donate one (1) parcel of real property to the City of Daphne, an Alabama municipal corporation; and

**WHEREAS**, said real property is located within the corporate limits of the City of Daphne, Alabama and is more particularly described as follows:

> **Lot 15, Edgewater Heights, a subdivision, according to the plat thereof recorded in Map Book 5, Page 31, in the records of the Office of the Judge of Probate of Baldwin County, Alabama**

(hereinafter, the "Property"); and

**WHEREAS**, the City of Daphne has investigated, reviewed and determined that the Property would be of benefit to the City of Daphne, and;

**WHEREAS**, the City of Daphne recognizes that the appraised value of the Property as determined by the Baldwin County Revenue Commissioner is $53,600.00, and;

**WHEREAS,** the City of Daphne does hereby accept the gratuitous donation and transfer of the Property to the City and the City agrees to complete and execute those provisions of appropriate IRS forms acknowledging this conveyance, and the City further acknowledges that it has not provided any goods, services or any other inducements in return for the acceptance of this donated Property.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA** that the above-described Property be and is hereby accepted by the City of Daphne and the Mayor of the City is hereby authorized to execute such documents related to the closing and acceptance of the Property as a charitable contribution for the Grantor's tax purposes.

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

_____
**Robin LeJeune, Mayor**

**ATTEST:**

_____
**Candace G. Antinarella, CMC, City Clerk**

**CITY OF DAPHNE, ALABAMA**
**RESOLUTION 2022 – 30**

**VACATION OF EASEMENT**
**INTERSTATE-BALDWIN INVESTMENTS, L.L.C.**
**BETWEEN LOTS 22 AND 23, TIMBERCREEK SUBDIVISION, UNIT ELEVEN**

**WHEREAS,** Interstate-Baldwin Investments, L.L.C. has presented to the City Council of Daphne, Alabama a petition seeking vacation of easement, the desire to vacate said easement, and said consent to the vacation thereof has been given by certain entities and abutting landowners having certain rights therein; and,

**WHEREAS**, the City Council of Daphne, Alabama does assent to and approve the vacation and the annulment of the dedication thereof as reflected on said recorded plat and/or restrictive covenants of TimberCreek Subdivision.

**NOW, THEREFORE, BE IT RESOLVED THAT THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA,** that the act of the aforesaid petitioner in vacating and annulling said easement is described as follows:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 22, TIMBERCREEK PHASE ELEVEN, AS SHOWN IN MAP OR PLAT THEREOF RECORDED IN SLIDES 2509-A, B AND C, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN N79°59'02"W, ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 10.00 FEET FOR THE POINT OF BEGINNING: THENCE RUN ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 490.00 FEET, AN ARC LENGTH OF 5.00 FEET, (CHORD BEARS S10°00'58"W, A CHORD LENGTH OF 5.00 FEET); THENCE RUN N79°59'02"W, A DISTANCE OF 187.51 FEET; THENCE RUN NORTHERLY, A DISTANCE OF 10.1 FEET, MORE OR LESS; THENCE RUN S79°59'02"E, A DISTANCE OF 189.27 FEET; THENCE RUN ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 490.00 FEET, AN ARC LENGTH OF 5.00 FEET, (CHORD BEARS S09°41'36"W, A CHORD LENGTH OF 5.00 FEET) TO THE POINT OF BEGINNING. CONTAINING 1,884 SQUARE FEET (0.04 ACRES), MORE OR LESS.

**BE IT FURTHER RESOLVED**, that the City Council of Daphne, Alabama is authorized to execute this resolution and that the City Clerk is authorized and directed to attest and certify the same.

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

_____
**Robin LeJeune, Mayor**

**ATTEST:**

_____
**Candace G. Antinarella, CMC, City Clerk**

## COMMUNITY DEVELOPMENT
## INTERNAL MEMORANDUM

DATE: June 6, 2022

TO: Office of the City Clerk

FROM: Adrienne Jones, AICP, Director of Community Development AG

**SUBJECT:** Interstate-Baldwin Investments, L.L.C., Vacation of Easement between Lots 22 and 23, TimberCreek Subdivision, Unit Eleven

**LOCATION:** Southeast of the intersection of County Road 64 and Friendship Road, northwest of Pine Run and Elderberry Drive

**RECOMMENDATION:** At the May 26, 2022 regular meeting of the City of Daphne Planning Commission, seven 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 a resolution for placement on the City Council agenda.

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

Vacation of Easement
Timbercreek, Phase Eleven, Lots 22 & 23

Description Utility Easement to be Vacated:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 22, TIMBERCREEK PHASE ELEVEN, AS SHOWN IN MAP OR PLAT THEREOF RECORDED IN SLIDES 2509-A, B AND C, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN N79°59'02"W, ALONG THE SOUTH LINE OF SAID LOT 22, A DISTANCE OF 10.00 FEET FOR THE POINT OF BEGINNING: THENCE RUN ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 490.00 FEET, AN ARC LENGTH OF 5.00 FEET, (CHORD BEARS S10°00'58"W, A CHORD LENGTH OF 5.00 FEET); THENCE RUN N79°59'02"W, A DISTANCE OF 187.51 FEET; THENCE RUN NORTHERLY, A DISTANCE OF 10.1 FEET, MORE OR LESS; THENCE RUN S79°59'02"E, A DISTANCE OF 189.27 FEET; THENCE RUN ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 490.00 FEET, AN ARC LENGTH OF 5.00 FEET, (CHORD BEARS S09°41'36"W, A CHORD LENGTH OF 5.00 FEET) TO THE POINT OF BEGINNING. CONTAINING 1,884 SQUARE FEET (0.04 ACRES), MORE OR LESS.

LEGAL DESCRIPTION OF LOTS:

LOTS 22 & 23 OF TIMBERCREEK, PHASE ELEVEN, AS SHOWN IN MAP OR PLAT THEREOF RECORDED IN SLIDES 2509-A, B, & C, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.

**CITY OF DAPHNE, ALABAMA**
**RESOLUTION 2022 – 31**

**VACATION OF EASEMENT**
**INTERSTATE-BALDWIN INVESTMENTS, L.L.C.**
**BETWEEN LOTS 20 AND 21, TIMBERCREEK SUBDIVISION, UNIT ELEVEN**

**WHEREAS,** Interstate-Baldwin Investments, L.L.C. has presented to the City Council of Daphne, Alabama a petition seeking vacation of easement, the desire to vacate said easement, and said consent to the vacation thereof has been given by certain entities and abutting landowners having certain rights therein; and,

**WHEREAS**, the City Council of Daphne, Alabama does assent to and approve the vacation and the annulment of the dedication thereof as reflected on said recorded plat and/or restrictive covenants of TimberCreek Subdivision.

**NOW, THEREFORE, BE IT RESOLVED THAT THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA,** that the act of the aforesaid petitioner in vacating and annulling said easement is described as follows:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 20, TIMBERCREEK PHASE ELEVEN, AS SHOWN IN MAP OR PLAT THEREOF RECORDED IN SLIDES 2509-A, B AND C, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN N88°51'55"W, ALONG THE SOUTH LINE OF SAID LOT 20, A DISTANCE OF 10.00 FEET FOR THE POINT OF BEGINNING: THENCE RUN S01°06'36"W, A DISTANCE OF 5.00 FEET; THENCE RUN N88°51'55"E, A DISTANCE OF 189.93; THENCE RUN NORTHWESTERLY, A DISTANCE OF 10.7 FEET, MORE OR LESS; THENCE RUN S88°51'55"E, A DISTANCE OF 193.78 FEET, THENCE RUN S01°06'36"W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1,919 SQUARE FEET (0.04 ACRES), MORE OR LESS.

**BE IT FURTHER RESOLVED**, that the City Council of Daphne, Alabama is authorized to execute this resolution and that the City Clerk is authorized and directed to attest and certify the same.

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

_____
**Robin LeJeune, Mayor**

**ATTEST:**

_____
**Candace G. Antinarella, CMC, City Clerk**

## COMMUNITY DEVELOPMENT
## INTERNAL MEMORANDUM

DATE: June 6, 2022

TO: Office of the City Clerk

FROM: Adrienne Jones, AICP, Director of Community Development AJ

**SUBJECT:** Interstate-Baldwin Investments, L.L.C., Vacation of Easement between Lots 20 and 21, TimberCreek Subdivision, Unit Eleven

**LOCATION:** Southeast of the intersection of County Road 64 and Friendship Road, northwest of Pine Run and Elderberry Drive

**RECOMMENDATION:** At the May 26, 2022 regular meeting of the City of Daphne Planning Commission, seven 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 a resolution for placement on the City Council agenda.

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

Vacation of Easement
Timbercreek, Phase Eleven, Lots 21 & 22

Description Utility Easement to be Vacated:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 20, TIMBERCREEK PHASE ELEVEN, AS SHOWN IN MAP OR PLAT THEREOF RECORDED IN SLIDES 2509-A, B AND C, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN N88°51'55"W, ALONG THE SOUTH LINE OF SAID LOT 20, A DISTANCE OF 10.00 FEET FOR THE POINT OF BEGINNING: THENCE RUN S01°06'36"W, A DISTANCE OF 5.00 FEET; THENCE RUN N88°51'55"E, A DISTANCE OF 189.93; THENCE RUN NORTHWESTERLY, A DISTANCE OF 10.7 FEET, MORE OR LESS; THENCE RUN S88°51'55"E, A DISTANCE OF 193.78 FEET, THENCE RUN S01°06'36"W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1,919 SQUARE FEET (0.04 ACRES), MORE OR LESS.

LEGAL DESCRIPTION OF LOTS:

LOTS 20 & 21 OF TIMBERCREEK, PHASE ELEVEN, AS SHOWN IN MAP OR PLAT THEREOF RECORDED IN SLIDES 2509-A, B, & C, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.

**CITY OF DAPHNE**
**RESOLUTION 2022-32**

**DONATION OF REAL PROPERTY TO CITY OF DAPHNE**

**WHEREAS,** Oakside Village 2020, LLC, an Alabama limited liability company (the "Grantor"), has expressed a desire to convey and donate one (1) remnant of real property to the City of Daphne, an Alabama municipal corporation; and

**WHEREAS,** said real property is located within the corporate limits of the City of Daphne, Alabama and the tract of real property is identified by the Baldwin County Revenue Commissioner as tax parcel 05-43-03-06-0-003-011, and is more particularly described as follows:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 7, UNIT 2, LAKE FOREST, AS RECORDED IN MAP BOOK 5, PAGE 55 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA; RUN THENCE SOUTH 62 MINUTES 17 SECONDS WEST, 100.4 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LAKE FOREST BOULEVARD (100 FOOT RIGHT-OF-WAY RECORDED); THENCE RUN SOUTH 30 DEGREES 27 MINUTES 19 SECONDS EAST 65.96 FEET ALONG SAID WEST RIGHT-OF-WAY TO AN IRON PIPE FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 30 DEGREES 41 MINUTES 50 SECONDS EAST, 886.06 FEET ALONG SAID WEST RIGHT-OF-WAY TO AN IRON PIPE; THENCE RUN SOUTH 00 DEGREES 17 MINUTES 01 SECONDS WEST 29.15 FEET TO AN IRON PIPE; THENCE RUN WEST 203.52 FEET TO AN IRON PIPE; THENCE RUN NORTH 64 DEGREES 58 MINUTES 44 SECONDS WEST 68.30 FEET TO A CAPPED STEEL ROD; THENCE RUN SOUTH 89 DEGREES 51 MINUTES 37 SECONDS WEST, 110.45 FEET TO A CAPPED STEEL ROD; THENCE RUN NORTH 00 DEGREES 31 MINUTES 52 SECONDS EAST 198.04 FEET TO A CAPPED STEEL ROD; THENCE RUN NORTH 18 DEGREES 52 MINUTES 17 SECONDS WEST 405.05 FEET TO AN IRON PIPE; THENCE RUN NORTH 00 DEGREES 24 MINUTES 31 SECONDS EAST 138.87 FEET TO AN IRON PIPE; THENCE RUN NORTH 45 DEGREES 22 MINUTES 09 SECONDS EAST 53.93 FEET TO THE POINT OF BEGINNING.

(hereinafter, the "Property"); and

**WHEREAS,** the City of Daphne has investigated, reviewed, and determined that the Property would be of benefit to the City of Daphne; and

**WHEREAS**, the City of Daphne recognizes that the Property was recently appraised by Premier Appraisals - Mobile, and that as of March 14, 2022, the Property had an appraised fair market value of Five Hundred Forty Thousand and No/100 Dollars ($540,000); and

**WHEREAS,** the City of Daphne does hereby accept the gratuitous donation and transfer of the Property to the City and the City agrees to complete and execute those provisions of appropriate IRS forms acknowledging this conveyance, and the City further acknowledges that it has not provided any goods, services or any other inducements in return for the acceptance of this donated Property.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA** that the above-described Property be and is hereby accepted by the City of Daphne and the Mayor of the City is hereby authorized to execute such documents related to the closing and acceptance of the Property as a charitable contribution for the Grantor's tax purposes.

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

_____

**Robin LeJeune, Mayor**

**ATTEST:**

_____

**Candace G. Antinarella, CMC, City Clerk**

**CITY OF DAPHNE, ALABAMA**
**RESOLUTION 2022 - 33**

**A RESOLUTION DECLARING CERTAIN PERSONAL PROPERTY SURPLUS AND AUTHORIZING THE MAYOR TO DISPOSE OF SUCH PROPERTY**

**WHEREAS,** the management of the City of Daphne has determined that the item listed below is no longer required for public or municipal purposes; and

**WHEREAS,** the item listed below is recommended for disposal.

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

1. The property listed below is hereby declared to be surplus property; and

| DEPT | EQ/VEH/# | DESCRIPTION | VIN/SN |
|---|---|---|---|
| Grounds | BP15 | 2011 FORD F150 | 1FTFX1CF6BFA15100 |

2. The Mayor is authorized to advertise and accept bids through Govdeals.com/Liquidity Services Operations LLC as contracted for the sale of such personal property; and

3. The Mayor is authorized to sell said property to the highest bidder and deposit any and all proceeds to the appropriate City fund. The Mayor is further authorized to direct the disposition of any property which is not claimed by any bidder and sign all necessary documents.

**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 2022-33**

## ALPHONSE MEMORIAL VETERANS PARK FENCE REPLACEMENT

**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 fence and gates at Alphonse Memorial Veterans Park have significant visible damage due to age and several natural disasters throughout the past years and are in need of replacement; and

**WHEREAS**, staff has received multiple quotes to replace the gates and fencing with a commercial grade 4' high vinyl coated chain link at Alphonse Memorial Veterans Park; and

**WHEREAS**, the lowest quote received for this fencing replacement was $12,900, and an appropriation is needed to complete this project.

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

1) Funds in the amount of **$12,900** from the **General Fund** are hereby appropriated and made a part of the Fiscal Year 2022 Budget for the replacement of fencing and gates at Alphonse Memorial Veterans Park.
2) The Mayor is hereby authorized to execute all documents required for the 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 2022-34**

**SPLASH PAD MAINTENANCE 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 ce1iain appropriations are required and should be approved and made a part of the Fiscal Year 2022 budget; and

**WHEREAS,** the construction of the splash pad at Daphne Sports Complex has been completed and is scheduled to be open for public use in May; and

**WHEREAS,** daily maintenance of the splash pad will be needed to ensure proper care of the system and compliance with local health regulations; and

**WHEREAS,** quotes have been received for this maintenance at a monthly cost of $4,461, which includes all chemicals and supplies.

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

**1)** Funds in the amount of **$25,000** from the **General Fund** are hereby appropriated and made a part of the Fiscal Year 2022 Budget for the maintenance of the Daphne Splash Pad.
2) The Mayor is hereby authorized to execute all documents required to enter into an agreement for these maintenance services.

**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 2022-35**

## ADDITIONAL APPROPRIATION: MAYDAY PARK KAYAK LAUNCH

**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 Mayday Kayak Launch project meets such criteria; and

**WHEREAS**, the City wishes to install a kayak launch at Mayday park for recreational use by its citizens and visitors; and

**WHEREAS**, staff has received quotes and obtained a total cost estimate to complete the kayak launch at Mayday Park in the amount of $132,421; and

**WHEREAS**, the FY 2020 capital budget included an appropriation for $85,000 from the Lodging Tax Fund for this project but an additional appropriation is needed in the amount of $47,421.

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

1) Funds in the amount of **$47,421** from the **Lodging Tax Fund** are hereby appropriated and made a part of the Fiscal Year 2022 Budget for the Mayday Park kayak launch.
2) The Mayor is hereby authorized to execute all documents required for this 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 2022-36**

**AMENDMENT TO THE LONGEVITY PAY FOR EMPLOYEES**

**WHEREAS,** Ordinance 2021-52 established a new City of Daphne Classification and Compensation Plan; and

**WHEREAS,** additionally, Ordinance 2017-73 created longevity pay as a part of its overall compensation plan to recognize an employees' loyalty and service to the City; and

**WHEREAS,** to further recognize this loyalty and service to the City, the longevity compensation pay will be amended as follows:

Longevity pay is a benefit that recognizes a full-time employee's years of continuous service. Full-time employees who have completed five (5) years or more of continuous service will be eligible for longevity pay.

To determine whether an employee is eligible for longevity pay, the Human Resources department will determine as of October 1 of each year whether a full-time employee has completed five (5) or more years of continuous service with the City of Daphne. Longevity will be based on a fiscal year running October 1st through September 30th.

Employees that sever employment and then return to work may not use retroactive time to qualify. Time must be continuous service.

Longevity pay will be as follows:

1) 5 – 9 years $250
2) 10 – 14 years $350
3) 15 or more years $500

The check will be issued from regular payroll and federal income tax, state income tax, social security contributions, and retirement will be deducted as the customary withholding rate for an employee.

**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 2022-37**

**Ordinance to Re-Zone Property Located**
**Southeast of the Intersection of Whispering Pines Road and U.S. Highway 98**

**WHEREAS,** Great Magnolia Properties L.L.C. and the Stanard Family Partnership, as the owners of certain real property located within the City of Daphne, has requested that said property that is currently zoned as B-1 Local Business, be re-zoned as B-2 (a), General Business Alternate; and

**WHEREAS,** said real property is located Southeast of the intersection of Whispering Pines Road and U.S. Highway 98, and more particularly described as follows:

**Legal Description of Property to be Re-Zoned to B-2 (a), General Business Alternate:**

> 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.

**WHEREAS,** at the regular Planning Commission meeting on April 28, 2022, the Commission considered said request and set forth a favorable recommendation; and,

**WHEREAS**, due notice of said proposed re-zoning has been provided to the public as required by law through publication and open display at the Daphne Public Library and City Hall, and a public hearing was held before the City Council on June 20, 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 re-zoning of the above described real property 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**

The above described real property is hereby re-zoned from B-1 Local Business to B-2 (a), General Business Alternate, and the zoning ordinance and zoning map shall be amended to reflect the said zoning change.

**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 DATE.**

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

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

**Attest:** **_____**
**Robin LeJeune, Mayor**

**_____**
**Candace G. Antinarella, CMC, City Clerk**

**CITY OF DAPHNE, ALABAMA**
**ORDINANCE 2022-38**

## Ordinance to Pre-Zone Property Located Southeast of the Intersection of Pleasant Road and County Road 13
## Ann E. Berga and Teresa Warner

**WHEREAS,** Ann E. Berga and Teresa Warner, as the owners 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 RSF-E, Residential Single-Family Estate, 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 Southeast of the Intersection of Pleasant Road and County Road 13, being more particularly described as follows:

**Legal Description for Property to be Pre-Zoned:**

*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.*

**WHEREAS,** at the regular Planning Commission meeting on April 28, 2022, the Commission considered said request and voted to set forth a 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 June 20, 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 RSF-E, Residential Single Family Estate, 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 _____, 2022.**

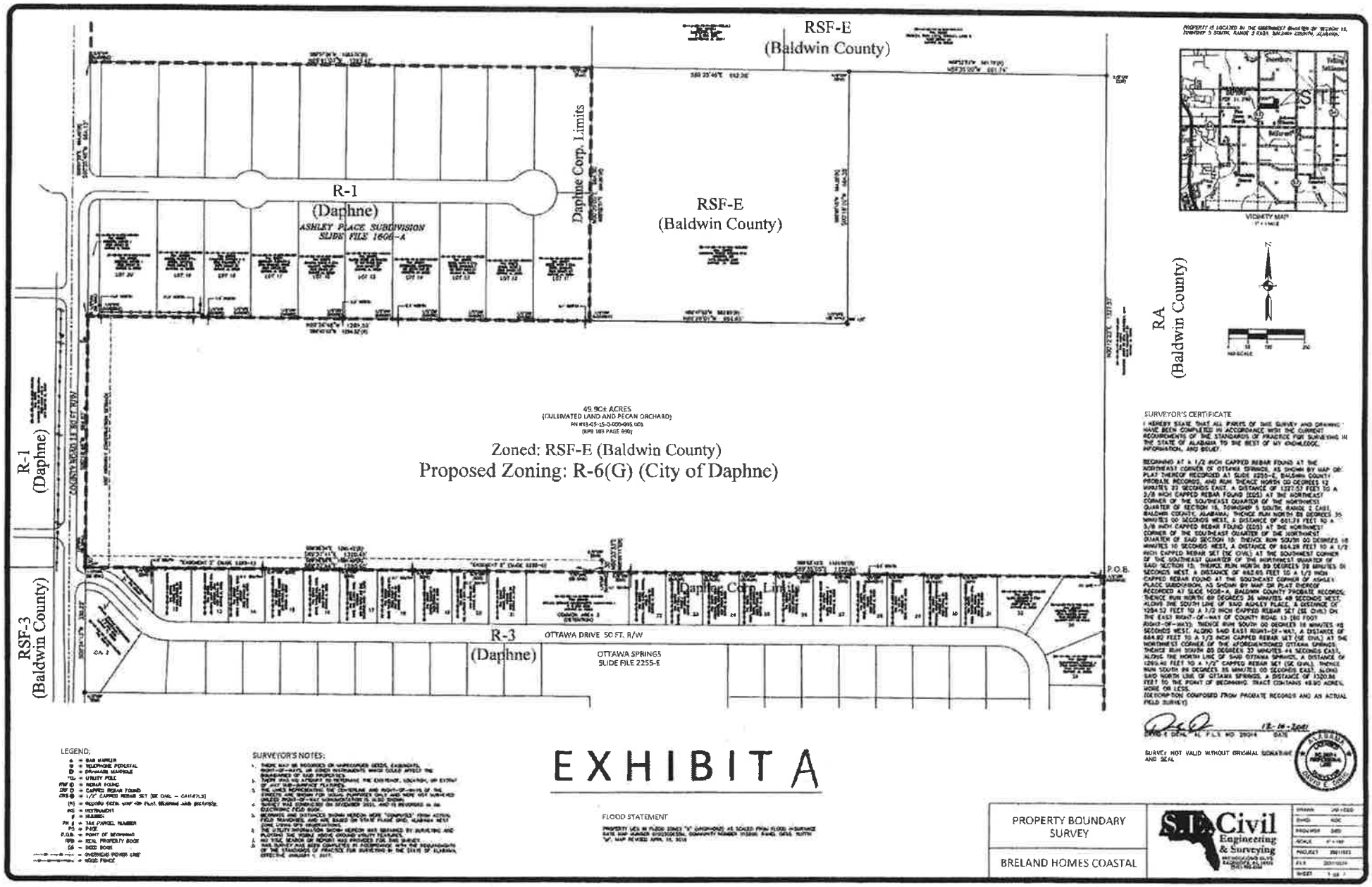
_____

**Robin LeJeune, Mayor**

**ATTEST:**

_____

**Candace G. Antinarella, CMC, City Clerk**


RSF-E
(Baldwin County)
R-1
(Daphne)
ASHLEY PLACE SUBDIVISION
SLIDE FILE 1606-A
Daphne Corp. Limits
RSF-E
(Baldwin County)
RA
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R-1
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RSF-3
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49.90± ACRES
(CULTIVATED LAND AND PECAN ORCHARD)
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
SURVEYOR'S CERTIFICATE
LEGEND;
SURVEYOR'S NOTES;
EXHIBIT A
FLOOD STATEMENT
PROPERTY BOUNDARY SURVEY
BRELAND HOMES COASTAL
S.I. Civil Engineering & Surveying

**CITY OF DAPHNE, ALABAMA**
**ORDINANCE 2022- 39**

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

**Southeast of the Intersection of Pleasant Road and County Road 13**
**Ann E. Berga and Teresa Warner**

**WHEREAS**, on the 20th day of December, 2021, Ann E. Berga and Teresa, being the owners 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 April 28, 2022, and the Commission set forth a unanimously 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 June 20, 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 _____2022, 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:**

*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.*

**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_____, 2022.**

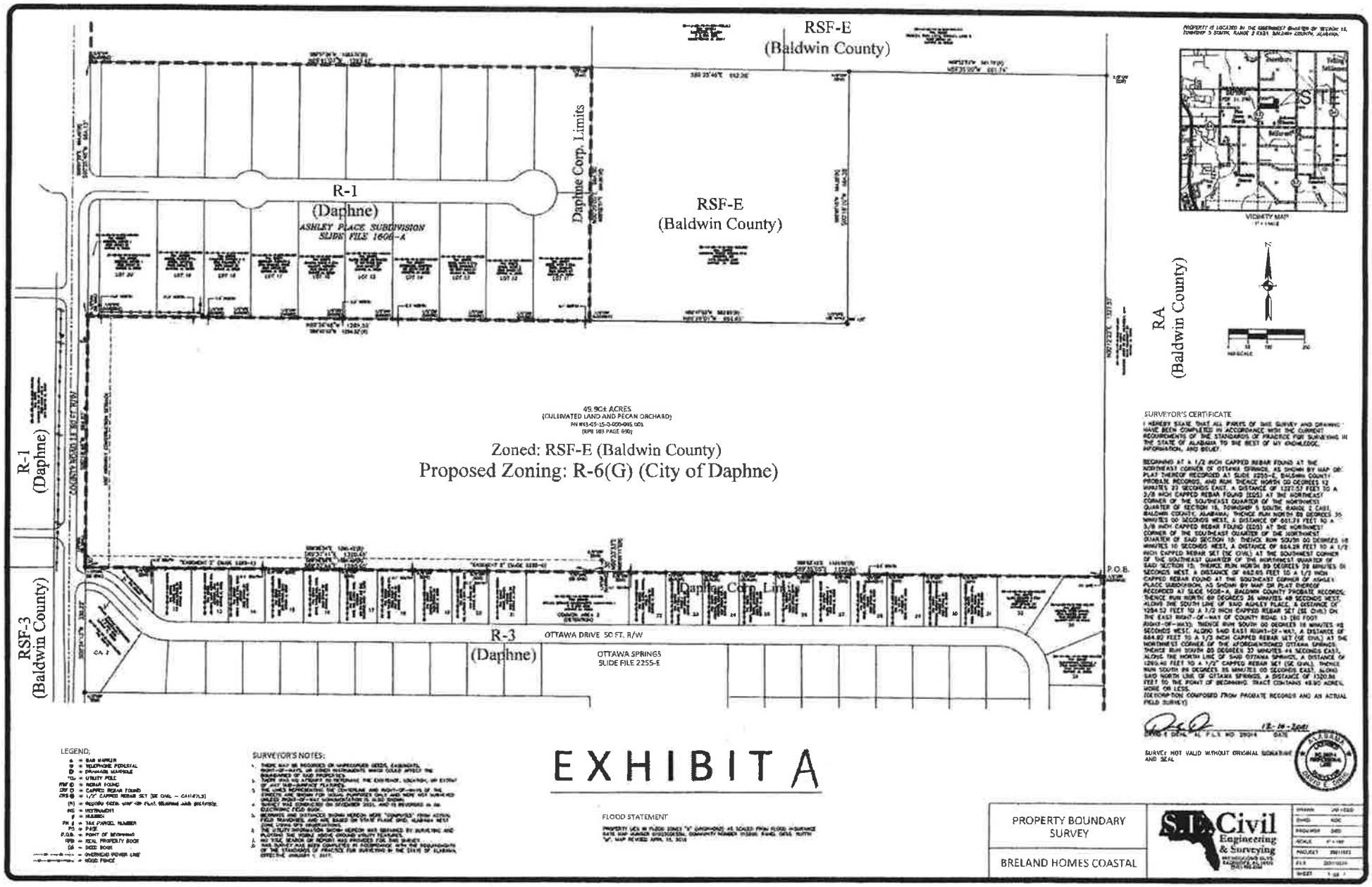
_____

**Robin LeJeune, Mayor**

**ATTEST:**

_____

**Candace G. Antinarella, CMC, City Clerk**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