CITY OF DAPHNE
1705 MAIN STREET, DAPHNE, AL
CITY COUNCIL BUSINESS MEETING AGENDA
Monday, February 5, 2024 at 6:00 P.M.

1. CALL TO ORDER

2. ROLL CALL
INVOCATION Pastor Jonathon Duke, 3 Circle Church
PLEDGE OF ALLEGIANCE

PRESENTATION: Daphne High School Cheer Team

PRESENTATION: Eagle Scout Project - Wilks Tickle

3. APPROVE MINUTES: January 2, 2024 regular meeting and January 8, 2024 Special Called Meeting

4. REPORTS OF STANDING COMMITTEES

A. FINANCE COMMITTEE – Phillips
Review the minutes from the January 16th meeting.
Treasurer's Report for December 2023: Unrestricted Fund Balance - $23,581,501;
Total Cash Balance - $50,123,239
Sales Tax for November 2023: $2,192,062.30; Lodging Tax for November 2023: $116,759.61
Debt Summary – December 2023: Warrants - $33,545,442
Capital Leases: General Fund - $654,516; Enterprise Fund - $723,300

MOTION to authorize the Mayor to enter into an agreement with Carey Technology for the City of Daphne redistricting for the 2025 election cycle.

B. BUILDINGS & PROPERTY COMMITTEE – Goodlin
Review the minutes from the December 2023 meeting and the December 2023 new Construction and Building Reports.
Certificates of Occupancy: 33
Permits Issues: 175
New Residential Home Permits: 6
Total Fees: $39,504.17

C. PUBLIC SAFETY COMMITTEE – Hughes
Review the minutes from the January meeting.

D. CODE ENFORCEMENT/ORDINANCE COMMITTEE – Scott

E. PUBLIC WORKS COMMITTEE – Conaway
Review the minutes from the December meeting.

MOTION to reappoint Elliot Riser to the Environmental Advisory Committee for a two-year term until February 2026.

MOTION to reappoint Justice Manning to the Environmental Advisory Committee for a two-year term until February 2026.

MOTION to reappoint Cathy Barnette to the Environmental Advisory Committee for a two-year term until February 2026.

MOTION to reappoint John Lake to the Environmental Advisory Committee for a two-year term until February 2026.

MOTION to reappoint Mathew Laws to the Environmental Advisory Committee for a two-year term until February 2026.

5. REPORTS OF SPECIAL BOARDS & COMMISSIONS

A. BOARD OF ZONING ADJUSTMENTS – Adrienne Jones
Review the minutes from the December 7, 2023 meeting and the summarization of the January 4, 2024 meeting.

B. DAPHNE PUBLIC SCHOOL COMMISSION – Conaway/Olen

C. DOWNTOWN REDEVELOPMENT AUTHORITY – Conaway

D. INDUSTRIAL DEVELOPMENT BOARD – Scott

E. LIBRARY BOARD – Goodlin

F. PLANNING COMMISSION – Olen
Review the minutes from the December 14, 2023 meeting and the report from the January 25, 2024 meeting.

G. RECREATION BOARD – Hughes

H. UTILITY BOARD – Coleman

6. PUBLIC PARTICIPATION

7. MAYOR'S REPORT

8. CITY ATTORNEY REPORT

9. DEPARTMENT HEAD REPORTS

10. CITY CLERK'S REPORT

MOTION to approve the Loyal Order of the Firetruck Parade on February 11, 2024 from 2:29pm – 4:00pm in Olde Towne.

MOTION to approve the LSK Lupus Walk on March 16, 2024 from 8:00am – 12:00pm.

MOTION to approve the O'Mancis 5th Annual St. Patrick's Day on March 16, 2024 from 5:00pm – 10:00pm with a street closure from Belrose and Main Street to the west side of parking lot behind Manci's.

MOTION to approve the 140-Special Events Retail to Mancis Antique LLC dba Mancis Antique Club 5th Annual St Pats located at 704 Belrose Avenue, Daphne, Alabama.

MOTION to approve the reschedule of the Miles for Mission 5k and Fun Run on April 6, 2024 from 8:00am – 12:00pm located at City Hall.

MOTION to approve the City of Daphne May Day Celebration on May 4, 2024 at May Day Park.

MOTION to approve the Buckaroo Stampede 5k/Fun Run on May 11, 2024 from 7:00am – 12:00pm with a rain date of May 18, 2024.

MOTION to approve the Ballin' on Belrose Run/Walk Challenge Fundraiser on May 18, 2024 from 7:00am – 12:00pm with a road closure of Belrose Avenue.

MOTION to approve the City of Daphne July 4th Fireworks on July 4, 2024 at 9:00pm at Al Trione Sports Complex.

MOTION to approve the Prodisee Pantry Turkey Trot 5k/Fun Run on October 26, 2024 from 6:45am – 10:30am.

MOTION to approve the City of Daphne Annual Tree Lighting on December 5, 2024 from 5:00 – 8:00pm with road closures of Main Street from Belrose Avenue to Trione Street as well as Manci Avenue.

MOTION to approve the City of Daphne Christmas Parade on December 7, 2024 from 11:00am – 1:00pm.

MOTION to approve the 050 – Retail Beer (Off Premises Only) and 070 – Retail Table Wine (Off Premises Only) to Lake Forest 1 LLC dba Chips to Go located at 29279 US Highway 98, Daphne, Alabama.

MOTION to approve the 050 – Retail Beer (Off Premises Only) and 070 – Retail Table Wine (Off Premises Only) to Malbis Shell LLC dba Chips to Go located at 29640 State Highway 181, Daphne, Alabama.

MOTION to approve the 050 – Retail Beer (Off Premises Only) and 070 – Retail Table Wine (Off Premises Only) to Jubilee Shell LLC dba Chips to Go located at 6851 Highway 90 E, Daphne, Alabama.

MOTION to approve the publication and set a public hearing on March 18, 2024 for the 68V Baldwin Land Holdings, LLC, Sharon and John Boni, Sharon, Thomas and John Boni, and Sharon Boni, representative of Thelma Boni Estate Pre-Zoning Amendment located Southwest of the Intersection of County Road 13 and Milton Jones Road.

MOTION to approve the publication and set a public hearing on March 18, 2024 for the 68V Baldwin Land Holdings, LLC, Sharon and John Boni, Sharon, Thomas and John Boni, and Sharon Boni, representative of Thelma Boni Estate Annexation Petition located Southwest of the Intersection of County Road 13 and Milton Jones Road.

11. RESOLUTIONS:

2024 – 03 – Acceptance of Roads and Rights-of-Ways, Hope Vineyard, Phase 1A

2024 – 04 – Acceptance of Roads and Rights-of-Ways, Hope Vineyard, Phase 3

12. 2nd READ ORDINANCES:

2024 – 01 – Amendment to Business License Ordinance 2004-11 – Establishing a new Classification for Medical Cannabis Dispensary

13. 1st READ ORDINANCES:

14. COUNCIL COMMENTS

15. EXECUTIVE SESSION

16. ADJOURN

January 2, 2024
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 Steve Olen called the meeting to order at 6:00pm.

2. ROLL CALL:

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

COUNCIL MEMBERS ABSENT: Ben Hughes

Also Present: Patrick Dungan, City Attorney; Mayor LeJeune; Candace Antinarella, City Clerk; Chief Brian Gulsby, Police; Troy Strunk, City Development; Adrienne Jones, Planning; Charlie McDavid, Recreation; Kellie Reid, Finance; Vickie Hinman, Human Resources; Josh Newman, City Engineer; Kent Ward, Junior Councilmember; Gracie Robinson, Junior Councilmember; and Daniel Hill, Junior Councilmember.

INVOCATION/PLEDGE OF ALLEGIANCE

Invocation was given by Councilman Ron Scott.

3. APPROVAL OF MINUTES:

The minutes from the December 18, 2023 regular meeting were approved.

4. REPORT OF STANDING COMMITTEES:

A. FINANCE COMMITTEE

Councilwoman Phillips said the minutes from the December 18th meeting are in the packet gave the Treasurer's Report for November 2023: Unrestricted Fund Balance-$23,435,616; Total Cash Balance-$46,172,023; Sales tax for October 2023 - $2,198,771.24; Lodging Tax for October 2023-$134,314.04; Debt Summary for November 2023: Warrants-$33,545,442; Capital Leases: General Fund-$658,852; Enterprise Fund -$723,300.

B. BUILDINGS & PROPERTY COMMITTEE

Councilman Goodlin said the next meeting was January 8th at 5:15pm.

C. PUBLIC SAFETY COMMITTEE

Councilman Hughes was absent. Councilman Olen said the next meeting is January 8th at 4:30pm.

D. CODE ENFORCEMENT/ORDINANCE COMMITTEE

Councilman Scott said the next meeting is February 5th at 4:30pm.

E. PUBLIC WORKS COMMITTEE

Councilwoman Conaway said the next meeting is February 5th at 5:15pm.

5. REPORTS OF SPECIAL BOARDS & COMMISSIONS:

A. Board of Zoning Adjustments

Mrs. Jones said the next meeting is January 4th at 6:00pm.

B. Daphne Public School Commission

Councilwoman Conaway said the next meeting will be January 22nd at 5:30pm at Daphne High School.

C. Downtown Redevelopment Authority

Councilwoman Conaway said the next meeting is January 18th at 5:30pm.

D. Industrial Development Board
Councilman Scott said there might be a special called meeting soon.

E. Library Board
Councilman Goodlin said the Board has interviewed candidates to fill the vacant Library Director position. He said the next meeting is January 11th at 4:30pm.

F. Planning Commission
Councilman Olen said the next meeting is January 25th at 5:00pm.

G. Recreation Board
Councilman Olen said the next meeting is January 10th at 6:00pm.

H. Utility Board
Councilman Coleman said the next meeting is January 31st at 5:00pm.

6. PUBLIC PARTICIPATION:

Public Participation opened at 6:08pm.

No one came forward to speak.

Public Participation closed at 6:08pm.

7. MAYOR'S REPORT:

Mayor LeJeune said Mardi Gras decorations will begin going up. He said Bayfront will be opening on Friday, January 5th. He said Coffee with the Mayor is January 23rd.

8. CITY ATTORNEY REPORT:

City Attorney said there was no report.

9. DEPARTMENT HEAD COMMENTS:

Chief Gulsby, Police, said there are four officers at the Police Academy and are looking at swearing in three officers on January 25th. Tacon, Fire, recognized a few fire employees.

Charlie McDavid, Recreation, said basketball starts this weekend.

Josh Newman, City Engineering, updated the Council on upcoming projects within the City.

Gracie Robinson, Junior Councilmember, gave the recent meeting update and shared the new secretary is Abby English.

10. CITY CLERK'S REPORT:

MOTION by Councilman Coleman to approve the Jubilee Festival of Arts on October 18-20, 2024 from 10:00am – 5:00pm with a road closure of Main Street from Magnolia Avenue to Randall Avenue.
Seconded by Councilwoman Phillips.
MOTION CARRIED UNANIMOUSLY.

11. RESOLUTIONS:

2024 – 02 – Appropriation: Daphne High School – Artificial Turf Project - $575,000

MOTION by Councilman Coleman to waive the reading of Resolution 2024-02. Seconded by Councilwoman Phillips.
MOTION CARRIED UNANIMOUSLY.

MOTION by Councilman Coleman to adopt Resolution 2024-02. Seconded by Councilman Scott.
MOTION CARRIED UNANIMOUSLY.

12. 2ND READ ORDINANCES:

2023 – 43 – Ordinance Amending the City of Daphne's Land Use and Development Ordinance – Articles 8, 11, 13, 15, 17, 18, 21, 30 and 34

2023 – 44 – Official City of Daphne Zoning Map Update

MOTION by Councilman Scott to waive the reading of Ordinance 2023-43. Seconded by Councilwoman Conaway.
MOTION CARRIED UNANIMOUSLY.

MOTION by Councilman Scott to adopt Ordinance 2023-43. Seconded by Councilwoman Conaway.
MOTION CARRIED UNANIMOUSLY.

MOTION by Councilman Scott to waive the reading of Ordinance 2023-44. Seconded by Councilwoman Phillips.
MOTION CARRIED UNANIMOUSLY.

MOTION by Councilman Scott to adopt Ordinance 2023-44. Seconded by Councilwoman Phillips.
MOTION CARRIED UNANIMOUSLY.

13. 1ST READ ORDINANCES:

2024 – 01 – Amendment to Business License Ordinance 2004-11 – Establishing a new Classification for Medical Cannabis Dispensary

14. OTHER BUSINESS:

MOTION by Councilman Scott to cancel the contract with South Alabama Regional Planning Commission regarding redistricting under the convenience provision of the contract. Seconded by Councilwoman Phillips.
MOTION CARRIED UNANIMOUSLY.

15. COUNCIL COMMENTS:

Councilwoman Phillips said they will be discussing redistricting at an upcoming Finance meeting and wished a Happy New Year to everyone.

Councilman Scott wished everyone a Happy New Year.

Councilman Goodlin wished everyone a Happy New Year.

Councilman Coleman wished everyone a Happy New Year.

Councilwoman Conaway wished everyone a Happy New Year.

Council President Olen wished everyone a Happy New Year.

13. <u>ADJOURN</u>:

THERE BEING NO FURTHER BUSINESS TO DISCUSS, COUNCIL ADJOURNED AT 6:17PM.

Respectfully submitted by,

_____
Candace G. Antinarella, MMC, City Clerk

Certification of Presiding Officer,

_____
Steve Olen, Council President

JANUARY 8, 2024
SPECIAL CALLED CITY COUNCIL MEETING
REGULAR BUSINESS MEETING
1705 MAIN STREET
DAPHNE, AL
5:45 P.M.

1. CALL TO ORDER:

There being a quorum present Council President Steve Olen called the meeting to order at 5:47pm.

2. ROLL CALL:

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

Also Present: Candace Antinarella, City Clerk; Patrick Dungan, City Attorney; and Mayor LeJeune

3. RESOLUTION:

2024 – 01 - Resolution for Additional Appropriation of Funds to Resolve a Pending Claim

City Attorney certified that the Council should enter into an Executive Session concerning matters of a pending legal matter. He said it should take ten minutes and the Council would reconvene to consider the Resolution on the agenda.

MOTION by Councilwoman Phillips to enter into Executive Session. Seconded by Councilman Hughes.
MOTION CARRIED UNANIMOUSLY.

City Clerk called roll.

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

MOTION CARRIED UNANIMOUSLY.

MOTION by Councilman Scott to waive the reading of Resolution 2024-01. Seconded by Councilwoman Conaway.
MOTION CARRIED UNANIMOUSLY.

MOTION by Councilman Scott to adopt Resolution 2024-01. Seconded by Councilwoman Conaway.
MOTION CARRIED UNANIMOUSLY.

4. ADJOURN:

THERE BEING NO FURTHER BUSINESS TO DISCUSS, COUNCIL ADJOURNED AT 5:59PM.

Respectfully submitted by,

_____
Candace G. Antinarella, MMC, City Clerk

Certification of Presiding Officer,

_____
Steve Olen, Council President

CITY OF DAPHNE
FINANCE COMMITTEE MINUTES
JANUARY 16, 2024
4:30 P.M.

I. CALL TO ORDER/ROLL CALL

The meeting was called to order at 4:30 p.m.
Present were:

Chairperson Mrs. Angie Phillips
Councilwoman Mrs. Tommie Conaway
Councilman Mr. Ron Scott
Councilman Mr. Ben Hughes
Councilman Mr. Doug Goodlin

Also Present: Mayor Robin LeJeune, Finance Director Mrs. Kelli Reid, Accountant III Mrs. Suzânne Henson, Revenue Officer Mrs. Julie Koptis, Sr. Human Resource Specialist Ms. Jensen Graddick, City Clerk Mrs. Candace Antinarella, Executive Director of City Development Mr. Troy Strunk, and City Attorney Mr. Patrick Dungan.

II. PUBLIC PARTICIPATION

There was no public participation.

III. APPROVE MINUTES FOR THE PREVIOUS MEETING

The previous meeting minutes were approved.

IV. HUMAN RESOURCES BUSINESS

A. Update on Human Resources Department Activity

Ms. Jensen Graddick reviewed the Human Resources Report:

- Posted/Reposted Positions – 6
- Reviewing/Testing/Interviewing/Background check - 13
- Promotion/Internal Transfer - 0
- New Hires – 8

Ms. Graddick noted that the Tennis Facility Coordinator has transitioned to more of a Professional Tennis Instructor position and that the Library Director position was still open and they were re-evaluating potential applicants. Ms. Graddick reviewed the monthly Safety Committee meeting topics and discussed other Human Resources projects and events.

V. BUSINESS LICENSE REPORT

A. Report: New Business Licenses – December, 2023

Mrs. Koptis reviewed the following reports and information:

- Code enforcement issued 3 warnings resulting in businesses becoming compliant and $287 in revenue.
- New Businesses with a physical location in Daphne - 6
- Simplified Sellers Use Tax collections - $173,995.58 and YTD collections - $510,861.75
- Total Business Licenses issued were 26 new and 37 renewals for a total of 63 in December 2023

VI. SALES & LODGING TAX REPORT

A. Sales and Use Taxes: November, 2023

Mrs. Henson reviewed the Sales & Use Tax Reports: $2,192,602.30 was collected for November, 2023 which was up $29,452.04 from November 2022's collections:

- YTD Variance over Budget - $391,373.54

B. Lodging Tax Collections, November, 2023

Mrs. Henson reviewed the Lodging Tax Collections Report and noted the collections for November, 2023 were $116,759.61 which is up $4,622.77 from November 2022's collections.

- YTD Variance over Budget - $10,321.42

C. **Lodging Tax Analysis Report, December, 2023**

Mrs. Reid reviewed the Lodging Tax Analysis report:

- Recreation balance for related purchases - $487,997
- Reserved balance for Bayfront related purchases - $1,862,741
- Reserved balance for Occupancy Fee - $261,566

VII. FINANCIAL SCHEDULES & REPORTS

A. Financial Reports

1. Treasurer's Report: December, 2023

Mrs. Reid reviewed the Treasurer's Report:

TREASURER'S REPORT As of December 31, 2023					
Account Type/Title	12/31/2023	11/30/2023	Increase (Decrease) from last Month	12/31/2022	Increase (Decrease) from Last Year
GENERAL FUND & ENTERPRISE FUNDS	$ 13,072,530	$ 13,115,934	$ (43,404)	$ 15,826,683	$ (2,754,153)
INVESTMENT FUND	10,508,971	10,319,682	189,289	10,134,856	$ 374,115
Total Unrestricted Cash Balance	**23,581,501**	**23,435,616**	**145,885**	**25,961,539**	**(2,380,038)**
SPECIAL REVENUE FUNDS					
4 CENT GAS TAX	287,022	281,377	5,645	223,185	63,837
7 CENT GAS TAX	265,575	258,500	7,076	189,302	76,273
10 CENT GAS TAX	210,476	191,261	19,214	153,876	56,600
TREE & FLOWER	22,660	22,660	-	22,660	-
COVID RELIEF FUND	-	122,600	(122,600)	2,780,088	(2,780,088)
ANIMAL SHELTER FUND	2,442,988	2,782,785	(339,797)	801,154	1,641,834
MOBILE INFIRMARY BUILDING	83,310	56,739	26,571	-	83,310
FEDERAL DRUG FORFEITURES	432,688	194,146	238,543	196,225	236,463
LOCAL DRUG FORFEITURES	95,435	95,435	-	79,175	16,260
LIBRARY	52,799	42,803	9,997	26,688	26,111
COURT TRAINING & EQUIPMENT	41,357	40,973	384	43,596	(2,239)
COURT/CORRECTION	525,165	524,807	358	545,937	(20,772)
LODGING TAX	2,612,304	2,588,212	24,092	3,231,155	(618,851)
RENAISSANCE	34,561	-	34,561	-	34,561
AGENCY FUNDS					
SELF INSURANCE	219,541	225,198	(5,657)	223,160	(3,619)
FLEX SPENDING	-	-	-	27,267	(27,267)
OPEB TRUST INVESTMENT FUND	1,529,945	1,218,535	311,410	913,118	616,827
	8,855,826	8,646,029	209,796	9,456,586	(600,760)
CAPITAL PROJECT FUNDS					
CAPITAL RESERVE	7,389,708	3,982,166	3,407,542	7,618,684	(228,976)
2023 CONSTRUCTION FUND	9,068,334	9,027,992	40,342	-	9,068,334
	16,458,042	13,010,158	3,447,884	7,618,684	8,839,358
DEBT SERVICE FUNDS					
DEBT SERVICE	1,227,870	1,080,220	147,650	1,103,167	124,703
Total Restricted Cash Balance	**26,541,738**	**22,736,408**	**3,805,330**	**18,178,437**	**8,363,301**
Total City Cash Balance	**$ 50,123,239**	**$ 46,172,023**	**$ 3,951,215**	**$ 44,139,976**	**$ 5,983,263**
	Encumbrance Total as of		**12/31/2023**	**$ 161,558.18**	

Mrs. Reid noted that the investment account has increased $374,115 from December of last year and the OPEB Trust Investment Fund has increased as well.

The Treasurer's Report as of December, 2023 Total Unrestricted Cash Balance - $23,581,501 and Total City Cash Balance - $50,123,239 was presented to be filed for audit.

2. Encumbrance Report

- Encumbrance balance - $157,686.18 as of December, 2023.

Mrs. Reid reviewed the Encumbrance Report.

3. Outstanding Appropriations

Mrs. Reid reviewed the Outstanding Appropriations report and noted that the bid for Resurfacing on CR64 from US98 to CR13 would open at the end of the month. Mr. Strunk noted the Ridgewood sidewalk project started today.

4. Financial Overview: Debt Summaries & Monthly Financial Statements

Mrs. Reid reviewed the following Financial Statements:

- Debt Summary Schedules (General & Enterprise Funds), December, 2023
  - Outstanding Warrant Balance as of December, 2023: $33,545,442
  - Outstanding Capital Lease Balance as of December, 2023:
    - General Fund: $654,516
    - Enterprise Fund: $723,300

- Monthly Financial Statements, November 2023
  - General Fund YTD Budgetary Net Income: ($249,144) which is less ($967,082) than the prior YTD net income
  - Solid Waste Fund Transfers $67,924
  - Civic Center Fund Transfers $51,756

5. Summary of Budgetary Amendments

Mrs. Reid reviewed the General Fund budgetary amendments made to the FY2024 Budget.

- Total Appropriations Year to Date – $4,144,868
- Adjusted Expenses over Revenue – ($4,142,687)

6. Unfunded Future Projects Expenditure Summary

Mrs. Reid reviewed the Unfunded Future Projects Expenditure Summary and noted there is no change from last month.

B. **Bills Paid Reports – December, 2023**

The Bills Paid Report was previously presented electronically. Mr. Hughes asked a few questions concerning the failing parking lot at the Daphne Sports Complex back parking lot. Mrs. Reid answered the questions.

VIII. BIDS & APPROPRIATION REQUESTS

There were no bids or appropriation requests discussed.

IX. SURPLUS

There were no surplus items discussed.

X. NEW BUSINESS

A. Redistricting Agreement

The 2025 City Council Districts Redistricting Proposal from Carey Technology, LLC was included in the packet. Mrs. Phillips asked Mr. Dungan had he reviewed the proposal. Mr. Dungan noted that he and Mr. Ross had reviewed the contract and had no issues with it. Mrs. Phillips noted the cost range is listed on page 44 and noted the cost is set to not exceed $30,000. Discussion continued that this item would be on the February 5, 2024 Council agenda and that a motion would be needed to authorize the Mayor to enter into an agreement with Carey Technology to design a project scope for the City of Daphne city redistricting for the 2025 election cycle. Mrs. Antinarella stated she had all the information needed for this agreement and would move forward with the project.

MOTION BY Mr. Goodlin to recommend to Council to authorize the Mayor to enter into an agreement with Carey Technology for the City of Daphne City redistricting for the 2025 election cycle. Seconded by Mrs. Conaway.

MOTION CARRIED UNANIMOUSLY

B. Council Work Session schedule for February

Mr. Hughes noted that the February Council Work Session schedule needs to be discussed due to the holiday. Discussion continued on the meeting.

XI. OLD BUSINESS

There was no old business discussed.

XIII. ADJOURN

The meeting adjourned at 5:06 p.m.

City of Daphne Building Department

2020 / 2021 / 2022 / 2023 / 2024 Comparison Report

	Fees Collected					Permits Issued					CO's Issued				
	2020	2021	2022	2023	2024	2020	2021	2022	2023	2024	2020	2021	2022	2023	2024
Oct	$93,181.87	$94,131.53	$84,303.63	$47,086.96	$83,798.35	215	357	308	192	224	11	31	40	28	32
Nov	$62,198.00	$109,387.14	$91,672.49	$50,279.03	$27,147.62	223	378	351	286	166	26	30	30	36	24
Dec	$233,529.32	$101,471.36	$128,605.99	$57,070.59	**$39,504.17**	252	383	296	216	**178**	33	43	53	36	**33**
Jan	$118,498.03	$132,049.79	$259,810.62	$33,804.54		270	372	350	152		14	24	36	33	
Feb	$140,560.44	$97,396.64	$129,315.56	$44,081.76		308	350	292	169		33	32	32	31	
Mar	$77,067.98	$95,472.42	$116,358.20	$30,603.28		362	391	431	181		45	52	84	44	
Apr	$94,394.17	$80,088.89	$60,816.35	$76,873.19		272	373	324	212		32	40	42	27	
May	$95,010.56	$101,848.37	$65,454.25	$147,875.62		294	380	306	288		39	42	48	20	
June	$179,966.08	$100,508.32	$147,395.66	$234,524.02		399	394	355	308		49	50	34	25	
July	$77,442.81	$78,547.74	$87,733.72	$100,809.42		323	408	305	267		45	29	23	13	
Aug	$105,147.77	$59,376.50	$61,504.63	$60,342.37		307	309	299	192		34	30	19	4	
Sept	$71,226.36	$93,879.09	$140,065.18	$108,322.22		352	442	328	**277**		35	48	40	34	
Total	$1,348,223.39	$1,144,157.79	$1,373,036.28	$991,701.56	**$150,450.14**	3577	4537	3945	2740	**568**	396	451	481	331	**89**
ercent	NA	-15.14%	20.00%	-27.77%		NA	26.84%	-13.05%	-30.54%		NA	13.89%	6.65%	-31.19%	

December FY2024 Notes

Building Inspections-

178 Permits issued, 33 Certificate Of Occupancies issued, and 6 New home permits issued

January 8, 2024
PUBLIC SAFETY MEETING MINUTES
1705 MAIN STREET
DAPHNE, AL
4:30 P.M.

1. CALL TO ORDER:

There being a quorum present, Councilman Hughes called the meeting to order at 4:30pm.

2. ROLL CALL:

COUNCIL MEMBERS PRESENT: Council President Steve Olen, Councilwoman Tommie Conaway, Councilwoman Angie Phillips, Councilmen Joel Coleman, Ron Scott and Benjamin Hughes.

ABSENT: Councilman Doug Goodlin

Also Present: Mayor LeJeune, Jay Ross, City Attorney; Patrick Dungan, City Development; Troy Strunk, Fire Department; Chief Tacon, Police Department; Chief Gulsby, City Clerk; Candace Antinarella, Recording Secretary, Christina Brazell.

3. PUBLIC PARTICIPATION:

Rebecca Spann: La Casa Di San Francesco Homeowners Association
Letter provided regarding their request for speed bumps or signs placed within their subdivision.

4. APPROVAL OF MINUTES FROM PREVIOUS MEETING

Minutes from December 11, 2023 Public Safety meeting were approved as presented.

5. POLICE DEPARTMENT – Chief Gulsby

Old Business:

New Business:
Regarding the Daphmont Murder Trail (2022), one of the two defendants will be going to trial soon, unknown exact date.
DPD recently received a grant in order to replace Tessa, the retired K-9. Officer Stanley will be attending training next week in San Antonio, TX with the newest K-9.
The current body cameras have been discontinued. Over the next 6-7 months they will be looking at options regarding replacement.

6. FIRE DEPARTMENT: - Chief Tacon

Old Business:

New Business: Over the last month, DFD has rode in with Medstar 4 times. All incidents were reviewed and justified.

Over the next month, Life Scan Screenings will begin. This is a non-mandatory screening. So far at least 42 Firefighters have signed up. This is a 2 hour evaluation. They will be using an area within the Recreational Center. Spouses can pay $500-$600 dollars a person.

Battalion Chief Adams advised council that there was still a 6 month delivery date for the first new engine vehicle.

7. OTHER BUSINESS:

Tony's Towing: Towing Rate Increase Request. City Clerk advised there was a review in 2022 that went no further than the last meeting.

***Councilman Scott made the motion to add this request to the next meeting agenda for Public Safety, accompanied by supporting documents of surrounding municipalities' ordinances regarding rates. (Rotation Towing for the City). Seconded by Council President Olen.**
No Discussion.

Adjournment: 4:45 p.m.

CITY OF DAPHNE PUBLIC WORKS COMMITTEE MINUTES
December 4th, 2023 - 5:15 P.M.
DAPHNE CITY HALL

I. CALL TO ORDER

II. COMMITTEE MEMBERS PRESENT:

Councilwoman Tommie Conaway; Councilman Doug Goodlin; Councilwoman Angie Phillips; Councilman Steve Olen; Councilman Joel Coleman; Councilman Ben Hughes; Councilman Ron Scott; Mayor Robin LeJeune

Others Present: Ronnie Huskey, Public Works Director; Jay Ross, City Attorney; Troy Strunk, Executive Director, City Development; Jessica Linne, Assistant City Clerk; Kelli Reid, Finance Director;

III. PUBLIC PARTICIPATION & CORRESPONDENCE

Correspondence and Public Participation— There was no public participation.

IV. OLD BUSINESS

Approval of Minutes – November 6th, 2023—Minutes were reviewed and approved by the committee.

V. NEW BUSINESS

There was no new business.

VI. City Engineer's Report (Separate Handout)

Troy Strunk addressed the committee with his separate handout. Mr. Strunk stated that he has highlighted a few projects to look at.

Mr. Strunk discussed 21-04 Drainage Improvements on North Main St. at Fire Station 2 that construction is complete and the project is currently being closed out.

Mr. Strunk discussed 21-09 HWY-90 Widening – Phase I that the comments for the 85% review are being addressed. Mr. Strunk stated they are hoping to have this project out to bid by May or June of next year.

Mr. Strunk discussed 21-11 Resurfacing CR-64 from US-98 to CR-13 and Intersection improvements at CR-64 and Pollard that they are still waiting on ALDOT to move forward with project.

Mr. Strunk discussed 22-14 US-98 Access Management and Lavender Lane that the project is up for appropriation tonight on City Council agenda. They are hoping to start construction by end of

January.

Mr. Strunk discussed 21-15 Bayfront Streetscapes that the project is almost complete but the road is still closed. Mr. Strunk stated there are still many items to complete before the road is re-opened.

Mr. Strunk discussed 21-19 Justice Center that the project will be out for bid within the next two weeks. Councilman Goodlin asked what is the expected cost of this project. Mr. Strunk stated it will be around eight million dollars.

Mr. Strunk discussed 22-07a Sidewalk Improvements Ridgewood that the pre-construction meeting was last week and the notice to proceed will be issued next week.

Kelli Reid stated that all the contingency for the Bayfront project was used up in the beginning of the project when they needed to build a retaining wall. Ms. Reid stated that money has been moved around in the budget to pay for the project without adding more to the balance.

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

Ronnie Huskey stated that there have been more Grounds Department work orders because they have received several canopy trimming work orders from the Solid Waste Dept. so the trucks can continue their routes with no canopy issues. Mr. Huskey stated that there is a Mechanic Shop comparison of FY23 and FY24 and, with the work that has been done on the Solid Waste trucks, it has made FY24 higher than the previous year. He continued by stating that overtime is still being monitored and is being kept at a minimum. Mr. Huskey stated that the street sweeper has been coming in early to clean up the busier roads. He continued by stating that the new carts have been delivered and are being organized in the new Solid Waste facility. He stated that there are around 40 to 50 new residents on hold for garbage carts, so the new resident numbers should go up in the next two months. Councilman Scott asked what does Public Works do if there are not enough carts available for residents requesting them. Mr. Huskey stated they will be prioritized by when they called in and if applicable, the resident will be given a recycling cart and will then be swapped out for a garbage cart when they become available. Mayor LeJeune stated that a lot of residents will call for an additional garbage cart, and those individuals will be put on hold if necessary. He continued by stating that the Solid Waste Department always has extra garbage carts put aside for new residential builds that need a garbage cart. Councilman Scott asked why some of the garbage carts are black. Mayor LeJeune stated that those are only used on City property, so if a resident were to take one then Public Works would know that it does not belong to a resident. Councilman Hughes asked how many carts were received for new residents. Mr. Huskey responded that the number is around 500 carts in storage. Mr. Huskey reiterated that when inventory is low, the Solid Waste Department only gives out new carts to new residential builds and puts the residents requesting an additional garbage cart on hold. Councilman Goodlin asked when another order of garbage carts will be requested. Mayor LeJeune stated he believes it would in at least a year. Ms. Reid stated that an additional $10,000 was put in the FY24 budget to spend on buying garbage carts

if needed. Councilman Hughes asked what the cost of each garbage cart is. Mr. Huskey stated he believes that they are $63 per cart.

Councilman Hughes asked if the flashing pedestrian signs for Sehoy and Diamante have arrived. Mr. Huskey stated they will be coming in soon. Councilman Hughes asked if the new signs at Diamante have been lowered. Mr. Huskey stated they have been lowered as far as he is aware. He continued by stating that he will check them again. Councilman Scott asked if we buy our signs black. Mr. Huskey stated that they are painted because it is more cost effective. He continued by stating all signs in the City will be painted black over time.

The Council discussed the beautiful holiday decorations across the city.

Mr. Huskey stated that the Facilities team has completed the pier repairs at Bayfront Park and they are looking at options to get the restroom in place. He continued to state that they are also working on a project at the Ruff Wilson Center for their roof. He stated the Street Dept. has been completing ADA repairs in Historic Malbis and upgrading sidewalks and the entrance to Alphonse Park. Mr. Huskey stated the Mowing Dept. has been seeding the main highway medians to help with erosion. He stated the Solid Waste Dept. is on schedule and picking up cardboard throughout the city. He continued by stating the Landscape Dept. has been decorating the City for the Christmas events and holidays. He stated that they have 8 vacancies and have several interviews in the next few weeks.

Councilman Hughes stated the Public Works team did an awesome job for the Tree Lighting event. Councilman Scott asked if benches are still being put into Lake Forest. Mayor LeJeune stated they will take a look into it. Councilman Goodlin stated that making a bench would make a great Eagle Scout project. The Council discussed the current locations of the benches in Lake Forest.

A. Work Request Report – October 2022 & October 2023
   The Public Works Department completed 491 work orders in October 2023.
B. Vehicle/Equipment Maintenance Reports – FY2023-2024 YTD
C. Public Works Related Overtime Report — 16.67% of the year used; $27,011.73 Used YTD as of November 29th, 2023.
D. Street Sweeper Report —October 19th – November 29th, 2023

VIII. <u>DAPHNE SOLID WASTE DISPOSAL ENTERPRISE</u> (Handouts reviewed by committee)

A. Monthly Recycle Tonnage Report (Tonnage Comparison) —No Report
B. Solid Waste New Customer Report – October 2023— 16 new residential; 0 new commercial
C. Tallent Lane Facility Report – October 2023- 456.85 SW Total Tonnage, 275.33 Other Depts. Total Tonnage

IX. MOSQUITO CONTROL SERVICES

A. Mosquito Report— October Report; Week 45, 46

X. MUSEUM COMMITTEE

A. Minutes – No Report

XI. BEAUTIFICATION COMMITTEE

A. Minutes – November 1st, 2023

Councilman Olen stated that as of the end of November the DBC has 1315 volunteer hours.

Councilwoman Phillips stated that in the minutes Ms. Boxx asked if the City will partner with Toys for Tots to get coloring books. Councilman Olen stated that Ange Baggett agreed to look into that for the DBC.

XII. ENVIRONMENTAL ADVISORY COMMITTEE

A. Minutes – No Report

X1II. FUTURE BUSINESS

A. Next Meeting – **Tuesday, January 2nd, 2023**

XIV. ADJOURNMENT

Motion by Benjamin Hughes, seconded by Angie Phillips to adjourn. Meeting adjourned at 5:21 p.m.

CITY OF DAPHNE
BOARD OF ZONING ADJUSTMENT MINUTES
REGULAR MEETING OF DECEMBER 7, 2023 - 6:00 P.M.
COUNCIL CHAMBERS, CITY HALL

Chairwoman called to order the regular meeting of the Board of Zoning Adjustment at 6:00 p.m. Roll was called and the number of members present constituted a quorum.

Members Present:

Clay Covert
Derek Wolstenholme
Tasha Quinnelly
Carolyn Courson, Chairwoman
Audra Harper
Donald Burton, Jr.

Members Absent:

Herb Cole

Staff Present:

Adrienne D. Jones, Director of Community Development
Pat Johnson, Recording Secretary

Chairwoman asked for input regarding the June 1, 2023 minutes presented by staff. There being none, minutes stand approved as submitted.

Chairwoman called for the next order of business: a request for a Variance as presented on the meeting agenda.

A presentation of the report packet was given and recommended by the Director regarding application #2023-04, Richard Jeremy Ingle seeking approval of a Variance to establish a lot area of sixteen thousand, nine hundred and four-square feet for PPIN #8448, zoned R-1, Low Density Single Family Residential, in lieu of the required twenty thousand square feet.

Chairwoman called for questions from the Board. There were none.

The Chairwoman opened the floor for the public hearing.

Richard Ingle, the applicant, who currently lives at 24691 Chantilly Lane spoke requesting approval to build on his lot in Olde Towne Daphne.

Chairwoman called for questions from the Board. One question was asked regarding the history of the property's configuration. Mrs. Jones explained that it likely pre-dates the adoption of zoning and subdivision regulations. The Chairwoman called for those in opposition. There being none. The Chairwoman closed public participation. Hearing no further comments from the Board, the Chairwoman called for an affirmatively stated motion.

A **Motion** was made by **Mr. Wolstenholme** and Seconded by **Mrs. Harper to approve Appeal #2023-04, Richard Jeremy Ingle, request for a Variance to the Daphne Land Use and Development Ordinance to establish a lot area of sixteen thousand, nine hundred and four-square feet for PPIN #8448, zoned R-1, Low Density Single Family Residential, in lieu of the required twenty thousand square feet.**

Upon roll call vote, **the Motion carried unanimously.**

Mr. Covert	***Aye***
Mr. Wolstenholme	***Aye***
Mrs. Quinnelly	***Aye***
Mrs. Harper	***Aye***
Mr. Burton	***Aye***
Mrs. Courson	***Aye***

The Chairwoman stated the motion is approved and you may go by the office of Community Development around 9:00 a.m. in the morning to pick up your paperwork.

The Chairwoman called the next item on the agenda election of officers, and she opened the floor for the nominations for Chairman.

Mr. Wolstenholme nominated Mrs. Courson for Chairwoman. The nominations were closed with no other nominations, Mrs. Carolyn Courson is Chairwoman.

The Chairwoman opened the floor for the nominations for Vice Chairman.

Mrs. Quinnelly nominated Mr. Wolstenholme for Vice Chairman. The nominations were closed with no other nominations; Mr. Derek Wolstenholme is Vice - Chairman.

There being no other business Chairwoman called for a **Motion to Adjourn.**

A **Motion** was made by **Mr. Wolstenholme** and **Seconded** by **Mrs. Harper to adjourn. There was no discussion of the motion.**

The Motion carried unanimously.

The meeting adjourned at 6:12 p.m.

Respectfully submitted by:

Pat Johnson

Pat Johnson, Recording Secretary

APPROVED: January 4, 2024

Carolyn Courson

Carolyn Courson, Chairwoman

COMMUNITY DEVELOPMENT

CITY OF DAPHNE
BOARD OF ZONING ADJUSTMENT AGENDA
JANUARY 4, 2024 - 6:00 P.M.
COUNCIL CHAMBERS, CITY HALL

1. **CALL TO ORDER** – 6:00 p.m.

2. **CALL OF ROLL** - *Present C. Courson, D. Wolstenholme, C. Covert, A. Harper, D Burton*

3. **APPROVAL OF MINUTES** – *Approved*

   December 7, 2023

4. **OLD BUSINESS** - *None*

5. **NEW BUSINESS**

   Appeal #2024-01 AltaPointe Health – *BZA Did Not Grant*

   A request for a Special Exception to the Daphne Land Use and Development Ordinance has been filed with the City of Daphne Board of Zoning Adjustment. The request, if granted, would authorize AltaPointe Health, an existing drug and alcohol treatment center approved as BZA Appeal #2008-05, to operate a school for approximately 150 students for the Baldwin County Board of Education on 22.39 acres at 7400 Roper Lane. The property is zoned R-3, High Density Single Family Residential.

6. **ADOURNMENT –** *7:41 p.m.*

COMMUNITY DEVELOPMENT INTERNAL MEMORANDUM

Daphne
ALABAMA

DATE: January 29, 2024

TO: Office of the City Clerk

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

SUBJECT: Planning Commission Minutes and Report

Attached please find a copy of the approved minutes for the City of Daphne Planning Commission regular meeting of the December 14, 2023 and the report of the regular meeting of January 25, 2024 for placement on the February 5, 2024 City Council agenda for review.

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

ADJ/jv

The City of Daphne
Planning Commission Minutes
Regular Meeting of December 14, 2023
Council Chamber, City Hall - 5:00 P.M.

Call to Order:

In the absence of Andrew Prescott, the Commission Chairman, John Peterson, the Vice Chairman, presided over the meeting. Mr. Peterson called the regular meeting of the City of Daphne Planning Commission to order at 5:00 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

Kevin Spriggs, Secretary
John Peterson, Vice Chairman, presiding officer
Richard Johnson
Steve Olen
Nathan Jones

Staff Present:

Adrienne Jones, AICP, Director of Community Development
Jan Vallecillo, Planning Coordinator
Patrick Dungan, Attorney
Troy Strunk, Executive Director, City Development
Joshua Newman, City Engineer
Jesi Ward, Environmental Programs Manager

The Vice Chairman asked for input regarding the November 16, 2023 regular meeting minutes presented by staff. There being none, minutes stand approved as submitted.

The Vice Chairman called for the next order of business: Hope Vineyard, Phase 1A and 3 Final Subdivision Plat Review and Street Acceptance.

An introductory presentation was given by the agent, Cathy Barnette. She provided a summarization of the final subdivision plats and petitions for street acceptance as presented on the meeting agenda. She commented that all staff comments have been addressed and common areas have been stabilized.

Hearing no further comments from the commissioners, the Vice Chairman called for a motion.

A motion was made by Mr. Johnson and seconded by Mr. Spriggs to approve Hope Vineyard, Phases 1A and 3 final subdivision plat and set forth a favorable recommendation for street acceptance of both phases. There was no discussion. The motion carried unanimously.

The Vice Chairman called for the next order of business: Whataburger Site Plan Review.

An introductory presentation was given by the agent, Matt Simms. He summarized the site plan as presented on the meeting agenda and advised that staff comments have been addressed.

Mr. Johnson asked about the timeline of the improvement of Lavender Lane and the construction of Whataburger. Mr. Strunk commented that the agreement with the developer is to close on the property upon the installation of Lavender Lane and the associated traffic signal. He stated that the landscape plans have a few minor revisions and requested approval contingent on minor plan updates.

The Vice Chairman asked for staff comments. Mr. Newman stated his comments have been addressed.

Hearing no further comments from the commissioners, the Vice Chairman called for a motion.

A motion was made by Mr. Olen and seconded by Mr. Spriggs to approve Whataburger Site Plan contingent upon staff approval of minor landscape plan updates. There was no discussion. The vote carried unanimously.

The Vice Chairman called for the next order of business: Request for a Sidewalk Modification and SalonCentric Site Plan Review.

The Vice Chairman stated the applicant is requesting to modify the sidewalks along the right-of-way from six to four feet to match the existing sidewalks installed on TimberCreek Circle.

The Vice Chairman asked for staff comments. Mr. Newman stated this would be the appropriate time to allow a sidewalk modification because the existing sidewalks are four feet.

Commissioners discussed a modification of the design of the driveway in order to meet ADA requirements.

A motion was made by Mr. Olen and seconded by Mr. Jones to approve the request for a sidewalk modification along the right-of-way from six to four feet subject to meeting ADA compliance. There was no discussion. The vote carried unanimously.

An introductory presentation was given by the agent, David Shumer. He summarized the site plan as presented on the meeting agenda. He advised that staff comments have been addressed and that he would provide plan revisions to reflect the sidewalk modification and ADA compliance. He stated that the owner has contracted with Eco Solutions to acquire an ADEM permit and a wetland delineation.

Mr. Newman stated that staff met on-site with them, and there are no wetlands. Mrs. Ward concurred that this area has been piped so there is no appearance of a stream or wetlands.

Hearing no comments from the commissioners, the Vice Chairman called for a motion.

A motion was made by Mr. Johnson and seconded by Mr. Spriggs to approve SalonCentric Site Plan. There was no discussion. The vote carried unanimously.

The Vice Chairman called for the next order of business: public participation.

The Vice Chairman opened the floor for public participation. The floor was closed after no one came forward to speak.

The Vice Chairman called for the next order of business: attorney's report.

Mr. Dungan had no report and Merry Christmas!

The Vice Chairman called for the next order of business: commissioner's comments.

Mr. Strunk commented that ALDOT has approved the proposed improvements to County Road 64 and Pollard Road. Commissioners wished everyone a Merry Christmas!

The Vice Chairman called for the next order of business: director's comments.

Director stated Merry Christmas!

There being no further business, the meeting was adjourned at 5:20 p.m.

Respectfully submitted by:

Jan Vallecillo, Planning Coordinator

Approved: January 25, 2023

Andrew Prescott, Chairman

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF JANUARY 25, 2024
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

Report AG

1. **CALL TO ORDER:** 5:00 p.m.

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

3. **APPROVAL OF MINUTES:**

Review of minutes of the regular meeting of December 14, 2023. **(Approved)**

4. **NEW BUSINESS:**

A. **BAYSIDE ACADEMY MASTER PLAN REVISION AND MIDDLE SCHOOL SITE PLAN REVIEW:**

1. **File MPA23-05:** **(Tabled at the request of the applicant until the regular meeting of February 22, 2024)**

Presentation to be given by Jay Broughton, Overton Engineering, requesting a master plan revision of Bayside Academy.

2. **File SP23-14:** **(Tabled at the request of the applicant until the regular meeting of February 22, 2024)**

Site: **Bayside Academy Middle School**

Zoning: ***R-1, Low Density Single Family Residential***

Location: Southwest of the intersection of Belrose Avenue and Old County Road
Area: 20.47 Acres ±
Owner: Bayside Academy, Inc. - Scott Phillips
Engineer: Overton & Associates Consulting - Jay Broughton

B. **WILSON PLACE FINAL SUBDIVISION PLAT:**

1. **File SDF24-01:** **(Approved)**

Subdivision: **Wilson Place, Phase Two**

Present Zoning: ***R-1, Low Density Single Family Residential***

Area: 3.82 Acres ±, (6) lots
Location: At the northwest intersection of Pollard Road and Wilson Avenue
Agent: Dewberry - Cathy Barnette
Developer: 195, LLC - Cory Bronenkamp

C. **SIRMON ADDITION TO DAPHNE PRELIMINARY SUBDIVISION PLAT:**

1. **File SDP23-10:** **(Tabled at the request of the applicant until the regular meeting of February 22, 2024)**

Subdivision: **Sirmon Addition to Daphne**
Zoning: ***R-6(G), Garden or Patio Home***
Location: Northeast of the intersection of Parker Lane and County Road 13
Area: 20.14 Acres ±, (64) lots
Owner: Sirmon Properties, L.L.C. - James Sirmon
Surveyor: Rowe Engineering & Surveying - Cecil "Zeke" Hudson
Engineer: Rowe Engineering & Surveying - Don Rowe

D. ROWAN OAK PRE-ZONING AMENDMENT AND ANNEXATION PETITION:

1. File PZA24-01: **(Favorable recommendation to City Council)**

Applicant: **68V Baldwin Land Holdings, LLC, Sharon and John Boni, Sharon, Thomas and John Boni, and Sharon Boni, representative of Thelma Boni Estate**

Present Zoning: ***RSF-E, Residential Single Family Estate, RMF-6, Multiple Family, RSF-2, Single Family Residential, and B-3, General Business, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne***

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

Area: 134.31 Acres ±
Location: Southwest of the intersection of County Road 13 and Milton Jones Road
Owner: 68V Baldwin Land Holdings, LLC; Sharon and John Boni, Sharon, Thomas and John Boni, and Sharon Boni, representative of Thelma Boni Estate
Agent: S.E. Civil - David Diehl

2. ANX24-01: **(Favorable recommendation to City Council)**

A presentation to be given by David Diehl, S.E. Civil, requesting annexation of one hundred thirty-four point thirty-one acres owned by 68V Baldwin Land Holdings, LLC, Sharon and John Boni, Sharon, Thomas and John Boni, and Sharon Boni, representative of Thelma Boni Estate located southwest of the intersection of County Road 13 and Milton Jones Road. The subject property is currently zoned RSF-E, Residential Single Family Estate, RMF-6, Multiple Family, RSF-2, Single Family Residential, and B-3, General Business, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne.

E. THE RESERVE AT DAPHNE:

1. MASTER PLAN AMENDMENT:

File MPA24-01: (Approved)

Presentation to be given by Cathy Barnette, Dewberry, requesting a master plan revision of the Reserve at Daphne.

5. **PUBLIC PARTICIPATION:** None presented.

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

7. **COMMISSIONER'S COMMENTS:** No comments.

8. **DIRECTOR'S COMMENTS:** Director presented the upcoming meeting dates. Site Preview is February 14, and the Regular Meeting is February 25, 2024 and advised of the adoption of Ordinance # 2023-43, Land Use Ordinance Revisions, and is applicable to all applications submitted after January 22, 2024. She stated that the Envision Daphne 2042 Comprehensive Plan is tentatively set to be presented at the regular meeting of February 22, 2024.

9. **ADJOURNMENT**: 6:25 p.m.

City of Daphne
Event Permit Application

TYPE OF PERMIT: ☐ Special Event/Fundraiser ☑ Parade/Run (Streets Use) ☐ Walk (Sidewalks Only) ☐ Athletic Complex/Sporting Event ☐ Other: _____

APPLICANT & ORGANIZATION INFORMATION

ORGANIZATION NAME: Loyal Order of the Fire Turck

APPLICANT NAME: Marvin Ussery

STREET: 26920 Pollard Rd Apt 416 CITY, STATE, ZIP: Daphne, AL 36526

CONTACT PHONE: 251-751-6001 EMAIL: mussery@bellsouth.net

"ON SITE" CONTACT PERSON DAY OF EVENT: same

CELL PHONE: _____ EMAIL: _____

EVENT INFORMATION

EVENT NAME: LOFT parade

TYPE OF/PURPOSE OF EVENT: firetruck parade

EVENT DATE: 02/01/24 TIME (START- END): 2:29pm-4pm

ASSEMBLY TIME: 1:00pm # PARTICIPANTS/VEHICLES: 50 +-

EVENT LOCATION: Oldw Towne beginning and ending at May Day

FULL DESCRIPTION OF EVENT (PLEASE LIST ANY TENTS, STAGING, PORT-O-LETS, OR SIMILAR ITEMS THAT WILL BE USED ON-SITE): _____

SPECIAL REQUESTS

ROAD CLOSURE(S) REQUESTS: ☑ Yes* ☐ No *If Yes, please indicate which City Route is requested: _____

WILL YOUR EVENT REQUIRE BARRICADES: ☐ Yes* ☑ No *If Yes, please indicate quantity & location: _____

only barricades that are used by Shadow Barons

WILL YOUR EVENT REQUIRE ELECTRICITY: ☐ Yes* ☑ No *If Yes, you must provide your own extension cords

WILL YOUR EVENT REQUIRE WATER: ☐ Yes* ☑ No *If Yes, you must provide your own hose(s)

OTHER SPECIAL ITEMS FOR RENT:

TENTS: 20' X 40' # _____ X $321.00 10' X 10' # _____ X $123.00/EACH

TABLES: 8' L # _____ X $45.00/EACH CHAIRS: # _____ X $12.00/EACH

OTHER SPECIAL REQUESTS: _____

_____

MARKETING & COMMUNICATIONS

PLEASE NOTE: As a City permitted event, the City of Daphne should be listed as a sponsor on all marketing materials promoting your event, such as, but not limited to, posters, social media outlets, website(s), t-shirts, promo items, etc. It is the event organizer's responsibility to request the official City logo from our Marketing & Events Department in a proper format. No other City of Daphne logo should be utilized. Please initial acknowledgement: _____

Is your event open to the general public? ☑ Yes* ☐ No

* If Yes, do you wish for your event to be listed and/or shared on: www.daphneal.com? ☑ Yes ☐ No

Facebook.com? ☐ Yes ☐ No Instagram? ☑ Yes ☐ No LinkedIn? ☐ Yes ☑ No

MARKETING CONTACT (IF DIFFERENT THAN EVENT APPLICANT OR "ON SITE" EVENT CONTACT):

NAME: _____ CONTACT PHONE: _____

OTHER MARKETING REQUESTS: _____

_____

REVENUE/BUSINESS LICENSE

WILL SALES BE GENERATED AT YOUR EVENT: ☐ Yes** ☑ No ** If Yes, please provide your City of Daphne Business License Number here: _____

PLEASE NOTE: If you are providing food trucks or other third-party vendors, they MUST be a licensed business with the City of Daphne.

Loyal Order of Fire Truck Parade

INDEMNITY & HOLD HARMLESS AGREEMENT

In consideration of the permission granted to me by the City of Daphne to use grounds, sidewalks, and/or streets, I hereby indemnify and hold harmless the City of Daphne, its agents, servants and employees from any and all claims and causes of action that may arise from injury to me or third party using the grounds, sidewalks, and/or streets who are injured or suffer property damage that is in any way caused by my use of the grounds, sidewalks, and/or streets. This indemnity and hold harmless agreement is given to the City of Daphne to protect the City and its agents, servants, and employees from cost of defense and claims for injuries and damages that may be caused either directly or indirectly by my use of grounds, sidewalks, and/or streets.

Further, I have read and understand all rules and regulations according to the City of Daphne Ordinance No. 2017-35 as set forth by the governing body of the City of Daphne and will abide by these rules and regulations. I understand that damage to City property, grounds, sidewalks, and/or streets can and will results in additional fees. I also understand that if at any time the City of Daphne appointed Law Enforcement, Code Enforcement, or other personnel feel that said rules and regulations are not being followed the function will be terminated with no refund of said fees.

I have read and understand the above, including the cancellation and indemnity policies.

APPLICANT SIGNATURE: Marvin Ussery DATE: 01/04/20

INTERNAL USE ONLY

DATE REC'D: 1-4-2024

CITY CLERK:

FIRE DEPT:

APPROVED ROUTE:

POLICE DEPT:

ROUTE MAP ATTACHED: ☐ Yes ☐ No

PUBLIC WORKS:

SPORTS & RECREATION:

EVENT FEE: ☐ Paid $ CHK#

MARKETING & EVENTS:

☐ Waived:

** REVENUE:

PROOF OF INSURANCE REC'D: ☐ Yes ☐ No

City of Daphne
Event Permit Application

TYPE OF PERMIT: ☐ Special Event/Fundraiser ☐ Parade/Run (Streets Use) ☑ Walk (Sidewalks Only)
☐ Athletic Complex/Sporting Event ☐ Other: _____

APPLICANT & ORGANIZATION INFORMATION

ORGANIZATION NAME: LSK Lupus Fd.

APPLICANT NAME: Lucy King

STREET: 27537 French Settlement CITY, STATE, ZIP: Daphne, AL 36526

CONTACT PHONE: 205 937-9811 EMAIL: lkking15@AOL

"ON SITE" CONTACT PERSON DAY OF EVENT: _____

CELL PHONE: 251 753-7989 EMAIL: _____

EVENT INFORMATION

EVENT NAME: LSK Lupus Walk

TYPE OF/PURPOSE OF EVENT: Lupus Walk

EVENT DATE: March 16, 2024 TIME (START- END): 8:00 AM 12:00

ASSEMBLY TIME: 7:00 AM # PARTICIPANTS/VEHICLES: N/A

EVENT LOCATION: Daphne City Hall

FULL DESCRIPTION OF EVENT (PLEASE LIST ANY TENTS, STAGING, PORT-O-LETS, OR SIMILAR ITEMS THAT WILL BE USED ON-SITE): Tents, Tables + Chairs
LifeSouth blood drive

SPECIAL REQUESTS

ROAD CLOSURE(S) REQUESTS: ☐ Yes* ☑ No *If Yes, please indicate which City Route is requested: _____

WILL YOUR EVENT REQUIRE BARRICADES: ☐ Yes* ☑ No *If Yes, please indicate quantity & location: _____

_____

WILL YOUR EVENT REQUIRE ELECTRICITY: ☑ Yes* ☐ No *If Yes, you must provide your own extension cords

WILL YOUR EVENT REQUIRE WATER: ☐ Yes* ☑ No *If Yes, you must provide your own hose(s)

OTHER SPECIAL ITEMS FOR RENT:

TENTS: 20' X 40' # _____ X $321.00 10' X 10' # _____ X $123.00/EACH

TABLES: 8' L # _____ X $45.00/EACH CHAIRS: # _____ X $12.00/EACH

OTHER SPECIAL REQUESTS: _____

_____

MARKETING & COMMUNICATIONS

PLEASE NOTE: As a City permitted event, the City of Daphne should be listed as a sponsor on all marketing materials promoting your event, such as, but not limited to, posters, social media outlets, website(s), t-shirts, promo items, etc. It is the event organizer's responsibility to request the official City logo from our Marketing & Events Department in a proper format. No other City of Daphne logo should be utilized. Please initial acknowledgement: _____

Is your event open to the general public? ☑ Yes* ☐ No
* If Yes, do you wish for your event to be listed and/or shared on: www.daphneal.com? ☑ Yes ☐ No
Facebook.com? ☑ Yes ☐ No Instagram? ☑ Yes ☐ No LinkedIn? ☐ Yes ☐ No

MARKETING CONTACT (IF DIFFERENT THAN EVENT APPLICANT OR "ON SITE" EVENT CONTACT):

NAME: Jewel Lawson CONTACT PHONE: 251-421-3525

OTHER MARKETING REQUESTS: _____

_____

REVENUE/BUSINESS LICENSE

WILL SALES BE GENERATED AT YOUR EVENT: ☐ Yes** ☑ No ** If Yes, please provide your City of Daphne Business License Number here: _____
PLEASE NOTE: If you are providing food trucks or other third-party vendors, they MUST be a licensed business with the City of Daphne.

INDEMNITY & HOLD HARMLESS AGREEMENT

In consideration of the permission granted to me by the City of Daphne to use grounds, sidewalks, and/or streets, I hereby indemnify and hold harmless the City of Daphne, its agents, servants and employees from any and all claims and causes of action that may arise from injury to me or third party using the grounds, sidewalks, and/or streets who are injured or suffer property damage that is in any way caused by my use of the grounds, sidewalks, and/or streets. This indemnity and hold harmless agreement is given to the City of Daphne to protect the City and its agents, servants, and employees from cost of defense and claims for injuries and damages that may be caused either directly or indirectly by my use of grounds, sidewalks, and/or streets.

Further, I have read and understand all rules and regulations according to the City of Daphne Ordinance No. 2017-35 as set forth by the governing body of the City of Daphne and will abide by these rules and regulations. I understand that damage to City property, grounds, sidewalks, and/or streets can and will results in additional fees. I also understand that if at any time the City of Daphne appointed Law Enforcement, Code Enforcement, or other personnel feel that said rules and regulations are not being followed the function will be terminated with no refund of said fees.

I have read and understand the above, including the cancellation and indemnity policies.

APPLICANT SIGNATURE: Lucy Kay DATE: 1-18-2024

INTERNAL USE ONLY

DATE REC'D: 1-18-24

CITY CLERK:

FIRE DEPT:

APPROVED ROUTE:

POLICE DEPT:

ROUTE MAP ATTACHED: ☐ Yes ☐ No

PUBLIC WORKS:

SPORTS & RECREATION:

EVENT FEE: ☐ Paid $ CHK#

MARKETING & EVENTS:

☐ Waived:

** REVENUE:

PROOF OF INSURANCE REC'D: ☐ Yes ☐ No

City of Daphne
Event Permit Application

TYPE OF PERMIT: ☒ Special Event/Fundraiser ☐ Parade/Run (Streets Use) ☐ Walk (Sidewalks Only) ☐ Athletic Complex/Sporting Event ☐ Other: _____

APPLICANT & ORGANIZATION INFORMATION

ORGANIZATION NAME: Manci's Antique Club

APPLICANT NAME: Garrett DeLuca

STREET: 1715 Main St CITY, STATE, ZIP: Daphne, AL 36526

CONTACT PHONE: 251.421.0279 EMAIL: garrett.deluca@gmail.com

"ON SITE" CONTACT PERSON DAY OF EVENT: same

CELL PHONE: 251.421.0279 EMAIL: same

EVENT INFORMATION

EVENT NAME: O'Mancis 5th Annual St. Patrick's Day

TYPE OF/PURPOSE OF EVENT: Party

EVENT DATE: 03/16/2024 TIME (START- END): 5-10pm

ASSEMBLY TIME: 5pm # PARTICIPANTS/VEHICLES: 500

EVENT LOCATION: Vacant lot behind Manci's

FULL DESCRIPTION OF EVENT (PLEASE LIST ANY TENTS, STAGING, PORT-O-LETS, OR SIMILAR ITEMS THAT WILL BE USED ON-SITE): We will have one tent, port-o-lets, and barricades

Looking for close from Belrose & Main St to the west side of parking lot March 16, 2024, from 5-10

Police will be present to block area off.

SPECIAL REQUESTS

ROAD CLOSURE(S) REQUESTS: ☐ Yes* ☐ No *If Yes, please indicate which City Route is requested: _____

WILL YOUR EVENT REQUIRE BARRICADES: ☐ Yes* ☐ No *If Yes, please indicate quantity & location: _____

_____

WILL YOUR EVENT REQUIRE ELECTRICITY: ☐ Yes* ☐ No *If Yes, you must provide your own extension cords

WILL YOUR EVENT REQUIRE WATER: ☐ Yes* ☐ No *If Yes, you must provide your own hose(s)

OTHER SPECIAL ITEMS FOR RENT:

TENTS: 20' X 40' # _____ X $321.00 10' X 10' # _____ X $123.00/EACH

TABLES: 8' L # _____ X $45.00/EACH CHAIRS: # _____ X $12.00/EACH

OTHER SPECIAL REQUESTS: _____

_____

MARKETING & COMMUNICATIONS

PLEASE NOTE: As a City permitted event, the City of Daphne should be listed as a sponsor on all marketing materials promoting your event, such as, but not limited to, posters, social media outlets, website(s), t-shirts, promo items, etc. It is the event organizer's responsibility to request the official City logo from our Marketing & Events Department in a proper format. No other City of Daphne logo should be utilized. Please initial acknowledgement: _____

Is your event open to the general public? ☐ Yes* ☐ No
* If Yes, do you wish for your event to be listed and/or shared on: www.daphneal.com? ☐ Yes ☐ No
Facebook.com? ☐ Yes ☐ No Instagram? ☐ Yes ☐ No LinkedIn? ☐ Yes ☐ No

MARKETING CONTACT (IF DIFFERENT THAN EVENT APPLICANT OR "ON SITE" EVENT CONTACT):

NAME: _____ CONTACT PHONE: _____

OTHER MARKETING REQUESTS: _____

_____

REVENUE/BUSINESS LICENSE

WILL SALES BE GENERATED AT YOUR EVENT: ☐ Yes** ☐ No ** If Yes, please provide your City of Daphne Business License Number here: _____
PLEASE NOTE: If you are providing food trucks or other third-party vendors, they MUST be a licensed business with the City of Daphne.

INDEMNITY & HOLD HARMLESS AGREEMENT

In consideration of the permission granted to me by the City of Daphne to use grounds, sidewalks, and/or streets, I hereby indemnify and hold harmless the City of Daphne, its agents, servants and employees from any and all claims and causes of action that may arise from injury to me or third party using the grounds, sidewalks, and/or streets who are injured or suffer property damage that is in any way caused by my use of the grounds, sidewalks, and/or streets. This indemnity and hold harmless agreement is given to the City of Daphne to protect the City and its agents, servants, and employees from cost of defense and claims for injuries and damages that may be caused either directly or indirectly by my use of grounds, sidewalks, and/or streets.

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I have read and understand the above, including the cancellation and indemnity policies.

APPLICANT SIGNATURE: _____ DATE: January 10, 2024

INTERNAL USE ONLY

DATE REC'D: 1/10/24

CITY CLERK: _____

FIRE DEPT: _____

APPROVED ROUTE: _____

POLICE DEPT: _____

ROUTE MAP ATTACHED: ☐ Yes ☐ No

PUBLIC WORKS: _____

SPORTS & RECREATION: _____

EVENT FEE: ☐ Paid $_____ CHK# _____

MARKETING & EVENTS: _____

☐ Waived: _____

** REVENUE: _____

PROOF OF INSURANCE REC'D: ☐ Yes ☐ No

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION
Confirmation Number: 20240116134143983

Type License: 140 - SPECIAL EVENTS RETAIL
State: $150.00 **County:** $233.00
Type License:
State: **County:**
Trade Name: MANCIS ANTIQUE CLUB 5TH ANNUAL ST PATS
Filing Fee: $50.00
Applicant: MANCIS ANTIQUE LLC
Transfer Fee:
Location Address: 704 BELROSE AVE DAPHNE, AL 36526
Mailing Address: 1715 MAIN STREET DAPHNE, AL 36526
County: BALDWIN **Tobacco sales:** NO **Tobacco Vending Machines:**
Product Type:
Type Ownership: LLC
Book, Page, or Document info: 328-653
Do you sell Draft Beer?:
Date Incorporated: 02/10/2015 **State incorporated:** AL **County Incorporated:** BALDWIN
Date of Authority: 02/23/2015
Federal Tax ID: 47-3077005 **Alabama State Sales Tax ID:** R009132071

Name:	Title:	Date and Place of Birth:	Residence Address:
GARRETT PAUL DELUCA 7547130 - AL	MEMBER	01/19/1990 MOBILE	199 RIDGEWOOD DR DAPHNE, AL 36526
JOHN MCDERMOTT THOMPSON 4671906 - AL	MEMBER	11/6/1962 MOBILE	261 LEVERT ST MOBILE, AL 36607
HARRY PATRIDGE JOHNSON 2769374 - AL	MEMBER	12/6/1950 MOBILE	901 CAPTAIN O'NEAL DAPHNE, AL 36526

Has applicant complied with financial responsibility ABC RR 20-X-5-.14? YES
Does ABC have any actions pending against the current licensee? NO
Has anyone, including manager or applicant, had a Federal/State permit or license suspended or revoked? NO
Has a liquor, wine, malt or brewed license for these premises ever been denied, suspended, or revoked? NO
Are the applicant(s) named above, the only person(s), in any manner interested in the business sought to be licensed? YES
Are any of the applicants, whether individual, member of a partnership or association, or officers and directors of a corporation itself, in any manner monetarily interested, either directly or indirectly, in the profits of any other class of business regulated under authority of this act? NO
Does applicant own or control, directly or indirectly, hold lien against any real or personal property which is rented, leased or used in the conduct of business by the holder of any vinous, malt or brewed beverage, or distilled liquors permit or license issued under authority of this act? NO
Is applicant receiving, either directly or indirectly, any loan, credit, money, or the equivalent thereof from or through a subsidiary or affiliate or other licensee, or from any firm, association or corporation operating under or regulated by the authority of this act? NO

Contact Person: GARRETT DELUCA
Business Phone: 251-375-0543
Fax:
Home Phone: 251-421-0279
Cell Phone:
E-mail: GARRETT.DELUCA@GMAIL.COM

PREVIOUS LICENSE INFORMATION:
Trade Name: ANNUAL SAINT PATRICKS DAY
Applicant: MANCIS ANTIQUE LLC

Previous License Number(s)
License 1: 011887302
License 2:

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION
Confirmation Number: 20240116134143983

If applicant is leasing the property, is a copy of the lease agreement attached? YES
Name of Property owner/lessor and phone number: MANCI ENTERPRISES LLC 251-415-1000
What is lessors primary business? PHYSICIAN
Is lessor involved in any way with the alcoholic beverage business? NO
Is there any further interest, or connection with, the licensee's business by the lessor? NO

Does the premise have a fully equipped kitchen? YES
Is the business used to habitually and principally provide food to the public? NO
Does the establishment have restroom facilities? NO
Is the premise equipped with services and facilities for on premises consumption of alcoholic beverages? YES

Will the business be operated primarily as a package store? NO
Building Dimensions Square Footage: 3900 Display Square Footage:
Building seating capacity: 16 Does Licensed premises include a patio area? NO
License Structure: SINGLE STRUCTURE License covers: OTHER
Number of licenses in the vicinity: 1 Nearest: 1
Nearest school: Nearest church: Nearest residence: 0 blocks
Location is within: CITY LIMITS Police protection: CITY

Has any person(s) with any interest, including manager, whether as sole applicant, officer, member, or partner been charged (whether convicted or not) of any law violation(s)? YES

Name:	Violation & Date:	Arresting Agency:	Disposition:
JOHN THOMPSON	1984	DAPHNE POLICE	PLED GUILTY, NOL PROS, PAID FINE
HARRY JOHNSON	1979	BALDWIN COUNTY	PAID FINE AND TAXES

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION
Confirmation Number: 20240116134143983

Initial each | **Signature page**

In reference to law violations, I attest to the truthfulness of the responses given within the application.

In reference to the Lease/property ownership, I attest to the truthfulness of the responses given within the application.

In reference to ACT No. 80-529, I understand that if my application is denied or discontinued, I will not be refunded the filing fee required by this application.

In reference to Special Retail or Special Events retail license, Wine Festival and Wine Festival Participant Licenses, and Food or Beverage Truck Licenses, I agree to comply with all applicable laws and regulations concerning this class of license, and to observe the special terms and conditions as indicated within the application.

In reference to the Club Application information, I attest to the truthfulness of the responses given within the application.

In reference to the transfer of license/location, I attest to the truthfulness of the information listed on the attached transfer agreement.

In accordance with Alabama Rules & Regulations 20-X-5-.01(4), any social security number disclosed under this regulation shall be used for the purpose of investigation or verification by the ABC Board and shall not be a matter of public record.

The undersigned agree, if a license is issued as herein applied for, to comply at all times with and to fully observe all the provisions of the Alabama Alcoholic Beverage Control Act, as appears in Code of Alabama, Title 28, and all laws of the State of Alabama relative to the handling of alcoholic beverages.

The undersigned, if issued a license as herein requested, further agrees to obey all rules and regulations promulgated by the board relative to all alcoholic beverages received in this State. The undersigned, if issued a license as herein requested, also agrees to allow and hereby invites duly authorized agents of the Alabama Alcoholic Beverage Control Board and any duly commissioned law enforcement officer of the State, County or Municipality in which the license premises are located to enter and search without a warrant the licensed premises or any building owned or occupied by him or her in connection with said licensed premises. The undersigned hereby understands that he or she violate any provisions of the aforementioned laws his or her license shall be subject to revocation and no license can be again issued to said licensee for a period of one year. The undersigned further understands and agrees that no changes in the manner of operation and no deletion or discontinuance of any services or facilities as described in this application will be allowed without written approval of the proper governing body and the Alabama Alcoholic Beverage Control Board.

I hereby swear and affirm that I have read the application and all statements therein and facts set forth are true and correct, and that the applicant is the only person interested in the business for which the license is required.

Applicant Name (print): Gannett Deluca

Signature of Applicant:

Notary Name (print): Patesa Bennett

Notary Signature: Patesa Bennett

Commission expires: 12-18-2024

PATESA R. BENNETT NOTARY PUBLIC STATE OF ALABAMA

Application Taken: **App. Inv. Completed:** **Forwarded to District Office:**
Submitted to Local Government: **Received from Local Government:**
Received in District Office: **Reviewed by Supervisor:** **Forwarded to Central Office:**

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION
Confirmation Number: 20240116134143983

Private Clubs / Special Retail / Special Events / Wine Festival or Wine Festival Participants licenses ONLY

Private Club
Does the club charge and collect dues from elected members?
Number of paid up members:
Are meetings regularly held?
How often?
Is business conducted through officers regularly elected?
Are members admitted by written application, investigation, and ballot?
Has Agent verified membership applications for each member listed?
Has at least 10% of members listed been confirmed and highlighted? Agent's Initials:
For what purpose is the club organized?
Does the property used, as well as the advantages, belong to all the members?
Do the operations of the club benefit any individual member(s), officer(s), director(s), agent(s), or employee(s) of the club rather than to benefit of the entire membership?

Special Retail
Is it for 30 days or less?
More than 30 days?

Franchisee or Concessionaire of above?
Other valid responsible organization:
Explanation:

Special Events / Special Retail (7 days or less)
Starting Date: 03/15/2024 Ending Date: 03/17/2024
Special terms and conditions for special event/special retail:
LICENSE IS VALID FOR 7 DAYS OR LESS.

Wine Festival / Wine Festival Participant licenses (5 Days or Less)
Starting Date: Ending Date:
Special terms and conditions for special event/special retail:

Other Explanations
License Covers: PARKING LOT BEHIND THE BUILDING
Are there any special restrictions, instructions, and/or conditions for this license?:
LICENSE IS VALID FOR 7 DAYS OR LESS. EVENT WILL BE HELD FRIDAY, MARCH 15TH THROUGH SUNDAY, MARCH 17TH. NO ALCOHOL IS ALLOWED TO LEAVE THE LICENSED PREMISE. NO TO GO SALES OF ALCOHOL PERMITTED.

CASE NO 2024-4

ABC LICENSE ROUTING

DATE RECEIVED BY REVENUE DIV. 1/17/24 (initial) CAC

DATE FORWARDED TO POLICE DEPT 1/17/24 CAC

DATE RECEIVED BY POLICE DEPT. 1/17/2024 KRF

DATE APPROVED 1/17/2024 DISAPPROVED

POLICE DEPT SIGNATURE

DATE RETURNED TO REVENUE DIV. 1/17/2024 KRF

DATE FORWARDED TO CITY CLERK 1/17/24 CAC

DATE RECEIVED BY CITY CLERK

SCHEDULED DATE ON AGENDA

Council Action: _____ APPROVED _____ DISAPPROVED _____ TABLED

COMMENTS:

Rescheduled for Council Agenda Date:

Council Action: _____ APPROVED _____ DISAPPROVED _____ TABLED

COMMENTS:

DATE RETURNED TO REVENUE DIV.:

DATE RETURNED TO TAXPAYER
OR TO ABC FIELD OFFICE (per taxpayer request)

City of Daphne
Event Permit Application

TYPE OF PERMIT: ☑ Special Event/Fundraiser ☑ Parade/Run (Streets Use) ☐ Walk (Sidewalks Only) ☐ Athletic Complex/Sporting Event ☐ Other: _____

APPLICANT & ORGANIZATION INFORMATION

ORGANIZATION NAME: Eastern Shore Baptist Church

APPLICANT NAME: Tracie Strickland

STREET: 6847 Park Drive CITY, STATE, ZIP: Daphne, AL 36526

CONTACT PHONE: 251-510-0125 EMAIL: tracie@myesbc.net

"ON SITE" CONTACT PERSON DAY OF EVENT: Chris Turner or Tracie Strickland

CELL PHONE: Chris- 318-290-4176, Tracie 251-510-0125 EMAIL: chris@myesbc.net

EVENT INFORMATION

EVENT NAME: Miles for Missions 5k

TYPE OF/PURPOSE OF EVENT: 5k Run & 1 mile Fun Run to raise funds for 2024 Youth Choir Tour/Mission Trip

EVENT DATE: April 6th 2024 TIME (START- END): 8:00 a.m. - Noon

ASSEMBLY TIME: 6:30 a.m. # PARTICIPANTS/VEHICLES: 100+

EVENT LOCATION: Certified 5k course ending at City Hall, 1 mile Fun Run

FULL DESCRIPTION OF EVENT (PLEASE LIST ANY TENTS, STAGING, PORT-O-LETS, OR SIMILAR ITEMS THAT WILL BE USED ON-SITE): Tents/tables for registration/water/refreshments; P/A System (provided by church), race timers

SPECIAL REQUESTS

ROAD CLOSURE(S) REQUESTS: ☑ Yes* ☐ No *If Yes, please indicate which City Route is requested: 5K Certified

WILL YOUR EVENT REQUIRE BARRICADES: ☑ Yes* ☐ No *If Yes, please indicate quantity & location: _____

WILL YOUR EVENT REQUIRE ELECTRICITY: ☑ Yes* ☐ No *If Yes, you must provide your own extension cords

WILL YOUR EVENT REQUIRE WATER: ☐ Yes* ☑ No *If Yes, you must provide your own hose(s)

OTHER SPECIAL ITEMS FOR RENT:

TENTS: 20' X 40' # _____ X $321.00 10' X 10' # _____ X $123.00/EACH

TABLES: 8' L # _____ X $45.00/EACH CHAIRS: # _____ X $12.00/EACH

OTHER SPECIAL REQUESTS: We would like to have the 1 mile Fun Run start at City Hall

MARKETING & COMMUNICATIONS

PLEASE NOTE: As a City permitted event, the City of Daphne should be listed as a sponsor on all marketing materials promoting your event, such as, but not limited to, posters, social media outlets, website(s), t-shirts, promo items, etc. It is the event organizer's responsibility to request the official City logo from our Marketing & Events Department in a proper format. No other City of Daphne logo should be utilized. Please initial acknowledgement: TMS

Is your event open to the general public? ☑ Yes* ☐ No

* If Yes, do you wish for your event to be listed and/or shared on: www.daphneal.com? ☑ Yes ☐ No

Facebook.com? ☑ Yes ☐ No Instagram? ☑ Yes ☐ No LinkedIn? ☑ Yes ☐ No

MARKETING CONTACT (IF DIFFERENT THAN EVENT APPLICANT OR "ON SITE" EVENT CONTACT):

NAME: _____ CONTACT PHONE: _____

OTHER MARKETING REQUESTS: _____

REVENUE/BUSINESS LICENSE

WILL SALES BE GENERATED AT YOUR EVENT: ☐ Yes** ☑ No ** If Yes, please provide your City of Daphne Business License Number here: _____

PLEASE NOTE: If you are providing food trucks or other third-party vendors, they MUST be a licensed business with the City of Daphne.

INDEMNITY & HOLD HARMLESS AGREEMENT

In consideration of the permission granted to me by the City of Daphne to use grounds, sidewalks, and/or streets, I hereby indemnify and hold harmless the City of Daphne, its agents, servants and employees from any and all claims and causes of action that may arise from injury to me or third party using the grounds, sidewalks, and/or streets who are injured or suffer property damage that is in any way caused by my use of the grounds, sidewalks, and/or streets. This indemnity and hold harmless agreement is given to the City of Daphne to protect the City and its agents, servants, and employees from cost of defense and claims for injuries and damages that may be caused either directly or indirectly by my use of grounds, sidewalks, and/or streets.

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I have read and understand the above, including the cancellation and indemnity policies.

APPLICANT SIGNATURE: *Tracie M Strickland* DATE: 1-29-24

INTERNAL USE ONLY

DATE REC'D: January 29, 2024

CITY CLERK:

FIRE DEPT:

APPROVED ROUTE:

POLICE DEPT:

ROUTE MAP ATTACHED: ☐ Yes ☐ No

PUBLIC WORKS:

SPORTS & RECREATION:

EVENT FEE: ☐ Paid $ CHK#

MARKETING & EVENTS:

☐ Waived:

** REVENUE:

PROOF OF INSURANCE REC'D: ☐ Yes ☐ No

City of Daphne
Event Permit Application

TYPE OF PERMIT: ☑ Special Event/Fundraiser ☐ Parade/Run (Streets Use) ☐ Walk (Sidewalks Only) ☐ Athletic Complex/Sporting Event ☐ Other: _____

APPLICANT & ORGANIZATION INFORMATION

ORGANIZATION NAME: City of Daphne

APPLICANT NAME: Kara Wilbourn

STREET: 1705 Main St CITY, STATE, ZIP: Daphne, AL 36526

CONTACT PHONE: 251-620-1052 EMAIL: kwilbourn@daphneal.com

"ON SITE" CONTACT PERSON DAY OF EVENT: Kara Wilbourn / Ange Baggett / CANDACE ANTINARELLA

CELL PHONE: 251-472-6544 EMAIL: kwilbourn@daphneal.com

EVENT INFORMATION

EVENT NAME: MAY DAY CELEBRATION

TYPE OF/PURPOSE OF EVENT: COMM. & HISTORY EVENT

EVENT DATE: SAT., MAY 4, 2024 TIME (START- END): _____

ASSEMBLY TIME: _____ # PARTICIPANTS/VEHICLES: _____

EVENT LOCATION: MAY DAY PARK

FULL DESCRIPTION OF EVENT (PLEASE LIST ANY TENTS, STAGING, PORT-O-LETS, OR SIMILAR ITEMS THAT WILL BE USED ON-SITE): REVEAL OF BRUCE LARSEN SCULPTURE, FOOD TRUCKS, HISTORY TALKS, CHILDREN'S ACTIVITIES, ETC.

SPECIAL REQUESTS

ROAD CLOSURE(S) REQUESTS: ☐ Yes* ☐ No *If Yes, please indicate which City Route is requested: _____

WILL YOUR EVENT REQUIRE BARRICADES: ☐ Yes* ☐ No *If Yes, please indicate quantity & location: _____

_____

WILL YOUR EVENT REQUIRE ELECTRICITY: ☐ Yes* ☐ No *If Yes, you must provide your own extension cords

WILL YOUR EVENT REQUIRE WATER: ☐ Yes* ☐ No *If Yes, you must provide your own hose(s)

OTHER SPECIAL ITEMS FOR RENT:

TENTS: 20' X 40' # _____ X $321.00 10' X 10' # _____ X $123.00/EACH

TABLES: 8' L # _____ X $45.00/EACH CHAIRS: # _____ X $12.00/EACH

OTHER SPECIAL REQUESTS: _____

_____

MARKETING & COMMUNICATIONS

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Is your event open to the general public? ☒ Yes* ☐ No

* If Yes, do you wish for your event to be listed and/or shared on: www.daphneal.com? ☒ Yes ☐ No

Facebook.com? ☒ Yes ☐ No Instagram? ☒ Yes ☐ No LinkedIn? ☒ Yes ☐ No

MARKETING CONTACT (IF DIFFERENT THAN EVENT APPLICANT OR "ON SITE" EVENT CONTACT):

NAME: KARA CONTACT PHONE: _____

OTHER MARKETING REQUESTS: _____

_____

REVENUE/BUSINESS LICENSE

WILL SALES BE GENERATED AT YOUR EVENT: ☐ Yes** ☐ No ** If Yes, please provide your City of Daphne Business License Number here: _____

PLEASE NOTE: If you are providing food trucks or other third-party vendors, they MUST be a licensed business with the City of Daphne.

INDEMNITY & HOLD HARMLESS AGREEMENT

In consideration of the permission granted to me by the City of Daphne to use grounds, sidewalks, and/or streets, I hereby indemnify and hold harmless the City of Daphne, its agents, servants and employees from any and all claims and causes of action that may arise from injury to me or third party using the grounds, sidewalks, and/or streets who are injured or suffer property damage that is in any way caused by my use of the grounds, sidewalks, and/or streets. This indemnity and hold harmless agreement is given to the City of Daphne to protect the City and its agents, servants, and employees from cost of defense and claims for injuries and damages that may be caused either directly or indirectly by my use of grounds, sidewalks, and/or streets.

Further, I have read and understand all rules and regulations according to the City of Daphne Ordinance No. 2017-35 as set forth by the governing body of the City of Daphne and will abide by these rules and regulations. I understand that damage to City property, grounds, sidewalks, and/or streets can and will results in additional fees. I also understand that if at any time the City of Daphne appointed Law Enforcement, Code Enforcement, or other personnel feel that said rules and regulations are not being followed the function will be terminated with no refund of said fees.

I have read and understand the above, including the cancellation and indemnity policies.

APPLICANT SIGNATURE: Kara Wilborn DATE: 1/17/2024

INTERNAL USE ONLY

DATE REC'D: 1-18-2024

CITY CLERK: _____

FIRE DEPT: _____

APPROVED ROUTE: _____

POLICE DEPT: _____

ROUTE MAP ATTACHED: ☐ Yes ☐ No

PUBLIC WORKS: _____

SPORTS & RECREATION: _____

EVENT FEE: ☐ Paid $_____ CHK# _____

MARKETING & EVENTS: _____

☐ Waived: _____

** REVENUE: _____

PROOF OF INSURANCE REC'D: ☐ Yes ☐ No

City of Daphne
Event Permit Application

TYPE OF PERMIT: ☐ Special Event/Fundraiser ☑ Parade/Run (Streets Use) ☐ Walk (Sidewalks Only)
☐ Athletic Complex/Sporting Event ☐ Other: _____

APPLICANT & ORGANIZATION INFORMATION

ORGANIZATION NAME: Buckaroo Foundation / Wright Transportation

APPLICANT NAME: Matt Urbanczyk

STREET: 2333 Dauphin Island Parkway CITY, STATE, ZIP: Mobile, AL 36605

CONTACT PHONE: 251-300-2924 EMAIL: matt@wrighttrans.com

"ON SITE" CONTACT PERSON DAY OF EVENT: Matt Urbanczyk / Bradley Williams

CELL PHONE: 219-559-8585 / 251-680-3102 EMAIL: matt@wrighttrans.com / Bradley@wrighttrans.com

EVENT INFORMATION

EVENT NAME: Buckaroo Stampede 5K / Fun Run

TYPE OF/PURPOSE OF EVENT: Fundraiser

EVENT DATE: May 11th, 2024 TIME (START- END): 0700-1300

ASSEMBLY TIME: 0600-0700 # PARTICIPANTS/VEHICLES: 250/175

EVENT LOCATION: Certified 5K Route #3

FULL DESCRIPTION OF EVENT (PLEASE LIST ANY TENTS, STAGING, PORT-O-LETS, OR SIMILAR ITEMS THAT WILL BE USED ON-SITE): We plan on having a few tents and tables set up in front of City Halland. Asking for the bathrooms at Centennial Park to be open for public use.

Rain Out Date : May 18th

SPECIAL REQUESTS

ROAD CLOSURE(S) REQUESTS: ☑ Yes* ☐ No *If Yes, please indicate which City Route is requested: _____

WILL YOUR EVENT REQUIRE BARRICADES: ☑ Yes* ☐ No *If Yes, please indicate quantity & location: _____

_____

WILL YOUR EVENT REQUIRE ELECTRICITY: ☑ Yes* ☐ No *If Yes, you must provide your own extension cords

WILL YOUR EVENT REQUIRE WATER: ☑ Yes* ☐ No *If Yes, you must provide your own hose(s)

OTHER SPECIAL ITEMS FOR RENT:

TENTS: 20' X 40' # _____ X $321.00 10' X 10' # _____ X $123.00/EACH

TABLES: 8' L # _____ X $45.00/EACH CHAIRS: # _____ X $12.00/EACH

OTHER SPECIAL REQUESTS: _____

_____

MARKETING & COMMUNICATIONS

PLEASE NOTE: As a City permitted event, the City of Daphne should be listed as a sponsor on all marketing materials promoting your event, such as, but not limited to, posters, social media outlets, website(s), t-shirts, promo items, etc. It is the event organizer's responsibility to request the official City logo from our Marketing & Events Department in a proper format. No other City of Daphne logo should be utilized. Please initial acknowledgement: _____

Is your event open to the general public? ☑ Yes* ☐ No

* If Yes, do you wish for your event to be listed and/or shared on: www.daphneal.com? ☑ Yes ☐ No

Facebook.com? ☑ Yes ☐ No Instagram? ☑ Yes ☐ No LinkedIn? ☐ Yes ☐ No

MARKETING CONTACT (IF DIFFERENT THAN EVENT APPLICANT OR "ON SITE" EVENT CONTACT):

NAME: _____ CONTACT PHONE: _____

OTHER MARKETING REQUESTS: _____

_____

REVENUE/BUSINESS LICENSE

WILL SALES BE GENERATED AT YOUR EVENT: ☐ Yes** ☑ No ** If Yes, please provide your City of Daphne Business License Number here: _____

PLEASE NOTE: If you are providing food trucks or other third-party vendors, they MUST be a licensed business with the City of Daphne.

Buckaroo Foundation

INDEMNITY & HOLD HARMLESS AGREEMENT

In consideration of the permission granted to me by the City of Daphne to use grounds, sidewalks, and/or streets, I hereby indemnify and hold harmless the City of Daphne, its agents, servants and employees from any and all claims and causes of action that may arise from injury to me or third party using the grounds, sidewalks, and/or streets who are injured or suffer property damage that is in any way caused by my use of the grounds, sidewalks, and/or streets. This indemnity and hold harmless agreement is given to the City of Daphne to protect the City and its agents, servants, and employees from cost of defense and claims for injuries and damages that may be caused either directly or indirectly by my use of grounds, sidewalks, and/or streets.

Further, I have read and understand all rules and regulations according to the City of Daphne Ordinance No. 2017-35 as set forth by the governing body of the City of Daphne and will abide by these rules and regulations. I understand that damage to City property, grounds, sidewalks, and/or streets can and will results in additional fees. I also understand that if at any time the City of Daphne appointed Law Enforcement, Code Enforcement, or other personnel feel that said rules and regulations are not being followed the function will be terminated with no refund of said fees.

I have read and understand the above, including the cancellation and indemnity policies.

APPLICANT SIGNATURE: Matt Urbanczyk DATE: 1/2/2024

INTERNAL USE ONLY

DATE REC'D: 1-3-2024

CITY CLERK:

FIRE DEPT: L. A. Tarver

APPROVED ROUTE:

POLICE DEPT:

ROUTE MAP ATTACHED: ☐ Yes ☐ No

PUBLIC WORKS:

SPORTS & RECREATION: CMJ

EVENT FEE: ☐ Paid $_____ CHK# _____

MARKETING & EVENTS:

☐ Waived:

** REVENUE:

PROOF OF INSURANCE REC'D: ☐ Yes ☐ No

City of Daphne
Event Permit Application

TYPE OF PERMIT: ☒ Special Event/Fundraiser ☒ Parade/Run (Streets Use) ☐ Walk (Sidewalks Only)
☐ Athletic Complex/Sporting Event ☐ Other: _____

APPLICANT & ORGANIZATION INFORMATION

ORGANIZATION NAME: 68 Ventures/Baller Dream Foundation

APPLICANT NAME: Ashley Horn

STREET: 707 Belrose Avenue CITY, STATE, ZIP: Daphne, AL 36526

CONTACT PHONE: 251-395-2639 EMAIL: ahorn@68ventures.com

"ON SITE" CONTACT PERSON DAY OF EVENT: Ashley Horn

CELL PHONE: 251-395-2639 EMAIL: ahorn@68ventures.com

EVENT INFORMATION

EVENT NAME: Ballin' on Belrose

TYPE OF/PURPOSE OF EVENT: Fundraiser - Run/Walk Challenge

EVENT DATE: 05/18/2024 TIME (START- END): 7 a.m. to Noon

ASSEMBLY TIME: 6:30 a.m. # PARTICIPANTS/VEHICLES: 200-300

EVENT LOCATION: Belrose Avenue - from 68 Ventures office to the bay

FULL DESCRIPTION OF EVENT (PLEASE LIST ANY TENTS, STAGING, PORT-O-LETS, OR SIMILAR ITEMS THAT WILL BE USED ON-SITE): Porto-lets (5) in the gravel parking lot across from 68V offices and at the bottom of the hill. 10-15 tents set up in the gravel parking lot and in front of the 68V offices for sponsors, registration and aids for racers. Diagram attached for placement of event, set and full layout details.

SPECIAL REQUESTS

ROAD CLOSURE(S) REQUESTS: ■ Yes* ☐ No *If Yes, please indicate which City Route is requested: see attached

WILL YOUR EVENT REQUIRE BARRICADES: ■ Yes* ☐ No *If Yes, please indicate quantity & location: see attached street closure map

WILL YOUR EVENT REQUIRE ELECTRICITY: ■ Yes* ☐ No *If Yes, you must provide your own extension cords

WILL YOUR EVENT REQUIRE WATER: ☐ Yes* ■ No *If Yes, you must provide your own hose(s)

OTHER SPECIAL ITEMS FOR RENT:

TENTS: 20' X 40' # _____ X $321.00 10' X 10' # _____ X $123.00/EACH

TABLES: 8' L # _____ X $45.00/EACH CHAIRS: # _____ X $12.00/EACH

OTHER SPECIAL REQUESTS: _____

MARKETING & COMMUNICATIONS

PLEASE NOTE: As a City permitted event, the City of Daphne should be listed as a sponsor on all marketing materials promoting your event, such as, but not limited to, posters, social media outlets, website(s), t-shirts, promo items, etc. It is the event organizer's responsibility to request the official City logo from our Marketing & Events Department in a proper format. No other City of Daphne logo should be utilized. Please initial acknowledgement: AH

Is your event open to the general public? ■ Yes* ☐ No

* If Yes, do you wish for your event to be listed and/or shared on: www.daphneal.com? ■ Yes ☐ No

Facebook.com? ☐ Yes ☐ No Instagram? ☐ Yes ☐ No LinkedIn? ■ Yes ☐ No

MARKETING CONTACT (IF DIFFERENT THAN EVENT APPLICANT OR "ON SITE" EVENT CONTACT):

NAME: same as above CONTACT PHONE: 251-395-2639

OTHER MARKETING REQUESTS: 24" x 18" signs at City Hall for 2 weeks prior to the event

REVENUE/BUSINESS LICENSE

WILL SALES BE GENERATED AT YOUR EVENT: ☐ Yes** ■ No ** If Yes, please provide your City of Daphne Business License Number here: _____

PLEASE NOTE: If you are providing food trucks or other third-party vendors, they MUST be a licensed business with the City of Daphne.

INDEMNITY & HOLD HARMLESS AGREEMENT

In consideration of the permission granted to me by the City of Daphne to use grounds, sidewalks, and/or streets, I hereby indemnify and hold harmless the City of Daphne, its agents, servants and employees from any and all claims and causes of action that may arise from injury to me or third party using the grounds, sidewalks, and/or streets who are injured or suffer property damage that is in any way caused by my use of the grounds, sidewalks, and/or streets. This indemnity and hold harmless agreement is given to the City of Daphne to protect the City and its agents, servants, and employees from cost of defense and claims for injuries and damages that may be caused either directly or indirectly by my use of grounds, sidewalks, and/or streets.

Further, I have read and understand all rules and regulations according to the City of Daphne Ordinance No. 2017-35 as set forth by the governing body of the City of Daphne and will abide by these rules and regulations. I understand that damage to City property, grounds, sidewalks, and/or streets can and will results in additional fees. I also understand that if at any time the City of Daphne appointed Law Enforcement, Code Enforcement, or other personnel feel that said rules and regulations are not being followed the function will be terminated with no refund of said fees.

I have read and understand the above, including the cancellation and indemnity policies.

APPLICANT SIGNATURE: Ashley Horn Digitally signed by Ashley Horn Date: 2024.01.12 09:28:14 -06'00' DATE: 01/12/2024

INTERNAL USE ONLY

DATE REC'D: 1-12-2024

CITY CLERK: _____

FIRE DEPT: _____

APPROVED ROUTE: _____

POLICE DEPT: _____

ROUTE MAP ATTACHED: ☐ Yes ☐ No

PUBLIC WORKS: _____

SPORTS & RECREATION: _____

EVENT FEE: ☐ Paid $_____ CHK# _____

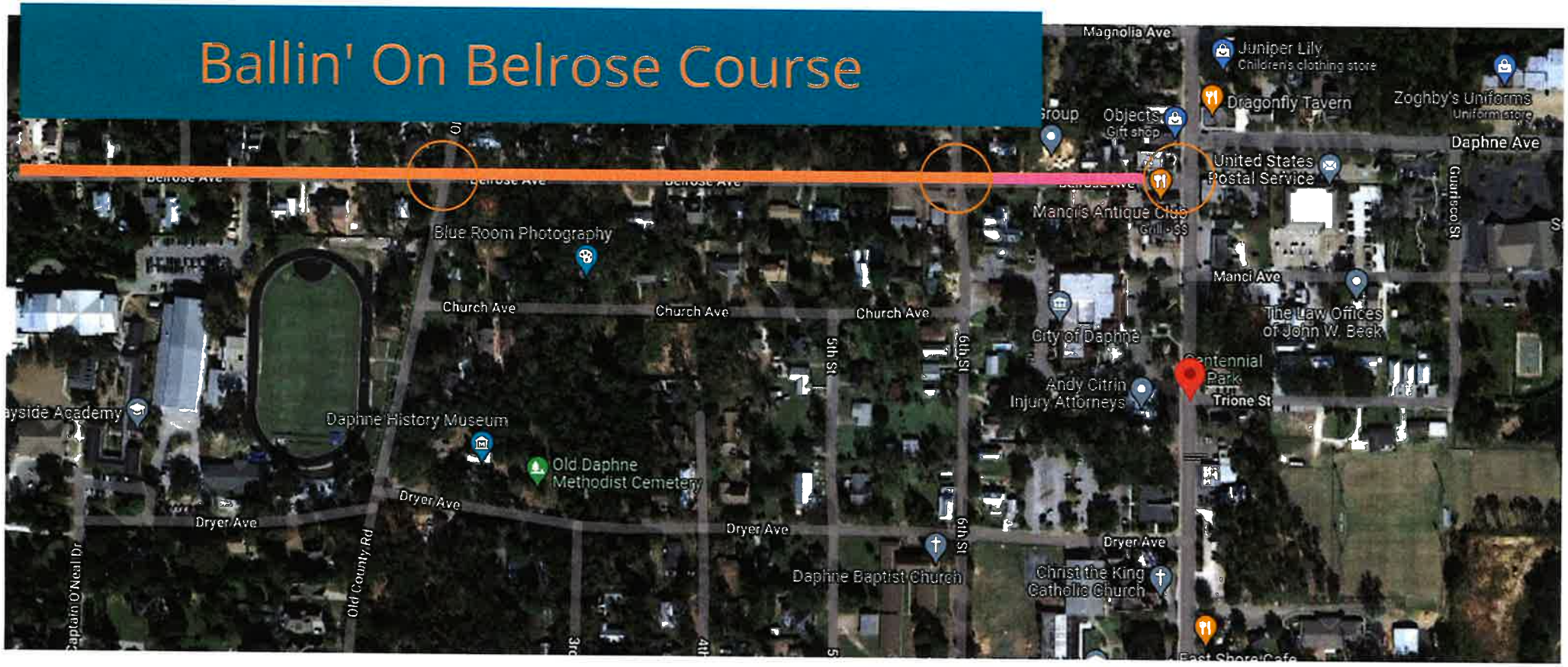
MARKETING & EVENTS: _____

☐ Waived: _____

** REVENUE: _____

PROOF OF INSURANCE REC'D: ☐ Yes ☐ No

Ballin' On Belrose Course



Requesting both lanes on Belrose Avenue closed from 7:30 to 11 a.m.

Requesting both lanes on Belrose Avenue from 6th St. to Main St. closed from 7:30 to 1 p.m.

Requesting barricades at Belrose and 6th St. and Belrose and Old County Rd. from 7:30 to 11 a.m.

BALLIN ON BELROSE - 2024
TOP OF BELROSE AVENUE LOGISTICS MAP

EVENT AGENDA

7 A.M. - RACERS CHECK-IN BEGINS AT THE TOP OF BELROSE AVE IN THE REGISTRATION TENT
8 A.M. - WALK/RACE STARTS AT THE BOTTOM OF BELROSE AVE. AT BELROSE PARK
NOON - WALK/RACE ENDS

City of Daphne
Event Permit Application

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APPLICANT & ORGANIZATION INFORMATION

ORGANIZATION NAME: City of Daphne

APPLICANT NAME: Kara Wilbourn

STREET: 1705 Main St CITY, STATE, ZIP: Daphne, AL 36526

CONTACT PHONE: 251-620-1052 EMAIL: kwilbourn@daphneal.com

"ON SITE" CONTACT PERSON DAY OF EVENT: Kara Wilbourn / Ange Baggett

CELL PHONE: 251-472-6544 EMAIL: kwilbourn@daphneal.com

EVENT INFORMATION

EVENT NAME: DAPHNE JULY 4th FIREWORKS

TYPE OF/PURPOSE OF EVENT: COMM. EVENT

EVENT DATE: THURS., JULY 4, 2024 TIME (START- END): 9:00 PM

ASSEMBLY TIME: _____ # PARTICIPANTS/VEHICLES: 1,000+

EVENT LOCATION: ALTRIONE SPORTS COMPLEX

FULL DESCRIPTION OF EVENT (PLEASE LIST ANY TENTS, STAGING, PORT-O-LETS, OR SIMILAR ITEMS THAT WILL BE USED ON-SITE): COMMUNITY FIREWORKS DISPLAY W/ MUSIC

SPECIAL REQUESTS

(BASED ON FIREWORKS)

ROAD CLOSURE(S) REQUESTS: ☒ Yes* ☐ No *If Yes, please indicate which City Route is requested: _____

WILL YOUR EVENT REQUIRE BARRICADES: ☒ Yes* ☐ No *If Yes, please indicate quantity & location: _____

_____

WILL YOUR EVENT REQUIRE ELECTRICITY: ☐ Yes* ☒ No *If Yes, you must provide your own extension cords

WILL YOUR EVENT REQUIRE WATER: ☐ Yes* ☒ No *If Yes, you must provide your own hose(s)

OTHER SPECIAL ITEMS FOR RENT:

TENTS: 20' X 40' # _____ X $321.00 10' X 10' # _____ X $123.00/EACH

TABLES: 8' L # _____ X $45.00/EACH CHAIRS: # _____ X $12.00/EACH

OTHER SPECIAL REQUESTS: _____

_____

MARKETING & COMMUNICATIONS

PLEASE NOTE: As a City permitted event, the City of Daphne should be listed as a sponsor on all marketing materials promoting your event, such as, but not limited to, posters, social media outlets, website(s), t-shirts, promo items, etc. It is the event organizer's responsibility to request the official City logo from our Marketing & Events Department in a proper format. No other City of Daphne logo should be utilized. Please initial acknowledgement: KW

Is your event open to the general public? ☒ Yes* ☐ No

* If Yes, do you wish for your event to be listed and/or shared on: www.daphneal.com? ☒ Yes ☐ No

Facebook.com? ☒ Yes ☐ No Instagram? ☒ Yes ☐ No LinkedIn? ☒ Yes ☐ No

MARKETING CONTACT (IF DIFFERENT THAN EVENT APPLICANT OR "ON SITE" EVENT CONTACT):

NAME: ANGE / KARA CONTACT PHONE: _____

OTHER MARKETING REQUESTS: _____

_____

REVENUE/BUSINESS LICENSE

WILL SALES BE GENERATED AT YOUR EVENT: ☐ Yes** ☒ No ** If Yes, please provide your City of Daphne Business License Number here: _____

PLEASE NOTE: If you are providing food trucks or other third-party vendors, they MUST be a licensed business with the City of Daphne.

INDEMNITY & HOLD HARMLESS AGREEMENT

In consideration of the permission granted to me by the City of Daphne to use grounds, sidewalks, and/or streets, I hereby indemnify and hold harmless the City of Daphne, its agents, servants and employees from any and all claims and causes of action that may arise from injury to me or third party using the grounds, sidewalks, and/or streets who are injured or suffer property damage that is in any way caused by my use of the grounds, sidewalks, and/or streets. This indemnity and hold harmless agreement is given to the City of Daphne to protect the City and its agents, servants, and employees from cost of defense and claims for injuries and damages that may be caused either directly or indirectly by my use of grounds, sidewalks, and/or streets.

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I have read and understand the above, including the cancellation and indemnity policies.

APPLICANT SIGNATURE: Kara Wilbourn DATE: 1/3/2024

INTERNAL USE ONLY

DATE REC'D: 1-18-2024

CITY CLERK: _____

FIRE DEPT: _____

APPROVED ROUTE: _____

POLICE DEPT: _____

ROUTE MAP ATTACHED: ☐ Yes ☐ No

PUBLIC WORKS: _____

SPORTS & RECREATION: _____

EVENT FEE: ☐ Paid $_____ CHK# _____

MARKETING & EVENTS: _____

☐ Waived: _____

** REVENUE: _____

PROOF OF INSURANCE REC'D: ☐ Yes ☐ No

City of Daphne
Event Permit Application

TYPE OF PERMIT: ☐ Special Event/Fundraiser ☒ Parade/Run (Streets Use) ☐ Walk (Sidewalks Only) ☐ Athletic Complex/Sporting Event ☐ Other: _____

APPLICANT & ORGANIZATION INFORMATION

ORGANIZATION NAME: Prodisee Pantry

APPLICANT NAME: Neil Beasley

STREET: 9315 Spanish Fort Blvd CITY, STATE, ZIP: Spanish Fort AL 36527

CONTACT PHONE: 251-626-1720 EMAIL: programs@prodiseepantry.org

"ON SITE" CONTACT PERSON DAY OF EVENT: Neil Beasley

CELL PHONE: 251 709-1222 EMAIL: Programs@Prodiseepantry.org

EVENT INFORMATION

EVENT NAME: Prodisee Pantry Turkey Trot 5K / Fun Run

TYPE OF/PURPOSE OF EVENT: RUN 5K / Fun Run

EVENT DATE: Oct. 26, 2024 TIME (START- END): 6:45 AM - 10:30 AM

ASSEMBLY TIME: 6:45 # PARTICIPANTS/VEHICLES: 600 / 400

EVENT LOCATION: Daphne City Hall Parking lot

FULL DESCRIPTION OF EVENT (PLEASE LIST ANY TENTS, STAGING, PORT-O-LETS, OR SIMILAR ITEMS THAT WILL BE USED ON-SITE): Portolets side of Building & Tent in Parking lot. Need tables; Start + Finish line in front of City Hall on the street.

SPECIAL REQUESTS

ROAD CLOSURE(S) REQUESTS: [X] Yes* [X] No *If Yes, please indicate which City Route is requested: 5K Course (See Attached)

WILL YOUR EVENT REQUIRE BARRICADES: [ ] Yes* [ ] No *If Yes, please indicate quantity & location: _____

WILL YOUR EVENT REQUIRE ELECTRICITY: [X] Yes* [ ] No *If Yes, you must provide your own extension cords

WILL YOUR EVENT REQUIRE WATER: [X] Yes* [ ] No *If Yes, you must provide your own hose(s) (

OTHER SPECIAL ITEMS FOR RENT:

TENTS: 20' X 40' # 0 X $321.00 10' X 10' # 0 X $123.00/EACH

TABLES: 8' L # 0 X $45.00/EACH CHAIRS: # 0 X $12.00/EACH

OTHER SPECIAL REQUESTS: _____

MARKETING & COMMUNICATIONS

PLEASE NOTE: As a City permitted event, the City of Daphne should be listed as a sponsor on all marketing materials promoting your event, such as, but not limited to, posters, social media outlets, website(s), t-shirts, promo items, etc. It is the event organizer's responsibility to request the official City logo from our Marketing & Events Department in a proper format. No other City of Daphne logo should be utilized. Please initial acknowledgement: MB.

Is your event open to the general public? [X] Yes* [ ] No

* If Yes, do you wish for your event to be listed and/or shared on: www.daphneal.com? [X] Yes [ ] No

Facebook.com? [X] Yes [ ] No Instagram? [X] Yes [ ] No LinkedIn? [X] Yes [ ] No

MARKETING CONTACT (IF DIFFERENT THAN EVENT APPLICANT OR "ON SITE" EVENT CONTACT):

NAME: _____ CONTACT PHONE: _____

OTHER MARKETING REQUESTS: _____

REVENUE/BUSINESS LICENSE

WILL SALES BE GENERATED AT YOUR EVENT: [ ] Yes** [X] No ** If Yes, please provide your City of Daphne Business License Number here: _____

PLEASE NOTE: If you are providing food trucks or other third-party vendors, they MUST be a licensed business with the City of Daphne.

Turkey Trot

INDEMNITY & HOLD HARMLESS AGREEMENT

In consideration of the permission granted to me by the City of Daphne to use grounds, sidewalks, and/or streets, I hereby indemnify and hold harmless the City of Daphne, its agents, servants and employees from any and all claims and causes of action that may arise from injury to me or third party using the grounds, sidewalks, and/or streets who are injured or suffer property damage that is in any way caused by my use of the grounds, sidewalks, and/or streets. This indemnity and hold harmless agreement is given to the City of Daphne to protect the City and its agents, servants, and employees from cost of defense and claims for injuries and damages that may be caused either directly or indirectly by my use of grounds, sidewalks, and/or streets.

Further, I have read and understand all rules and regulations according to the City of Daphne Ordinance No. 2017-35 as set forth by the governing body of the City of Daphne and will abide by these rules and regulations. I understand that damage to City property, grounds, sidewalks, and/or streets can and will results in additional fees. I also understand that if at any time the City of Daphne appointed Law Enforcement, Code Enforcement, or other personnel feel that said rules and regulations are not being followed the function will be terminated with no refund of said fees.

I have read and understand the above, including the cancellation and indemnity policies.

APPLICANT SIGNATURE: _____ DATE: 1-4-2024

INTERNAL USE ONLY

DATE REC'D: 1-4-2024

CITY CLERK:

FIRE DEPT: L.C. Mason

APPROVED ROUTE:

POLICE DEPT:

ROUTE MAP ATTACHED: ☐ Yes ☐ No

PUBLIC WORKS:

SPORTS & RECREATION:

EVENT FEE: ☐ Paid $ CHK#

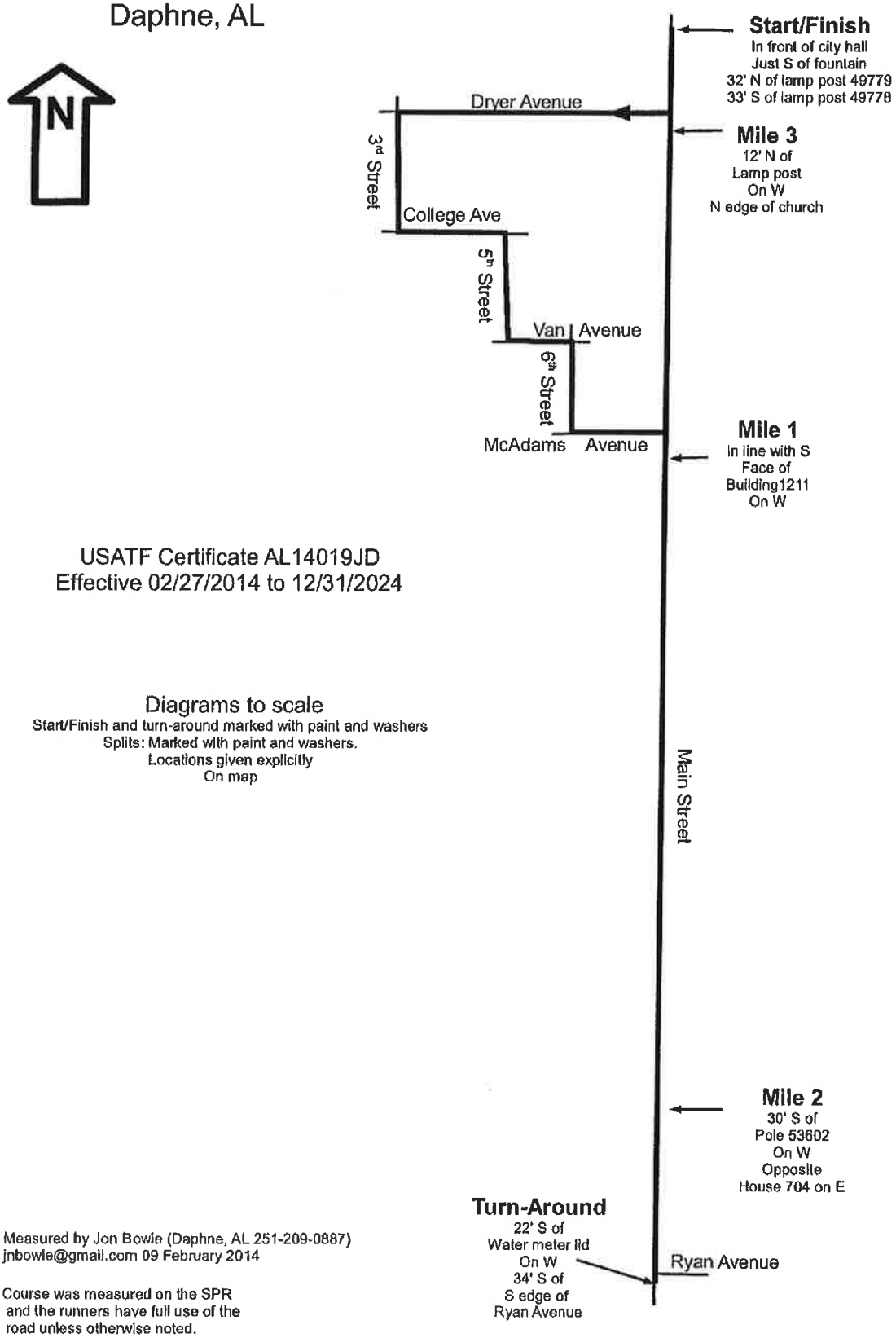
MARKETING & EVENTS:

☐ Waived:

** REVENUE:

PROOF OF INSURANCE REC'D: ☐ Yes ☐ No

City of Daphne 5K Course
Daphne, AL



USATF Certificate AL14019JD
Effective 02/27/2014 to 12/31/2024

Diagrams to scale
Start/Finish and turn-around marked with paint and washers
Splits: Marked with paint and washers.
Locations given explicitly
On map

Measured by Jon Bowie (Daphne, AL 251-209-0887)
jnbowie@gmail.com 09 February 2014

Course was measured on the SPR
and the runners have full use of the
road unless otherwise noted.

City of Daphne
Event Permit Application

TYPE OF PERMIT: ☑ Special Event/Fundraiser ☐ Parade/Run (Streets Use) ☐ Walk (Sidewalks Only) ☐ Athletic Complex/Sporting Event ☐ Other: _____

APPLICANT & ORGANIZATION INFORMATION

ORGANIZATION NAME: City of Daphne

APPLICANT NAME: Kara Wilbourn

STREET: 1705 Main St CITY, STATE, ZIP: Daphne, AL 36526

CONTACT PHONE: 251-620-1052 EMAIL: kwilbourn@daphneal.com

"ON SITE" CONTACT PERSON DAY OF EVENT: Kara Wilbourn / Ange Baggett

CELL PHONE: 251-472-6544 EMAIL: kwilbourn@daphneal.com

EVENT INFORMATION

EVENT NAME: DAPHNE ANNUAL TREE LIGHTING

TYPE OF/PURPOSE OF EVENT: COMM. EVENT

EVENT DATE: THURS, DEC 5, 2024 TIME (START- END): 5:00 PM - 8:00 PM

ASSEMBLY TIME: 1:00 PM # PARTICIPANTS/VEHICLES: 500-1,000

EVENT LOCATION: DAPHNE CITY HALL AREA

FULL DESCRIPTION OF EVENT (PLEASE LIST ANY TENTS, STAGING, PORT-O-LETS, OR SIMILAR ITEMS THAT WILL BE USED ON-SITE): TREE LIGHTING, TRAIN RIDES, FOOD TRUCKS, ETC.

SPECIAL REQUESTS

ROAD CLOSURE(S) REQUESTS: ☒ Yes* ☐ No *If Yes, please indicate which City Route is requested: (BACK)

WILL YOUR EVENT REQUIRE BARRICADES: ☐ Yes* ☒ No *If Yes, please indicate quantity & location: _____

_____

WILL YOUR EVENT REQUIRE ELECTRICITY: ☒ Yes* ☐ No *If Yes, you must provide your own extension cords

WILL YOUR EVENT REQUIRE WATER: ☐ Yes* ☒ No *If Yes, you must provide your own hose(s)

OTHER SPECIAL ITEMS FOR RENT:

TENTS: 20' X 40' # _____ X $321.00 10' X 10' # 4-6 X ~~$123.00~~/EACH

TABLES: 8' L # _____ X $45.00/EACH CHAIRS: # _____ X $12.00/EACH

OTHER SPECIAL REQUESTS: _____

_____

MARKETING & COMMUNICATIONS

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Is your event open to the general public? ☒ Yes* ☐ No

* If Yes, do you wish for your event to be listed and/or shared on: www.daphneal.com? ☒ Yes ☐ No

Facebook.com? ☒ Yes ☐ No Instagram? ☒ Yes ☐ No LinkedIn? ☒ Yes ☐ No

MARKETING CONTACT (IF DIFFERENT THAN EVENT APPLICANT OR "ON SITE" EVENT CONTACT):

NAME: KARA WILBOURN CONTACT PHONE: _____

OTHER MARKETING REQUESTS: _____

_____

REVENUE/BUSINESS LICENSE

WILL SALES BE GENERATED AT YOUR EVENT: ☐ Yes** ☒ No ** If Yes, please provide your City of Daphne Business License Number here: _____

PLEASE NOTE: If you are providing food trucks or other third-party vendors, they MUST be a licensed business with the City of Daphne.

INDEMNITY & HOLD HARMLESS AGREEMENT

In consideration of the permission granted to me by the City of Daphne to use grounds, sidewalks, and/or streets, I hereby indemnify and hold harmless the City of Daphne, its agents, servants and employees from any and all claims and causes of action that may arise from injury to me or third party using the grounds, sidewalks, and/or streets who are injured or suffer property damage that is in any way caused by my use of the grounds, sidewalks, and/or streets. This indemnity and hold harmless agreement is given to the City of Daphne to protect the City and its agents, servants, and employees from cost of defense and claims for injuries and damages that may be caused either directly or indirectly by my use of grounds, sidewalks, and/or streets.

Further, I have read and understand all rules and regulations according to the City of Daphne Ordinance No. 2017-35 as set forth by the governing body of the City of Daphne and will abide by these rules and regulations. I understand that damage to City property, grounds, sidewalks, and/or streets can and will results in additional fees. I also understand that if at any time the City of Daphne appointed Law Enforcement, Code Enforcement, or other personnel feel that said rules and regulations are not being followed the function will be terminated with no refund of said fees.

I have read and understand the above, including the cancellation and indemnity policies.

APPLICANT SIGNATURE: Kara Wellborn DATE: 1/3/2024

INTERNAL USE ONLY

DATE REC'D: 1-18-2024

CITY CLERK: _____

FIRE DEPT: _____

APPROVED ROUTE: _____

POLICE DEPT: _____

ROUTE MAP ATTACHED: ☐ Yes ☐ No

PUBLIC WORKS: _____

SPORTS & RECREATION: _____

EVENT FEE: ☐ Paid $_____ CHK# _____

MARKETING & EVENTS: _____

☐ Waived: _____

** REVENUE: _____

PROOF OF INSURANCE REC'D: ☐ Yes ☐ No

City of Daphne
Event Permit Application

TYPE OF PERMIT: ☑ Special Event/Fundraiser ☐ Parade/Run (Streets Use) ☐ Walk (Sidewalks Only) ☐ Athletic Complex/Sporting Event ☐ Other: _____

APPLICANT & ORGANIZATION INFORMATION

ORGANIZATION NAME: City of Daphne

APPLICANT NAME: Kara Wilbourn

STREET: 1705 Main St CITY, STATE, ZIP: Daphne, AL 36526

CONTACT PHONE: 251-620-1052 EMAIL: kwilbourn@daphneal.com

"ON SITE" CONTACT PERSON DAY OF EVENT: Kara Wilbourn / Ange Baggett

CELL PHONE: 251-472-6544 EMAIL: kwilbourn@daphneal.com

EVENT INFORMATION

EVENT NAME: DAPHNE CHRISTMAS PARADE

TYPE OF/PURPOSE OF EVENT: COMM. EVENT

EVENT DATE: SAT., DEC. 7, 2024 TIME (START- END): 11:00AM – 1:00 PM

ASSEMBLY TIME: 9:00 AM # PARTICIPANTS/VEHICLES: _____

EVENT LOCATION: MAIN ST. ROUTE / OLDE TOWNE DAPHNE

FULL DESCRIPTION OF EVENT (PLEASE LIST ANY TENTS, STAGING, PORT-O-LETS, OR SIMILAR ITEMS THAT WILL BE USED ON-SITE): _____

SPECIAL REQUESTS

ATTACHED

ROAD CLOSURE(S) REQUESTS: ☒ Yes* ☐ No *If Yes, please indicate which City Route is requested: XMAS

WILL YOUR EVENT REQUIRE BARRICADES: ☒ Yes* ☐ No *If Yes, please indicate quantity & location: _____

_____

WILL YOUR EVENT REQUIRE ELECTRICITY: ☐ Yes* ☒ No *If Yes, you must provide your own extension cords

WILL YOUR EVENT REQUIRE WATER: ☐ Yes* ☒ No *If Yes, you must provide your own hose(s)

OTHER SPECIAL ITEMS FOR RENT:

TENTS: 20' X 40' # _____ X $321.00 10' X 10' # _____ X $123.00/EACH

TABLES: 8' L # _____ X $45.00/EACH CHAIRS: # _____ X $12.00/EACH

OTHER SPECIAL REQUESTS: _____

_____

MARKETING & COMMUNICATIONS

PLEASE NOTE: As a City permitted event, the City of Daphne should be listed as a sponsor on all marketing materials promoting your event, such as, but not limited to, posters, social media outlets, website(s), t-shirts, promo items, etc. It is the event organizer's responsibility to request the official City logo from our Marketing & Events Department in a proper format. No other City of Daphne logo should be utilized. Please initial acknowledgement: KW

Is your event open to the general public? ☒ Yes* ☐ No

* If Yes, do you wish for your event to be listed and/or shared on: www.daphneal.com? ☒ Yes ☐ No

Facebook.com? ☒ Yes ☐ No Instagram? ☒ Yes ☐ No LinkedIn? ☒ Yes ☐ No

MARKETING CONTACT (IF DIFFERENT THAN EVENT APPLICANT OR "ON SITE" EVENT CONTACT):

NAME: _____ CONTACT PHONE: _____

OTHER MARKETING REQUESTS: _____

_____

REVENUE/BUSINESS LICENSE

WILL SALES BE GENERATED AT YOUR EVENT: ☐ Yes** ☒ No ** If Yes, please provide your City of Daphne Business License Number here: _____

PLEASE NOTE: If you are providing food trucks or other third-party vendors, they MUST be a licensed business with the City of Daphne.

Daphne
CHRISTMAS
Whispering Pines Rd.
PARADE START
Santa Rosa Ave.
Belrose Ave.
Main Street
Dryer Ave.
Sixth St.
PARADE FINISH
College Ave.

INDEMNITY & HOLD HARMLESS AGREEMENT

In consideration of the permission granted to me by the City of Daphne to use grounds, sidewalks, and/or streets, I hereby indemnify and hold harmless the City of Daphne, its agents, servants and employees from any and all claims and causes of action that may arise from injury to me or third party using the grounds, sidewalks, and/or streets who are injured or suffer property damage that is in any way caused by my use of the grounds, sidewalks, and/or streets. This indemnity and hold harmless agreement is given to the City of Daphne to protect the City and its agents, servants, and employees from cost of defense and claims for injuries and damages that may be caused either directly or indirectly by my use of grounds, sidewalks, and/or streets.

Further, I have read and understand all rules and regulations according to the City of Daphne Ordinance No. 2017-35 as set forth by the governing body of the City of Daphne and will abide by these rules and regulations. I understand that damage to City property, grounds, sidewalks, and/or streets can and will results in additional fees. I also understand that if at any time the City of Daphne appointed Law Enforcement, Code Enforcement, or other personnel feel that said rules and regulations are not being followed the function will be terminated with no refund of said fees.

I have read and understand the above, including the cancellation and indemnity policies.

APPLICANT SIGNATURE: Kara Willoughby DATE: 1/3/2024

INTERNAL USE ONLY

DATE REC'D: 1-18-2024

CITY CLERK: _____

FIRE DEPT: _____

APPROVED ROUTE: _____

POLICE DEPT: _____

ROUTE MAP ATTACHED: ☒ Yes ☐ No

PUBLIC WORKS: _____

SPORTS & RECREATION: _____

EVENT FEE: ☐ Paid $_____ CHK# _____

MARKETING & EVENTS: _____

☐ Waived: _____

** REVENUE: _____

PROOF OF INSURANCE REC'D: ☐ Yes ☐ No

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION

Confirmation Number: 20240123143534686

Type License: 050 - RETAIL BEER (OFF PREMISES ONLY) **State:** **County:**

Type License: 070 - RETAIL TABLE WINE (OFF PREMISES ONLY) **State:** **County:**

Trade Name: CHIPS TO GO **Filing Fee:**

Applicant: LAKE FOREST 1 LLC **Transfer Fee:** $100.00

Location Address: 29279 US HIGHWAY 98 DAPHNE, AL 36526

Mailing Address: 29279 US HIGHWAY 98 DAPHNE, AL 36526

County: BALDWIN **Tobacco sales:** YES **Tobacco Vending Machines:** 0

Product Type: 03 **Type Ownership:** LLC

Book, Page, or Document info: 001-108-837

Do you sell Draft Beer?:

Date Incorporated: 11/20/2023 **State incorporated:** AL **County Incorporated:** BALDWIN

Date of Authority: 11/20/2023

Federal Tax ID: 93-4486570 **Alabama State Sales Tax ID:** R011953888

Name:	Title:	Date and Place of Birth:	Residence Address:
AMITKUMAR RAMESHBHAI PATEL I844769 - AL	OWNER	04/23/1977 INDIA	9117 HOUNDSBAY DR MONTGOMERY, AL 36117

Has applicant complied with financial responsibility ABC RR 20-X-5-.14? YES
Does ABC have any actions pending against the current licensee? NO
Has anyone, including manager or applicant, had a Federal/State permit or license suspended or revoked? NO
Has a liquor, wine, malt or brewed license for these premises ever been denied, suspended, or revoked? NO
Are the applicant(s) named above, the only person(s), in any manner interested in the business sought to be licensed? YES
Are any of the applicants, whether individual, member of a partnership or association, or officers and directors of a corporation itself, in any manner monetarily interested, either directly or indirectly, in the profits of any other class of business regulated under authority of this act? NO
Does applicant own or control, directly or indirectly, hold lien against any real or personal property which is rented, leased or used in the conduct of business by the holder of any vinous, malt or brewed beverage, or distilled liquors permit or license issued under authority of this act? NO
Is applicant receiving, either directly or indirectly, any loan, credit, money, or the equivalent thereof from or through a subsidiary or affiliate or other licensee, or from any firm, association or corporation operating under or regulated by the authority of this act? NO

Contact Person: AMITKUMAR R PATEL **Home Phone:** 334-414-0457
Business Phone: 334-414-0457 **Cell Phone:**
Fax: **E-mail:** BANDGIO4@YAHOO.COM

PREVIOUS LICENSE INFORMATION:
Trade Name: LAKE FOREST SHELL
Applicant: CFRESH CONVENIENCE LLC

Previous License Number(s)
License 1: 050010921402
License 2: 070010921402

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION
Confirmation Number: 20240123143534686

If applicant is leasing the property, is a copy of the lease agreement attached? YES
Name of Property owner/lessor and phone number: LAVIGNE OIL COMPANY OF BATON ROUGE LLC 985-662-8394
What is lessors primary business? GAS STATION OWNER
Is lessor involved in any way with the alcoholic beverage business? NO
Is there any further interest, or connection with, the licensee's business by the lessor? NO

Does the premise have a fully equipped kitchen? NO
Is the business used to habitually and principally provide food to the public? NO
Does the establishment have restroom facilities? YES
Is the premise equipped with services and facilities for on premises consumption of alcoholic beverages? NO

Will the business be operated primarily as a package store? NO
Building Dimensions Square Footage: 3500 Display Square Footage:
Building seating capacity: 0 Does Licensed premises include a patio area? NO
License Structure: SINGLE STRUCTURE License covers: ENTIRE STRUCTURE
Number of licenses in the vicinity: 0 Nearest: 0
Nearest school: Nearest church: Nearest residence: 0 blocks
Location is within: CITY LIMITS Police protection: CITY

Has any person(s) with any interest, including manager, whether as sole applicant, officer, member, or partner been charged (whether convicted or not) of any law violation(s)? NO

Name:	Violation & Date:	Arresting Agency:	Disposition:

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION
Confirmation Number: 20240123143534686

Initial each	Signature page
mmpatel	In reference to law violations, I attest to the truthfulness of the responses given within the application.
mmpatel	In reference to the Lease/property ownership, I attest to the truthfulness of the responses given within the application.
mmpatel	In reference to ACT No. 80-529, I understand that if my application is denied or discontinued, I will not be refunded the filing fee required by this application.
mmpatel	In reference to Special Retail or Special Events retail license, Wine Festival and Wine Festival Participant Licenses, and Food or Beverage Truck Licenses, I agree to comply with all applicable laws and regulations concerning this class of license, and to observe the special terms and conditions as indicated within the application.
mmpatel	In reference to the Club Application information, I attest to the truthfulness of the responses given within the application.
mmpatel	In reference to the transfer of license/location, I attest to the truthfulness of the information listed on the attached transfer agreement.
mmpatel	In accordance with Alabama Rules & Regulations 20-X-5-.01(4), any social security number disclosed under this regulation shall be used for the purpose of investigation or verification by the ABC Board and shall not be a matter of public record.
mmpatel	The undersigned agree, if a license is issued as herein applied for, to comply at all times with and to fully observe all the provisions of the Alabama Alcoholic Beverage Control Act, as appears in Code of Alabama, Title 28, and all laws of the State of Alabama relative to the handling of alcoholic beverages. The undersigned, if issued a license as herein requested, further agrees to obey all rules and regulations promulgated by the board relative to all alcoholic beverages received in this State. The undersigned, if issued a license as herein requested, also agrees to allow and hereby invites duly authorized agents of the Alabama Alcoholic Beverage Control Board and any duly commissioned law enforcement officer of the State, County or Municipality in which the license premises are located to enter and search without a warrant the licensed premises or any building owned or occupied by him or her in connection with said licensed premises. The undersigned hereby understands that he or she violate any provisions of the aforementioned laws his or her license shall be subject to revocation and no license can be again issued to said licensee for a period of one year. The undersigned further understands and agrees that no changes in the manner of operation and no deletion or discontinuance of any services or facilities as described in this application will be allowed without written approval of the proper governing body and the Alabama Alcoholic Beverage Control Board.
mmpatel	I hereby swear and affirm that I have read the application and all statements therein and facts set forth are true and correct, and that the applicant is the only person interested in the business for which the license is required.

Applicant Name (print): mmeshkumar patel

Signature of Applicant: mmpatel

Notary Name (print): April W. Jones

Notary Signature: April W. Jones

Commission expires: 4/12/2026

Application Taken: **App. Inv. Completed:** **Forwarded to District Office:**
Submitted to Local Government: **Received from Local Government:**
Received in District Office: **Reviewed by Supervisor:** **Forwarded to Central Office:**

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
Confirmation Number: 20240123143534686

NOTICE OF TRANSFER OF ABC LICENSED BUSINESS

NOTE: A Copy of Operating Agreement Must be Attached To Application

CURRENT LICENSEE:
CFRESH CONVENIENCE LLC
Address: 29279 HIGHWAY 98
DAPHNE, AL 36526
Telephone: 251-232-9261

NEW APPLICANT:
LAKE FOREST 1 LLC
Address: 29279 US HIGHWAY 98
DAPHNE, AL 36526
Telephone: 334-414-0457

Current License No: 050010921402
070010921402

LICENSED PREMISES ADDRESS: 29279 US HIGHWAY 98 DAPHNE, AL 36526

THE AFORENAMED HEREBY SERVE NOTICE TO THE ABC BOARD OF THE ATTACHED CONTRACTUAL AGREEMENT GOVERNING THE CONTINUATION OF SALES OF ALCOHOLIC BEVERAGES ON THE LICENSED PREMISES.

The Parties to this agreement hereby acknowledge and affirm that the New (Applicant) Licensee will, at all times, act as the AGENT for the Current (Named) Licensee, and the Current Licensee shall act as PRINCIPAL for the purposes of the attached Agreement. The Principal shall be bound by all acts and/or omissions of the Agent in the operation of the licensed premises.

The Current Licensee is now and shall remain liable for any violations of ABC Rules and Regulations or other Alabama Law for the duration of the attached Agreement; and, further, that the Current Licensee has the right and authority, under Alabama Law, to surrender the ABC License to the ABC Board at any time.

The parties acknowledge that the operation of the licensed premises shall remain subject to inspection by ABC Enforcement, and must comply with all State and Local regulations and Laws, and that the local ABC Enforcement District Office must be immediately notified of any change in the attached Agreement.

THE CURRENT LICENSE WILL NOT BE RENEWED.

WITNESS our hands and seals on this the 24th day of January, 2024.

CURRENT LICENSEE (NAMED ON LICENSE)

Kevin Spriggs
Print Name: Kevin Spriggs
Title: Managing Member

NEW LICENSEE (APPLICANT)

mmpatel
Print Name: mukeshkumar patel
Title: POA

WITNESS: (By ABC Enforcement) Patesa Bennett
exp. 12-18-24

PATESA R. BENNETT
NOTARY PUBLIC
STATE OF ALABAMA

Revised 9/08

CASE NO. 2024-7

ABC LICENSE ROUTING

		Initial
DATE RECEIVED BY REVENUE DIV.	1/24/24	CAC
DATE FORWARDED TO POLICE DEPT	1/25/24	CAC
DATE RECEIVED BY POLICE DEPT.	1/25/24	KRF

DATE APPROVED 1/26/2024 DISAPPROVED

POLICE DEPT SIGNATURE

DATE RETURNED TO REVENUE DIV	1/26/24	KRF
DATE FORWARDED TO CITY CLERK	1/26/24	CAC
DATE RECEIVED BY CITY CLERK		
SCHEDULED DATE ON AGENDA		

Council Action: _____ APPROVED _____ DISAPPROVED _____ TABLED

COMMENTS: _____

Rescheduled for Council Agenda Date: _____

Council Action: _____ APPROVED _____ DISAPPROVED _____ TABLED

COMMENTS: _____

DATE RETURNED TO REVENUE DIV.: _____

DATE RETURNED TO TAXPAYER _____
OR TO ABC FIELD OFFICE _____ (per taxpayer request)

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION

Confirmation Number: 20240123152042772

Type License: 050 - RETAIL BEER (OFF PREMISES ONLY) **State:** **County:**

Type License: 070 - RETAIL TABLE WINE (OFF PREMISES ONLY) **State:** **County:**

Trade Name: CHIPS TO GO **Filing Fee:**

Applicant: MALBIS SHELL LLC **Transfer Fee:** $100.00

Location Address: 29640 STATE HIGHWAY 181 DAPHNE, AL 36526

Mailing Address: 29640 STATE HIGHWAY 181 DAPHNE, AL 36526

County: BALDWIN **Tobacco sales:** YES **Tobacco Vending Machines:** 0

Product Type: 03 **Type Ownership:** LLC

Book, Page, or Document info: 001-108-077

Do you sell Draft Beer?:

Date Incorporated: 11/14/2023 **State incorporated:** AL **County Incorporated:** BALDWIN

Date of Authority: 11/14/2023

Federal Tax ID: 93-4425285 **Alabama State Sales Tax ID:** R011970414

Name:	Title:	Date and Place of Birth:	Residence Address:
AMITKUMAR RAMESHBHAI PATEL I844769 - AL	OWNER	04/23/1977 INDIA	9117 HOUNDSBAY DR MONTGOMERY, AL 36117

Has applicant complied with financial responsibility ABC RR 20-X-5-.14? YES
Does ABC have any actions pending against the current licensee? NO
Has anyone, including manager or applicant, had a Federal/State permit or license suspended or revoked? NO
Has a liquor, wine, malt or brewed license for these premises ever been denied, suspended, or revoked? NO
Are the applicant(s) named above, the only person(s), in any manner interested in the business sought to be licensed? YES
Are any of the applicants, whether individual, member of a partnership or association, or officers and directors of a corporation itself, in any manner monetarily interested, either directly or indirectly, in the profits of any other class of business regulated under authority of this act? NO
Does applicant own or control, directly or indirectly, hold lien against any real or personal property which is rented, leased or used in the conduct of business by the holder of any vinous, malt or brewed beverage, or distilled liquors permit or license issued under authority of this act? NO
Is applicant receiving, either directly or indirectly, any loan, credit, money, or the equivalent thereof from or through a subsidiary or affiliate or other licensee, or from any firm, association or corporation operating under or regulated by the authority of this act? NO

Contact Person: AMITKUMAR R PATEL **Home Phone:** 334-414-0457
Business Phone: 334-414-0457 **Cell Phone:**
Fax: **E-mail:** BANDGIO4@YAHOO.COM

PREVIOUS LICENSE INFORMATION:
Trade Name: MALBIS SHELL
Applicant: CFRESH CONVENIENCE LLC

Previous License Number(s)
License 1: 050010921502
License 2: 070010921502

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION
Confirmation Number: 20240123152042772

If applicant is leasing the property, is a copy of the lease agreement attached? YES
Name of Property owner/lessor and phone number: LAVIGNE OIL COMPANY OF BATON ROUGE LLC 985-662-8394
What is lessors primary business? GAS STATION OWNERS
Is lessor involved in any way with the alcoholic beverage business? NO
Is there any further interest, or connection with, the licensee's business by the lessor? NO

Does the premise have a fully equipped kitchen? NO
Is the business used to habitually and principally provide food to the public? NO
Does the establishment have restroom facilities? YES
Is the premise equipped with services and facilities for on premises consumption of alcoholic beverages? NO

Will the business be operated primarily as a package store? NO
Building Dimensions Square Footage: 4500 Display Square Footage:
Building seating capacity: 0 Does Licensed premises include a patio area? NO
License Structure: SINGLE STRUCTURE License covers: ENTIRE STRUCTURE
Number of licenses in the vicinity: 0 Nearest: 0
Nearest school: Nearest church: Nearest residence: 0 blocks
Location is within: CITY LIMITS Police protection: CITY

Has any person(s) with any interest, including manager, whether as sole applicant, officer, member, or partner been charged (whether convicted or not) of any law violation(s)? NO

Name:	Violation & Date:	Arresting Agency:	Disposition:

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION
Confirmation Number: 20240123152042772

Initial each | **Signature page**

MMP In reference to law violations, I attest to the truthfulness of the responses given within the application.

MMP In reference to the Lease/property ownership, I attest to the truthfulness of the responses given within the application.

MMP In reference to ACT No. 80-529, I understand that if my application is denied or discontinued, I will not be refunded the filing fee required by this application.

MMP In reference to Special Retail or Special Events retail license, Wine Festival and Wine Festival Participant Licenses, and Food or Beverage Truck Licenses, I agree to comply with all applicable laws and regulations concerning this class of license, and to observe the special terms and conditions as indicated within the application.

MMP In reference to the Club Application information, I attest to the truthfulness of the responses given within the application.

MMP In reference to the transfer of license/location, I attest to the truthfulness of the information listed on the attached transfer agreement.

MMP In accordance with Alabama Rules & Regulations 20-X-5-.01(4), any social security number disclosed under this regulation shall be used for the purpose of investigation or verification by the ABC Board and shall not be a matter of public record.

MMP The undersigned agree, if a license is issued as herein applied for, to comply at all times with and to fully observe all the provisions of the Alabama Alcoholic Beverage Control Act, as appears in Code of Alabama, Title 28, and all laws of the State of Alabama relative to the handling of alcoholic beverages.
The undersigned, if issued a license as herein requested, further agrees to obey all rules and regulations promulgated by the board relative to all alcoholic beverages received in this State. The undersigned, if issued a license as herein requested, also agrees to allow and hereby invites duly authorized agents of the Alabama Alcoholic Beverage Control Board and any duly commissioned law enforcement officer of the State, County or Municipality in which the license premises are located to enter and search without a warrant the licensed premises or any building owned or occupied by him or her in connection with said licensed premises. The undersigned hereby understands that he or she violate any provisions of the aforementioned laws his or her license shall be subject to revocation and no license can be again issued to said licensee for a period of one year. The undersigned further understands and agrees that no changes in the manner of operation and no deletion or discontinuance of any services or facilities as described in this application will be allowed without written approval of the proper governing body and the Alabama Alcoholic Beverage Control Board.

MMP I hereby swear and affirm that I have read the application and all statements therein and facts set forth are true and correct, and that the applicant is the only person interested in the business for which the license is required.

Applicant Name (print): Mukesh Kumar Patel

Signature of Applicant: M M Patel

Notary Name (print): April W Jones

Notary Signature: April W Jones

Commission expires: 4/12/2026

Application Taken: **App. Inv. Completed:** **Forwarded to District Office:**
Submitted to Local Government: **Received from Local Government:**
Received in District Office: **Reviewed by Supervisor:** **Forwarded to Central Office:**

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
Confirmation Number: 20240123152042772

NOTICE OF TRANSFER OF ABC LICENSED BUSINESS

NOTE: A Copy of Operating Agreement Must be Attached To Application

CURRENT LICENSEE:
CFRESH CONVENIENCE LLC
Address: 29640 STATE HIGHWAY 181
DAPHNE, AL 36527
Telephone: 251-232-9261

NEW APPLICANT:
MALBIS SHELL LLC
Address: 29640 STATE HIGHWAY 181
DAPHNE, AL 36526
Telephone: 334-414-0457

Current License No: 050010921502
070010921502

LICENSED PREMISES ADDRESS: 29640 STATE HIGHWAY 181 DAPHNE, AL 36526

THE AFORENAMED HEREBY SERVE NOTICE TO THE ABC BOARD OF THE ATTACHED CONTRACTUAL AGREEMENT GOVERNING THE CONTINUATION OF SALES OF ALCOHOLIC BEVERAGES ON THE LICENSED PREMISES.

The Parties to this agreement hereby acknowledge and affirm that the New (Applicant) Licensee will, at all times, act as the AGENT for the Current (Named) Licensee, and the Current Licensee shall act as PRINCIPAL for the purposes of the attached Agreement. The Principal shall be bound by all acts and/or omissions of the Agent in the operation of the licensed premises.

The Current Licensee is now and shall remain liable for any violations of ABC Rules and Regulations or other Alabama Law for the duration of the attached Agreement; and, further, that the Current Licensee has the right and authority, under Alabama Law, to surrender the ABC License to the ABC Board at any time.

The parties acknowledge that the operation of the licensed premises shall remain subject to inspection by ABC Enforcement, and must comply with all State and Local regulations and Laws, and that the local ABC Enforcement District Office must be immediately notified of any change in the attached Agreement.

THE CURRENT LICENSE WILL NOT BE RENEWED.

WITNESS our hands and seals on this the 24th day of January, 2024.

CURRENT LICENSEE (NAMED ON LICENSE)

Kevin Spriggs

Print Name: Kevin Spriggs
Title: Managing Member

NEW LICENSEE (APPLICANT)

mmpatel

Print Name: mukeshkumar patel
Title: POA

WITNESS: (By ABC Enforcement) Patsy Bennett

exp. 12-18-24

PATESA R. BENNETT
NOTARY PUBLIC
STATE OF ALABAMA

Revised 9/08

CASE NO. 20246

ABC LICENSE ROUTING

		Initial:
DATE RECEIVED BY REVENUE DIV.	1/24/24	CAC
DATE FORWARDED TO POLICE DEPT.	1/25/24	CAC
DATE RECEIVED BY POLICE DEPT.	1/25/24	KRF

DATE: APPROVED 1/26/2024 DISAPPROVED _____

POLICE DEPT SIGNATURE _____

DATE RETURNED TO REVENUE DIV.	1/26/24	KRF
DATE FORWARDED TO CITY CLERK	1/26/24	CAC
DATE RECEIVED BY CITY CLERK		
SCHEDULED DATE ON AGENDA		

Council Action: _____ APPROVED _____ DISAPPROVED _____ TABLED

COMMENTS: _____

Rescheduled for Council Agenda Date: _____

Council Action: _____ APPROVED _____ DISAPPROVED _____ TABLED

COMMENTS: _____

DATE RETURNED TO REVENUE DIV.: _____

DATE RETURNED TO TAXPAYER _____
OR TO ABC FIELD OFFICE _____ (per taxpayer request)

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION

Confirmation Number: 20240123134245924

Type License: 050 - RETAIL BEER (OFF PREMISES ONLY) **State:** **County:**

Type License: 070 - RETAIL TABLE WINE (OFF PREMISES ONLY) **State:** **County:**

Trade Name: CHIPS TO GO **Filing Fee:**

Applicant: JUBILEE SHELL LLC **Transfer Fee:** $100.00

Location Address: 6851 HIGHWAY 90 E DAPHNE, AL 36526

Mailing Address: 6851 HIGHWAY 90 E DAPHNE, AL 36526

County: BALDWIN **Tobacco sales:** YES **Tobacco Vending Machines:** 0

Product Type: 03 **Type Ownership:** LLC

Book, Page, or Document info: 001-108-075

Do you sell Draft Beer?:

Date Incorporated: 11/14/2023 **State incorporated:** AL **County Incorporated:** BALDWIN

Date of Authority: 11/14/2023

Federal Tax ID: 93-4402073 **Alabama State Sales Tax ID:** R011959175

Name:	Title:	Date and Place of Birth:	Residence Address:
AMITKUMAR RAMESHBHAI PATEL I844769 - AL	OWNER	04/23/1977 INDIA	9117 HOUNDSBAY DR MONTGOMERY, AL 36117

Has applicant complied with financial responsibility ABC RR 20-X-5-.14? YES
Does ABC have any actions pending against the current licensee? NO
Has anyone, including manager or applicant, had a Federal/State permit or license suspended or revoked? NO
Has a liquor, wine, malt or brewed license for these premises ever been denied, suspended, or revoked? NO
Are the applicant(s) named above, the only person(s), in any manner interested in the business sought to be licensed? YES
Are any of the applicants, whether individual, member of a partnership or association, or officers and directors of a corporation itself, in any manner monetarily interested, either directly or indirectly, in the profits of any other class of business regulated under authority of this act? NO
Does applicant own or control, directly or indirectly, hold lien against any real or personal property which is rented, leased or used in the conduct of business by the holder of any vinous, malt or brewed beverage, or distilled liquors permit or license issued under authority of this act? NO
Is applicant receiving, either directly or indirectly, any loan, credit, money, or the equivalent thereof from or through a subsidiary or affiliate or other licensee, or from any firm, association or corporation operating under or regulated by the authority of this act? NO

Contact Person: AMITKUMAR R PATEL
Business Phone: 334-414-0457
Fax: 334-414-0457

Home Phone: 334-414-0457
Cell Phone:
E-mail: BANDGIO4@YAHOO.COM

PREVIOUS LICENSE INFORMATION:
Trade Name: JUBILEE SHELL
Applicant: CFRESH CONVENIENCE LLC

Previous License Number(s)
License 1: 050010921302
License 2: 070010921302

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION
Confirmation Number: 20240123134245924

If applicant is leasing the property, is a copy of the lease agreement attached? YES
Name of Property owner/lessor and phone number: LAVIGNE OIL COMPANY OF BATON ROUGE LLC 985-662-8394
What is lessors primary business? GAS STATION OWNERS
Is lessor involved in any way with the alcoholic beverage business? NO
Is there any further interest, or connection with, the licensee's business by the lessor? NO

Does the premise have a fully equipped kitchen? NO
Is the business used to habitually and principally provide food to the public? NO
Does the establishment have restroom facilities? YES
Is the premise equipped with services and facilities for on premises consumption of alcoholic beverages? NO

Will the business be operated primarily as a package store? NO
Building Dimensions Square Footage: 3000 Display Square Footage:
Building seating capacity: 0 Does Licensed premises include a patio area? NO
License Structure: SINGLE STRUCTURE License covers: ENTIRE STRUCTURE
Number of licenses in the vicinity: 0 Nearest: 0
Nearest school: Nearest church: Nearest residence: 0 blocks
Location is within: CITY LIMITS Police protection: CITY

Has any person(s) with any interest, including manager, whether as sole applicant, officer, member, or partner been charged (whether convicted or not) of any law violation(s)? NO

Name:	Violation & Date:	Arresting Agency:	Disposition:

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION
Confirmation Number: 20240123134245924

Initial each	Signature page
mmpatel	In reference to law violations, I attest to the truthfulness of the responses given within the application.
mmpatel	In reference to the Lease/property ownership, I attest to the truthfulness of the responses given within the application.
mmpatel	In reference to ACT No. 80-529, I understand that if my application is denied or discontinued, I will not be refunded the filing fee required by this application.
mmpatel	In reference to Special Retail or Special Events retail license, Wine Festival and Wine Festival Participant Licenses, and Food or Beverage Truck Licenses, I agree to comply with all applicable laws and regulations concerning this class of license, and to observe the special terms and conditions as indicated within the application.
mmpatel	In reference to the Club Application information, I attest to the truthfulness of the responses given within the application.
mmpatel	In reference to the transfer of license/location, I attest to the truthfulness of the information listed on the attached transfer agreement.
mmpatel	In accordance with Alabama Rules & Regulations 20-X-5-.01(4), any social security number disclosed under this regulation shall be used for the purpose of investigation or verification by the ABC Board and shall not be a matter of public record.
mmpatel	The undersigned agree, if a license is issued as herein applied for, to comply at all times with and to fully observe all the provisions of the Alabama Alcoholic Beverage Control Act, as appears in Code of Alabama, Title 28, and all laws of the State of Alabama relative to the handling of alcoholic beverages. The undersigned, if issued a license as herein requested, further agrees to obey all rules and regulations promulgated by the board relative to all alcoholic beverages received in this State. The undersigned, if issued a license as herein requested, also agrees to allow and hereby invites duly authorized agents of the Alabama Alcoholic Beverage Control Board and any duly commissioned law enforcement officer of the State, County or Municipality in which the license premises are located to enter and search without a warrant the licensed premises or any building owned or occupied by him or her in connection with said licensed premises. The undersigned hereby understands that he or she violate any provisions of the aforementioned laws his or her license shall be subject to revocation and no license can be again issued to said licensee for a period of one year. The undersigned further understands and agrees that no changes in the manner of operation and no deletion or discontinuance of any services or facilities as described in this application will be allowed without written approval of the proper governing body and the Alabama Alcoholic Beverage Control Board.
mmpatel	I hereby swear and affirm that I have read the application and all statements therein and facts set forth are true and correct, and that the applicant is the only person interested in the business for which the license is required.

Applicant Name (print): mukeshkumar patel

Signature of Applicant: mm patel

Notary Name (print): April W Jones

Notary Signature: April W Jones

Commission expires: 4/12/2026

Application Taken: **App. Inv. Completed:** **Forwarded to District Office:**
Submitted to Local Government: **Received from Local Government:**
Received in District Office: **Reviewed by Supervisor:** **Forwarded to Central Office:**

STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
Confirmation Number: 20240123134245924

NOTICE OF TRANSFER OF ABC LICENSED BUSINESS

NOTE: A Copy of Operating Agreement Must be Attached To Application

CURRENT LICENSEE:
CFRESH CONVENIENCE LLC
Address: 6851 HIGHWAY 90 E
DAPHNE, AL 36526
Telephone: 251-232-9261

NEW APPLICANT:
JUBILEE SHELL LLC
Address: 6851 HIGHWAY 90 E
DAPHNE, AL 36526
Telephone: 334-414-0457

Current License No: 050010921302
070010921302

LICENSED PREMISES ADDRESS: 6851 HIGHWAY 90 E DAPHNE, AL 36526

THE AFORENAMED HEREBY SERVE NOTICE TO THE ABC BOARD OF THE ATTACHED CONTRACTUAL AGREEMENT GOVERNING THE CONTINUATION OF SALES OF ALCOHOLIC BEVERAGES ON THE LICENSED PREMISES.

The Parties to this agreement hereby acknowledge and affirm that the New (Applicant) Licensee will, at all times, act as the AGENT for the Current (Named) Licensee, and the Current Licensee shall act as PRINCIPAL for the purposes of the attached Agreement. The Principal shall be bound by all acts and/or omissions of the Agent in the operation of the licensed premises.

The Current Licensee is now and shall remain liable for any violations of ABC Rules and Regulations or other Alabama Law for the duration of the attached Agreement; and, further, that the Current Licensee has the right and authority, under Alabama Law, to surrender the ABC License to the ABC Board at any time.

The parties acknowledge that the operation of the licensed premises shall remain subject to inspection by ABC Enforcement, and must comply with all State and Local regulations and Laws, and that the local ABC Enforcement District Office must be immediately notified of any change in the attached Agreement.

THE CURRENT LICENSE WILL NOT BE RENEWED.

WITNESS our hands and seals on this the 24th day of January, 2024.

CURRENT LICENSEE (NAMED ON LICENSE)

Kevin Spriggs

Print Name: Kevin Spriggs
Title: Managing Member

NEW LICENSEE (APPLICANT)

mmpatel

Print Name: mukeshkumar patel
Title: POA

WITNESS: (By ABC Enforcement) Patesa Bennett
exp. 12-18-24

PATESA R. BENNETT
NOTARY PUBLIC
STATE OF ALABAMA

Revised 9/08

CASE NO 2024-5

ABC LICENSE ROUTING

		(initial)
DATE RECEIVED BY REVENUE DIV.	1/24/24	CAC
DATE FORWARDED TO POLICE DEPT.	1/25/24	CAC
DATE RECEIVED BY POLICE DEPT	1/25/24	KRF

DATE: APPROVED 1/26/2024 DISAPPROVED

POLICE DEPT SIGNATURE

DATE RETURNED TO REVENUE DIV	1/26/24	KRF
DATE FORWARDED TO CITY CLERK	1/26/24	CAC
DATE RECEIVED BY CITY CLERK		
SCHEDULED DATE ON AGENDA		

Council Action: _____ APPROVED _____ DISAPPROVED _____ TABLED

COMMENTS: _____

_____

Rescheduled for Council Agenda Date: _____

Council Action: _____ APPROVED _____ DISAPPROVED _____ TABLED

COMMENTS: _____

_____

DATE RETURNED TO REVENUE DIV.: _____

DATE RETURNED TO TAXPAYER _____
OR TO ABC FIELD OFFICE _____ (per taxpayer request)

COMMUNITY DEVELOPMENT
INTERNAL MEMORANDUM

DATE: January 29, 2024

TO: Office of the City Clerk

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

SUBJECT: 68V Baldwin Land Holdings, LLC, Sharon and John Boni, Sharon, Thomas and John Boni, and Sharon Boni, representative of Thelma Boni Estate Pre-Zoning Amendment

PRESENT ZONING: RSF-E, Residential Single Family Estate, RMF-6, Multiple Family, RSF-2, Single Family Residential, and B-3, General Business, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne

PROPOSED PRE-ZONING: PUD, Planned Unit Development

LOCATION: Southwest of the intersection of County Road 13 and Milton Jones Road

RECOMMENDATION: At the January 25, 2024 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 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. Zoning Exhibit (Exhibit C)
6. Conceptual Site Layout (Exhibit D)
7. Adjacent Property Owners List

PRE-ZONING REVIEW
ROWAN OAK

ROWAN OAK
Prezoning Amendment

Zoning Classification:

RSF-E, Residential Single Family Estate, RMF-6, Multiple Family, RSF-2, Single Family Residential, and B-3, General Business, Baldwin County District 15 Planning Area

Surrounding Zonings/Uses:

- **North**-RSF-2 Residential Single Family
- **South**-RSF-E and R-A Rural Agricultural
- **East**-RSF-E and B-3, General Business
- **West**- RSF-E, Residential Single Family Estate

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

Affected City Service Providers: Fire Station 5, Police Beat 4

Staff Recommendation to CC: Favorable

Proposed Zoning:
Planned Unit Development

Development Concept:
Mixed Use Development

Council District:
4

Existing Conditions:
134.31 acres (7 parcels)

Planning Commission Recommendation
01/25/24 Hearing Date
Unanimously Favorable

The Comprehensive Plan

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

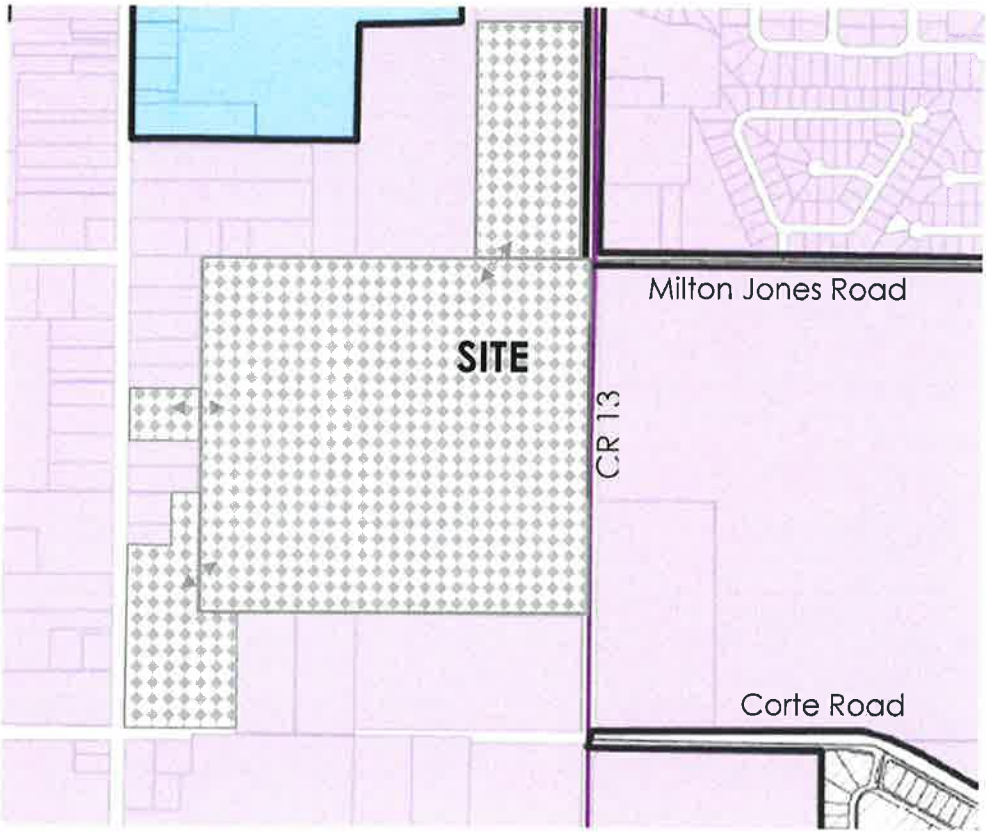
Goal: Provide a land use plan for the City of Daphne, which supports the City's economic development, housing, transportation, and open space, recreation and education goals in a manner that maintains and promotes Daphne's unique image and quality of life. Objective: Encourage development of sound and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

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

PROPOSAL:

The applicant proposes to pre-zone the subject property to Planned Unit Development in order to develop a mixed use project. The project consists of a single family residential subdivision, a town house complex, an apartment complex, commercial enterprises along Friendship Road (see conceptual master plan layout). There are three lot sizes proposed within the residential development. Traffic calming measures and amenities have been included in the design. The commercial portion proposes uses that would be found in a B-2 zoning district. Overall, staff is in favor of the proposed PUD in terms of proposed layout, amenities, public benefits, and mix of residential land uses. Staff is in favor of the PUD presenting superior architectural design standards as well.

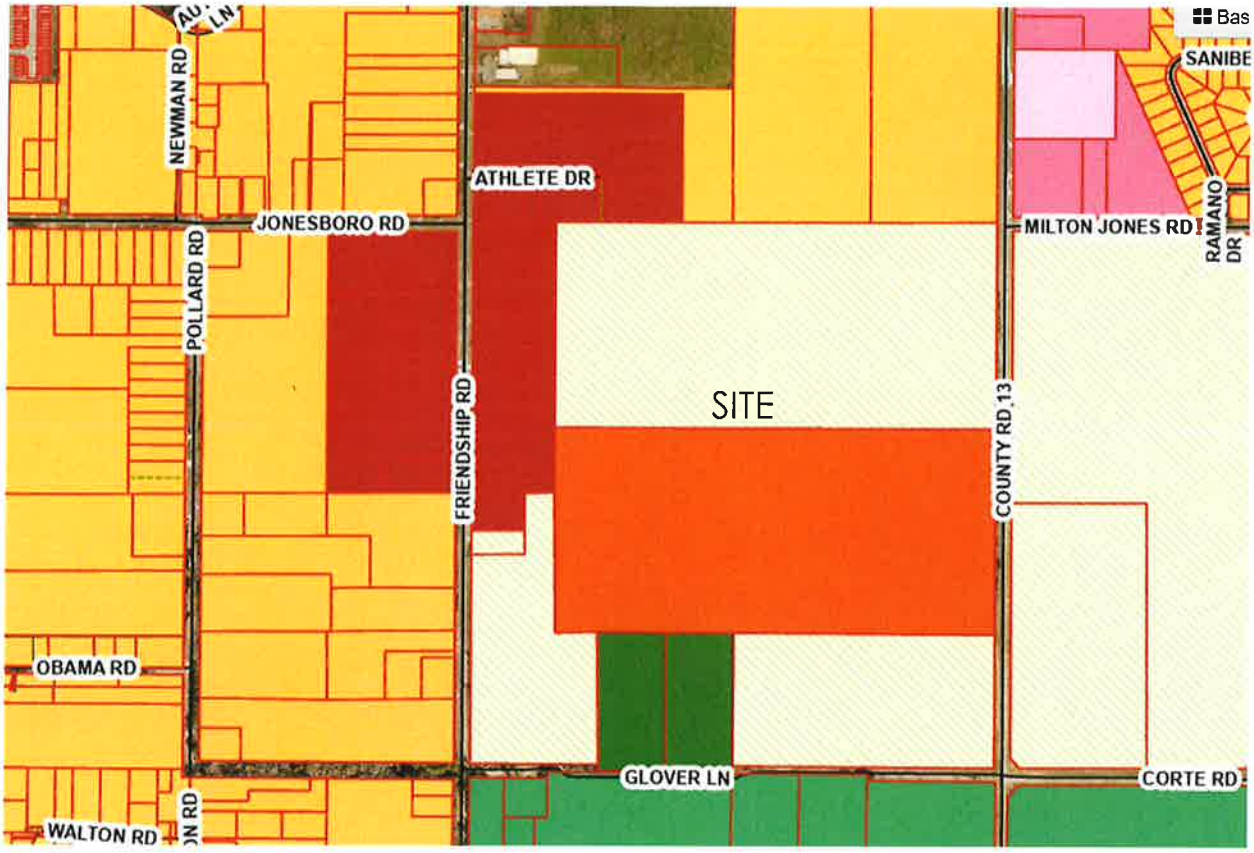
Excerpt from Daphne Zoning Map



Zoning Key

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

Excerpt from County's Online map



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)

Daphne
ALABAMA

January 12, 2024

Dear Sir/Ma'am,

NOTICE OF PUBLIC HEARING

A petition for PRE-ZONING will be considered by the Daphne Planning Commission for 68V Baldwin Land Holdings, LLC, Sharon and John Boni, Sharon, Thomas and John Boni, and Sharon Boni, representative of Thelma Boni Estate containing 134.31 acres +/- located southwest of the intersection of County Road 13 and Milton Jones Road zoned RSF-E, Residential Single Family Estate, RMF-6, Multiple Family, RSF-2, Single Family Residential, and B-3, General Business, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne, to be pre-zoned as a PUD, Planned Unit Development. 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, January 17, 2024 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 chairman.

The public hearing will be held by the Daphne Planning Commission on Thursday, January 25, 2024 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

68V Baldwin Land Holdings, LLC, Sharon and John Boni, Sharon, Thomas and John Boni, and Sharon Boni, representative of Thelma Boni Estate Pre-Zoning Amendment

MAILING LIST for ROWAN OAK, A PLANNED UNIT DEVELOPMENT

Parcel Number	Pin	Owner Name	Address	City	State	Zip
05-43-05-21-0-000-001.012	250367	68V BALDWIN LAND HOLDINGS L L C	707 BELROSE AVE	DAPHNE	AL	36526
05-43-08-28-0-000-004.000	14259	AFRICAN METHODIST EPISCOPAL CHURCH AND (FRIENDSHIP)	P O BOX 383	DAPHNE	AL	36526
05-43-05-21-0-000-054.002	84010	ANDERSON, DAVID EMANUEL AS CO-TRUSTEE OF THE DAVID EMANUEL ANDERSON AND BETTY JEAN AN	25147 FRIENDSHIP RD	DAPHNE	AL	36526
05-43-05-21-0-000-054.003	98557	ANDERSON, WILLIE E A/K/A ANDERSON, PAUL AND ETAL ANDERSON, JUDITH SPURLOCK OR THEIR AND S	33504 BOARDWALK DR	SPANISH FORT	AL	36527
05-43-05-21-0-000-003.002	242500	BAYSIDE ACADEMY INC	303 DRYER AVE	DAPHNE	AL	36526
05-43-05-22-0-000-014.003	111268	BELFOREST PROPERTIES INC	730 OAK BLUFF DR	DAPHNE	AL	36526
05-43-05-22-0-000-022.001	3720	BONI, FREDERICK G ETUX THELMA L	25170 CO RD 13	DAPHNE	AL	36526
05-43-05-21-0-000-001.002	3724	BONI, LOUIS JR & SHARON O	1365 ORCHARD AVE	NEW KENSINGTN	PA	15068
05-43-05-21-0-000-001.015	256846	BONI, SHARON O ETAL BONI, JOHN CHRISTOPH AND ER	1365 ORCHARD AVE	NEW KENSINGTN	PA	15068
05-43-05-21-0-000-001.001	3726	BONI, SHARON O ETAL BONI, JOHN CHRISTOPH AND ER (1/2 INT) ETAL BONI, THELMA MARIE (1/ AND 2 I	25170 CO RD 13	DAPHNE	AL	36526
05-43-08-28-0-000-003.000	3725	BONI, SHARON O ETAL BONI, JOHN CHRISTOPH AND ER (44.444% INT) ETAL BONI, FREDERICK G AND (55	1365 ORCHARD AVE	NEW KENSINGTN	PA	15068
05-43-05-22-0-000-022.000	62519	BONI, THELMA MARIE AS PERSONAL REPRESENT AND ATIVE OF THE ESTATE OF FREDERICK G BONI AND S	25170 CO RD 13	DAPHNE	AL	36526
05-43-05-21-0-000-056.000	29932	DALE, MARK	P O BOX 2566	DAPHNE	AL	36526
05-43-05-22-0-000-014.155	241242	DOGGETT ROBERT RANKIN AND DOGGETT ROSEMARY M	27384 PARKER LN	DAPHNE	AL	36526
05-43-05-21-0-000-047.000	43199	EAGLESON, ALFRED NOEL ETAL EAGLESON, DON AND NA CUNNINGHAM AS CO TRUSTEES OF THE ALRE A	25604 FRIENDSHIP RD	BAY MINETTE	AL	36507
05-43-05-21-0-000-058.001	256849	FRANCIS, CHARLES CHRISTOPHER ETUX CHELSE AND A HARGETT	1214 CAPTAIN ONEAL DR	BAY MINETTE	AL	36507
05-43-05-21-0-000-001.013	250368	GILBERT LAWN SERVICES INC	25310 FRIENDSHIP RD	DAPHNE	AL	36526
05-43-05-21-0-000-047.005	262862	HINKLEY, CHRIS	7175 HURRICANE RD	FAIRHOPE	AL	36532
05-43-05-21-0-000-047.004	262861	HINKLEY, CHRIS ETAL HINKLEY, SUZANNE	7175 HURRICANE RD	DAPHNE	AL	36526
05-43-08-28-0-000-005.000	22011	JEMISON, MACKIE (HEIR OF JIM JEMISON)	P O BOX 383	FAIRHOPE	AL	36532
05-43-05-21-0-000-048.007	241158	JGA HOLDINGS L L C	925 CHARLESTON LOOP	WHISTLER	AL	36612
05-43-05-21-0-000-047.003	203050	KIM, JOHN C ETAL KIM, DEBORAH L	25478-B FRIENDSHIP RD (MA)	FAIRHOPE	AL	36533
05-43-05-21-0-000-001.008	250363	LANGENBACH CONSTRUCTION COMPANY	8119 MCGOWIN DR STE A	FAIRHOPE	AL	36533
05-43-08-28-0-000-006.003	213910	MASON, JOHNNY	3437 DIAL ST	DAPHNE	AL	36526
05-43-05-21-0-000-054.004	98554	MC GROUP L L C	P O BOX 772	WEST PALM BCH	FL	33402
05-43-05-21-0-000-054.000	68218	MITCHELL, DOROTHY	P O BOX 20	DAPHNE	AL	36526
05-43-05-21-0-000-059.000	16606	PINSON, MARYE ALICE	601 COLLEGE AVE	TAMPA	FL	33647
05-43-05-22-0-000-014.002	103705	REYNOLDS READY MIX L L C	PO BOX 883	SPANISH FORT	AL	36527
05-43-05-21-0-000-056.001	9597	RUDOLF W LOSCH L L C	25230 FRIENDSHIP RD	MOBILE	AL	36606
05-43-05-21-0-000-053.000	841	RUSS, MATTIE ANDERSON (LIFE ESTATE)	17709 GREY EAGLE RD	FAIRHOPE	AL	36532
05-43-05-21-0-000-048.009	241160	SEWARD, STEVE G	7251 BRIDGEWOOD LN	DAPHNE	AL	36526
05-43-05-21-0-000-001.007	250362	SRW INVESTMENTS L L C (5% INT) ETAL O CO AND MPANY L L C (5% INT); WHITE-SPUNNER, ANN AND (2(	3201 DAUPHIN ST - STE A	DAPHNE	AL	36526
05-43-05-22-0-000-014.286	378338	TRIONE, LUKE WELLS A/K/A TRIONE, LUKE W AND ETAL TRIONE, ARTHUR M AS TRUSTEE	685 CALIBRE ST	DAPHNE	AL	36526
05-43-05-21-0-000-001.010	250365	VALOR PROPERTY MANAGEMENT L L C	502 LAKE SHORE DR	FAIRHOPE	AL	36532
05-43-05-21-0-000-048.008	241159	ZAATE L L C	26258 POLLARD RD			
		68 VENTURES LLC	707 BELROSE AVE			
		SE CIVIL LLC	9969 WINDMILL RD			

APPLICATION
&
SUPPLEMENTAL INFORMATION

APPLICATION FOR REZONING OR PRE-ZONING

Office use only: Rev. 072816	Date Submitted December 21, 23
Application Number: ZA- or PZA- 24-01	Planning Commission Public Hearing Date: January 25, 24

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): West side of Co Rd 13 at end of Milton Jones Road	PPIN#(s): 3724 256846 261844 250367 250366 3726
Gross Site Area (Acreage): 18.94 AC (3724) 49.56 AC (256846) 49.63 AC (261844) 1.28 AC (250367) 1.28 AC (250366) 13.60 AC (3726)	Requested Zoning or Pre-Zoning: PUD
Current Zoning Designation(s): RSF-E, RMF-6, RSF-2 & B3 (Baldwin County)	Amended Request: Initials: Date:
Current Land Use: Vacant - partially wooded	Anticipated Land Use: Mixed Use Resdiential and Commercial

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: 68V BALDWIN LAND HOLDING LLC - SHARON & JOHN BONI - SHARON, THOMAS & JOHN BONI - SHARON BONI-THELMA BONI ESTATE	
Mailing Address: 25170 CO RD 13, DAPHNE, AL 36526	**Phone/Fax:** 251-776-3635 **E-mail:** SHARONBONI1946@GMAIL.COM
Name of Authorized Agent: SE CIVIL, LLC	
Mailing Address: 9969 WINDMILL RD, FAIRHOPE AL 36532	**Phone/Fax:** 251-990-6566 **E-mail:** ddiehl@secivileng.com
Name of Developer*: 68V PAYDIRT, LLC	**Phone/Fax:** 251-487-8398 **E-mail:** ckelly@68ventures.com
Other:	**Phone/Fax:** **E-mail:**

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

Applicant's Signature:	Date
Agent's Signature:	Date 12-20-23

ROWAN OAK

Owners of Parcels Included for Annexation and Prezoning

Louis And Sharon Boni
1365 Orchard Avenue
New Kensington, Pa 15068
18.94 Acres
Pin 3724

Sharon & John Christopher Boni
1365 Orchard Avenue
New Kensington, Pa 15068
49.56 Acres
Pin 256846

Thelma Marie Boni
25170 County Road 13
Daphne, Al 36526
49.636 Acres
Pin 261844

Sharon, John Christopher And Thelma Marie Boni
25170 County Road 13
Daphne, Al 36526
13.60 Acres
Pin 3726

Sharon, John Christopher And Thelma Marie Boni
25170 County Road 13
Daphne, Al 36526
1.28 Acres
Pin 250366

68v Baldwin Land Holdings Llc
707 Belrose Avenue
Daphne, Al 36526
1.28 Acres
Pin 250367

FLOOD STATEMENT

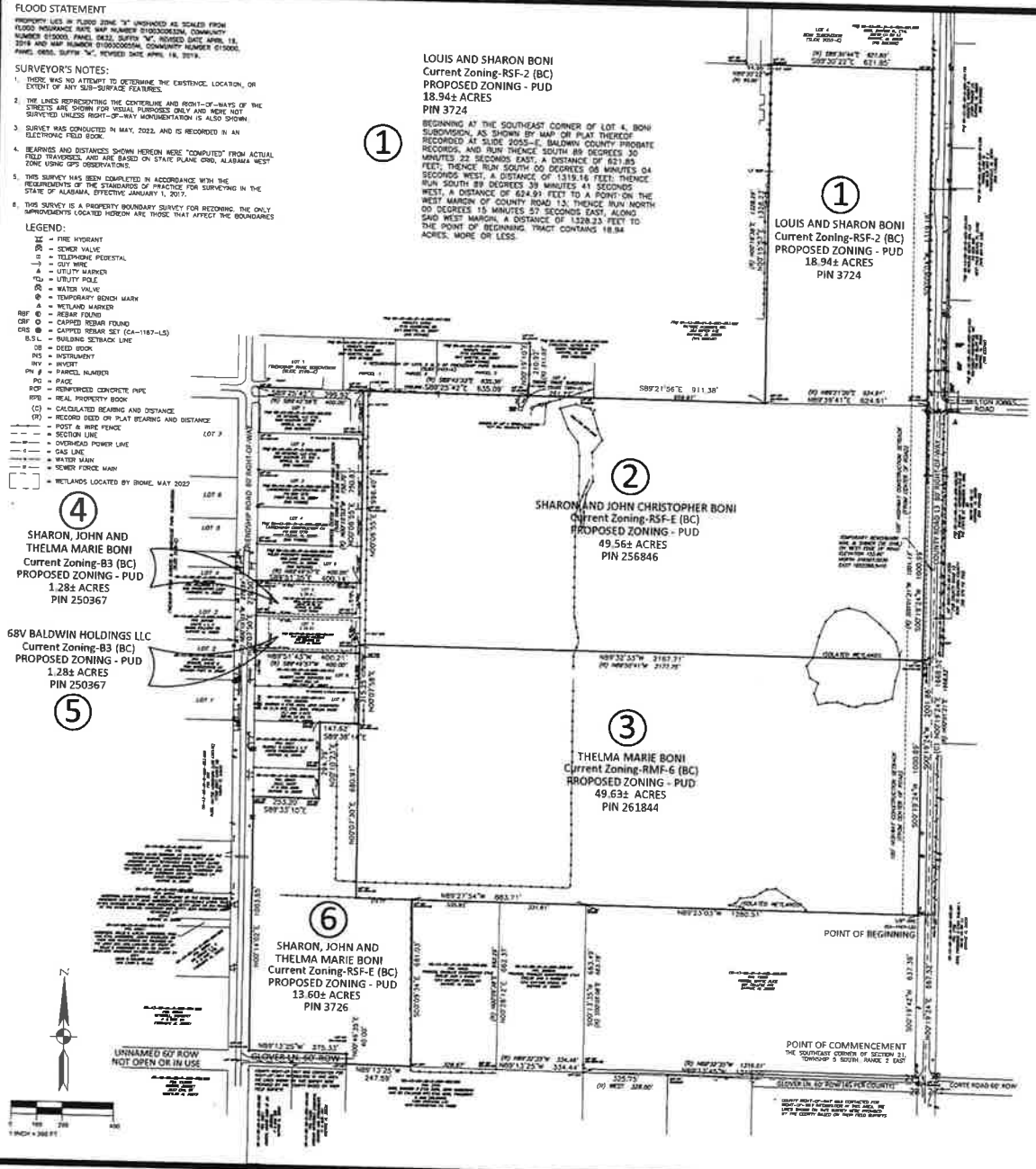
PROPERTY LIES IN FLOOD ZONE "X" UNSHADED AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 01003C0061M, COMMUNITY NUMBER 015000, PANEL 0632, SUFFIX "M", REVISED DATE APRIL 18, 2019 AND MAP NUMBER 01003C0055M, COMMUNITY NUMBER 015000, PANEL 0655, SUFFIX "M", REVISED DATE APRIL 18, 2019.

SURVEYOR'S NOTES:

1. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
2. 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.
3. SURVEY WAS CONDUCTED IN MAY, 2022, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
4. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE USING GPS OBSERVATIONS.
5. 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.
6. THIS SURVEY IS A PROPERTY BOUNDARY SURVEY FOR REZONING. THE ONLY IMPROVEMENTS LOCATED HEREON ARE THOSE THAT AFFECT THE BOUNDARIES

LEGEND:

- FIRE HYDRANT
- SEWER VALVE
- TELEPHONE PEDESTAL
- GUY WIRE
- UTILITY MARKER
- UTILITY POLE
- WATER VALVE
- TEMPORARY BENCH MARK
- WETLAND MARKER
- RBF = REBAR FOUND
- CRF = CAPPED REBAR FOUND
- CRS = CAPPED REBAR SET (CA-1187-LS)
- B.S.L. = BUILDING SETBACK LINE
- DB = DEED BOOK
- INS = INSTRUMENT
- INV = INVERT
- PN # = PARCEL NUMBER
- PG = PAGE
- RCP = REINFORCED CONCRETE PIPE
- RPB = REAL PROPERTY BOOK
- (C) = CALCULATED BEARING AND DISTANCE
- (R) = RECORD DEED OR PLAT BEARING AND DISTANCE
- = POST & WIRE FENCE
- = SECTION LINE
- = OVERHEAD POWER LINE
- = GAS LINE
- = WATER MAIN
- = SEWER FORCE MAIN
- = WETLANDS LOCATED BY BIOME, MAY 2022



1 LOUIS AND SHARON BONI
Current Zoning-RSF-2 (BC)
PROPOSED ZONING - PUD
18.94± ACRES
PIN 3724

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, BONI SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2055-E, BALDWIN COUNTY PROBATE RECORDS, AND RUN THENCE SOUTH 89 DEGREES 30 MINUTES 22 SECONDS EAST, A DISTANCE OF 621.85 FEET; THENCE RUN SOUTH 00 DEGREES 08 MINUTES 04 SECONDS WEST, A DISTANCE OF 1319.16 FEET; THENCE RUN SOUTH 89 DEGREES 39 MINUTES 41 SECONDS WEST, A DISTANCE OF 624.91 FEET TO A POINT ON THE WEST MARGIN OF COUNTY ROAD 13; THENCE RUN NORTH 00 DEGREES 15 MINUTES 57 SECONDS EAST, ALONG SAID WEST MARGIN, A DISTANCE OF 1328.23 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 18.94 ACRES, MORE OR LESS.

2 SHARON AND JOHN CHRISTOPHER BONI
Current Zoning-RSF-E (BC)
PROPOSED ZONING - PUD
49.56± ACRES
PIN 256846

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BUSINESS CENTER OF FRIENDSHIP ROAD SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2090-C AND D, BALDWIN COUNTY PROBATE RECORDS, AND RUN THENCE SOUTH 89 DEGREES 25 MINUTES 42 SECONDS EAST, A DISTANCE OF 635.09 FEET; THENCE RUN SOUTH 89 DEGREES 21 MINUTES 56 MINUTES 41 SECONDS EAST, A DISTANCE OF 911.38; THENCE RUN NORTH 89 DEGREES 39 THE WEST MARGIN OF COUNTY ROAD 13; THENCE RUN SOUTH 00 DEGREES 19 MINUTES 24 SECONDS WEST, ALONG SAID WEST MARGIN, A DISTANCE OF 1000.99 FEET; THENCE DEPARTING SAID WEST MARGIN, RUN NORTH 89 DEGREES 32 MINUTES 33 SECONDS WEST, A DISTANCE OF 2167.71 FEET; THENCE RUN NORTH 00 DEGREES 08 MINUTES 55 SECONDS EAST, A DISTANCE OF 998.40 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 49.56 ACRES, MORE OR LESS.

3 THELMA MARIE BONI
Current Zoning-RMF-6 (BC)
PROPOSED ZONING - PUD
49.63± ACRES
PIN 261844

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9, BUSINESS CENTER OF FRIENDSHIP ROAD SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2090-C AND D, BALDWIN COUNTY PROBATE RECORDS, AND RUN THENCE NORTH 00 DEGREES 07 MINUTES 51 SECONDS EAST, A DISTANCE OF 315.35 FEET; THENCE RUN SOUTH 89 DEGREES 32 MINUTES 33 SECONDS EAST, A DISTANCE OF 2167.71 FEET TO A POINT ON THE WEST MARGIN OF COUNTY ROAD 13; THENCE RUN SOUTH 00 DEGREES 19 MINUTES 24 SECONDS WEST, ALONG SAID WEST MARGIN, A DISTANCE OF 1000.99 FEET; THENCE DEPARTING SAID WEST MARGIN, RUN NORTH 89 DEGREES 23 MINUTES 03 SECONDS WEST, A DISTANCE OF 1280.60 FEET; THENCE RUN NORTH 89 DEGREES 27 MINUTES 54 SECONDS WEST, A DISTANCE OF 883.71 FEET; THENCE RUN NORTH 00 DEGREES 07 MINUTES 30 SECONDS EAST, A DISTANCE OF 680.91 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 49.63 ACRES, MORE OR LESS.

4 SHARON, JOHN AND THELMA MARIE BONI
Current Zoning-B3 (BC)
PROPOSED ZONING - PUD
1.28± ACRES
PIN 250367

LOT 6, BUSINESS CENTER OF FRIENDSHIP ROAD SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2090-C AND D, BALDWIN COUNTY PROBATE RECORDS.

5 68V BALDWIN HOLDINGS LLC
Current Zoning-B3 (BC)
PROPOSED ZONING - PUD
1.28± ACRES
PIN 250367

LOT 7, BUSINESS CENTER OF FRIENDSHIP ROAD SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2090-C AND D, BALDWIN COUNTY PROBATE RECORDS.

6 SHARON, JOHN AND THELMA MARIE BONI
Current Zoning-RSF-E (BC)
PROPOSED ZONING - PUD
13.60± ACRES
PIN 3726

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9, BUSINESS CENTER OF FRIENDSHIP ROAD SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2090-C AND D, BALDWIN COUNTY PROBATE RECORDS, AND RUN THENCE SOUTH 00 DEGREES 07 MINUTES 30 SECONDS WEST, A DISTANCE OF 680.91 FEET; THENCE RUN SOUTH 89 DEGREES 27 MINUTES 54 SECONDS EAST, A DISTANCE OF 216.17 FEET; THENCE RUN SOUTH 00 DEGREES 09 MINUTES 34 SECONDS EAST, A DISTANCE OF 661.03 FEET; THENCE RUN NORTH 89 DEGREES 13 MINUTES 25 SECONDS WEST, A DISTANCE OF 247.59 FEET; THENCE RUN NORTH 00 DEGREES 46 MINUTES 30 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH MARGIN OF GLOVER LANE; THENCE RUN NORTH 89 DEGREES 13 MINUTES 25 SECONDS WEST, ALONG SAID NORTH MARGIN, A DISTANCE OF 375.33 FEET TO A POINT ON THE EAST MARGIN OF FRIENDSHIP ROAD; THENCE RUN NORTH 00 DEGREES 14 MINUTES 02 SECONDS EAST, ALONG SAID EAST MARGIN, A DISTANCE OF 1003.65 FEET; THENCE DEPARTING SAID EAST MARGIN, RUN SOUTH 89 DEGREES 33 MINUTES 10 SECONDS EAST, A DISTANCE OF 253.20 FEET; THENCE RUN NORTH 00 DEGREES 10 MINUTES 23 SECONDS EAST, A DISTANCE OF 294.79 FEET; THENCE RUN SOUTH 89 DEGREES 38 MINUTES 14 SECONDS EAST, A DISTANCE OF 147.62 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 13.60 ACRES, MORE OR LESS.

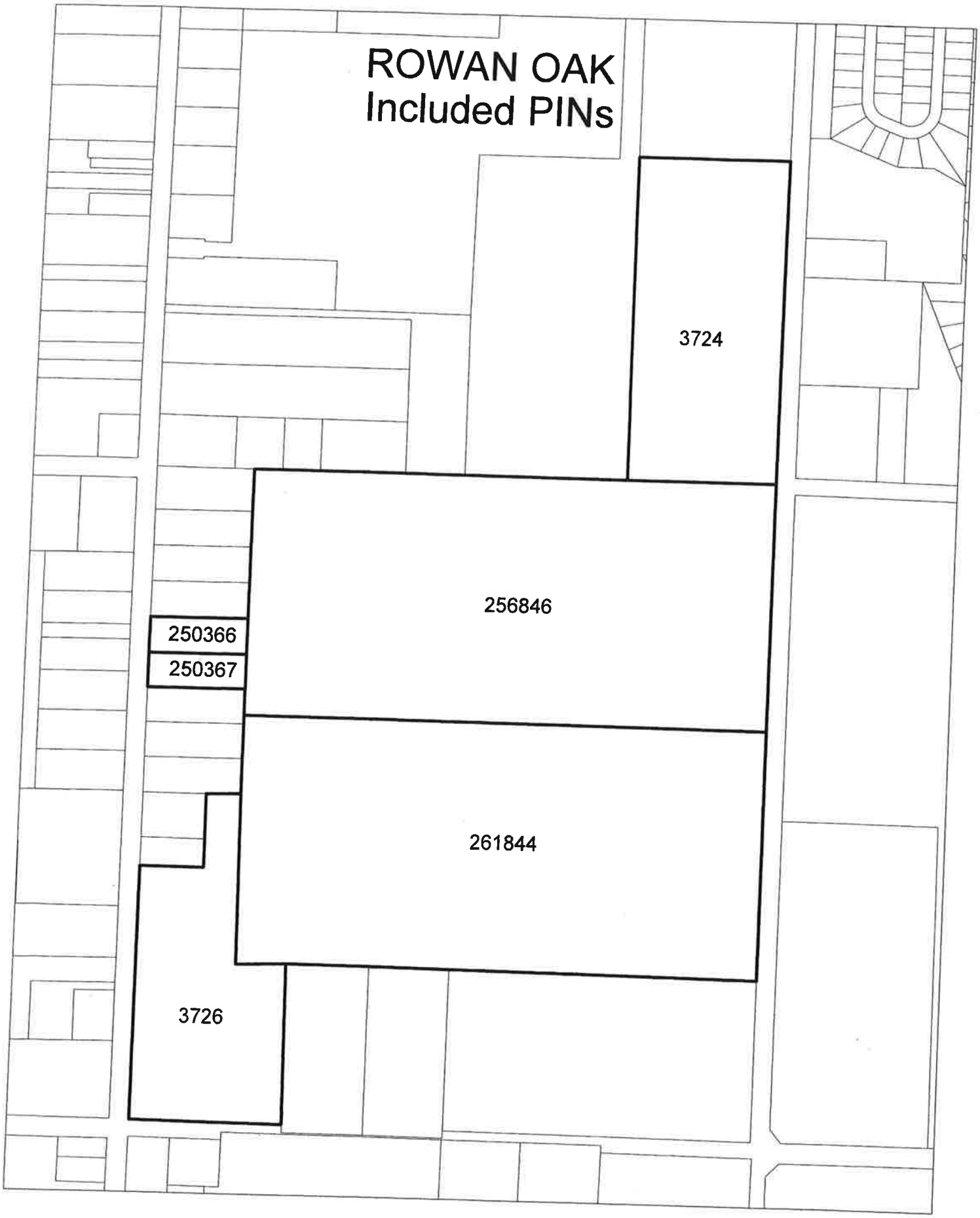
PROPERTY IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

Vicinity Map
1 Inch = 1 Mile

ROWAN OAK
PROPOSED ZONING - PUD
ANNEXATION & PRE ZONING LEGAL DESCRIPTION

Boundary & Topographic Survey	S.E. Civil Engineering & Surveying
68 Ventures	

DRAWN:	JAF
CHKD:	DED
PROJ MGR:	DED
SCALE:	1"=200'
PROJECT:	2022110a
FILE:	2022110A-SHDY
SHEET:	1 OF 1


ROWAN OAK
Included PINs
3724
256846
250366
250367
261844
3726

ROWAN OAK

DAPHNE

PUD Statement and Narrative

A Planned Unit Development

Developer:

68Ventures

707 Bellrose Avenue
Daphne, AL 36526
251-625-1198

Engineer/ Surveyor:

S.E. Civil
Engineering
& Surveying

9969 Windmill Road
Fairhope, AL 36532
251-990-6566

Landscape Architects:

WAS
DESIGN
landscape architects

WAS Design
218 N. Alston Street
Foley, AL 36535
251-948-7181

Traffic Engineer:

NEEL-SCHAFFER
Solutions you can build upon

Neel Schaffer, Inc.
851 East I-65 Service Road
Suite 1000
Mobile, AL 36606
251-471-2000

Project Summary

Rowan Oak is a 134.31 acre, Mixed Use Planned Unit Development located between County Road 13 and Friendship Road at the Milton Jones Road intersection. The development includes Single Family Residential lots of various sizes, Townhomes, Multi-Family, and Commercial properties.

Intent

By combining the various land uses proposed in Rowan Oak, the developer hopes to promote a more efficient use of land relative to the location of public streets and natural features. The developer is partnering with the City of Daphne to provide a much-needed east-west connection from Friendship Road to County Road 13 by the extension of Milton Jones Road, with a Roundabout at the intersection of Milton Jones Road and County Road 13. The development goal is to provide diverse housing opportunities for citizens of differing economic levels, preferences, and/or stages of life.

Public / Private Benefits

The development of Rowan Oak provides several Public benefits to the Daphne Community including:

1) At the behest of the City of Daphne, donation by the Developer of land for an 80-foot public Right-of-Way (50 feet wide by others where necessary) to City of Daphne for the extension of Milton Jones Road from County Road 13 to Friendship Road[1], a value of $214,200[2].
2) At the behest of the City of Daphne, donation by the Developer of sufficient Right-of-Way to City of Daphne to enable the installation of a Roundabout at the intersection of Milton Jones Road and County Road 13.
3) At the behest of the City of Daphne, Developer to coordinate and provide capital for surveying and engineering services for the Milton Jones Road extension, a value of $144,500[3].
4) Developer to provide Design and Construction of Improvements at the Intersection of Friendship Road and County Road 64. A value of $300,000. See Exhibit 1 herein.
5) Donation by the Developer of a 1.8-acre parcel to City of Daphne for a public park, a value of $95,000. [4]
6) Construction by the Developer of two pickleball courts within the future public park, a value of approximately $140,000. [5]
7) Annexation of 11.61 acres of Commercial Property for a potential tax revenue of approximately $535,821.71 annually.[6]

Total direct Public Benefit Value as a result of Developer's actions = $893,700.

There are various Private benefits that will be realized as a result of this development, including:

---

[1] The Developer acknowledges that the City of Daphne is in no way obligated to construct or cause to be constructed any of the Milton Jones road extension and intersection improvements referenced herein, and that the construction by the City of Daphne of such improvements is contingent upon the availability of sufficient funds as determined solely by the City of Daphne.

[2] Based on valuation of $35k/ AC x 6.12 AC

[3] Based on Developer-executed proposal for surveying and design services of Milton Jones Rd. Extension with Southeast Civil Engineering in the amount of $144,500.

[4] Based on valuation of $47.5k/ AC x 2 AC

[5] Based on estimated construction cost of $70k per pickleball court x 2 Quantity.

[6] Estimated figure calculated based on data published in City of Daphne's 2022 Annual Comprehensive Financial Report

1) Providing improved direct access to a Public Road for the privately owned Commercial lots in Friendship Park Subdivision via the new Milton Jones Road Extension.

Land Use Summary

Of the 134.31-acre Rowan Oak property, the majority will be utilized for Single Family Residential Lots. The proposed uses are outlined below:

Single Family Residential	80.54 Acres
Townhomes	16.60 Acres
Multi-Family	17.44 Acres
Commercial	11.61 Acres
Public Park Donation	2.0 Acres
ROW Donation for Milton Jones Extension and Roundabout	6.12 Acres

Streets, Drainage and Utilities

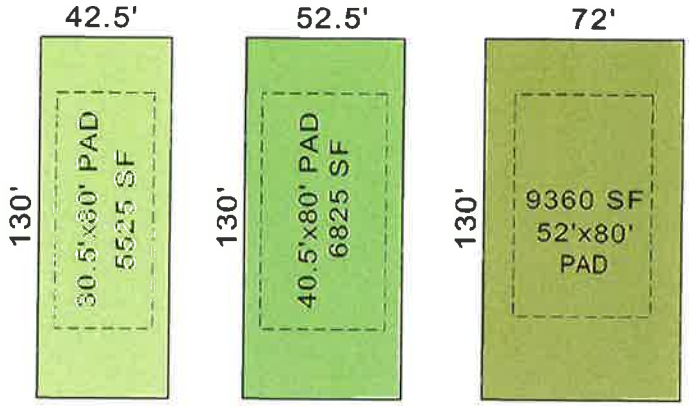
All streets and drainage will be designed to the current standards of the City of Daphne Land Use Ordinance. No deviations or variances will be requested. Traffic Calming is provided using Traffic Circles, Speed Tables, and Stop Signs. Utilities will be provided by Daphne Utilities (sewer), Belforest Water (water), Riviera Utilities (power), and AT&T (telephone).

Parking

All Single-Family Residences will provide two spaces per house, with additional guest parking provided in strategic locations in the higher density neighborhood areas. Each Townhome unit will provide a garage plus two driveway spaces, with the addition of guest parking as required in the Land Use Development Ordinance. Multi-Family units will have two spaces per dwelling unit. Detailed plans have not been developed for the Commercial lots but any future Site Plans proposed will meet the current standards of the City of Daphne regarding parking.

Zoning Relaxations

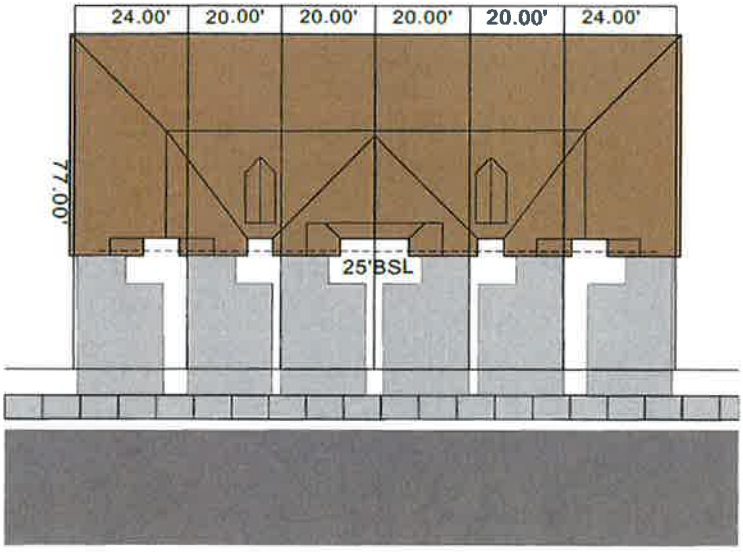
In general, the various aspects of the Zoning Ordinance will be met in Rowan Oak in regards to Streets, Buffers, Parking and Open Space. However, the unique spatial characteristics of the various Lots proposed do not meet the specifics of the defined Zoning designations of the Land Use Ordinance. The Lots proposed and their related Building Setbacks are as follows:



Typical Single Family Lots

Building Setbacks

42.5' and 52.5' Lots		72' Lots	
Front	**25 Ft.**	**Front**	**25 Ft.**
Rear	**25 Ft.**	**Rear**	**25 Ft.**
Side	**6 Ft.**	**Side**	**10 Ft.**
Side Street	**15 Ft.**	**Side Street**	**20 Ft.**



Typical Townhome Lots

Building Setbacks

Front	**25 Ft.**
Rear	**0 Ft.**
Side	**0 Ft.**
Side Street	**20 Ft.**

Amenities

Various amenities are included in the Rowan Oak development plan within an overall 28.5 acres of open space. Open areas with trails, water features and a public park with two pickle ball courts are proposed in the Single-Family areas. A pool and cabana are proposed in the Townhome section next to two open play areas and a water feature. The Multi-Family portion will include a clubhouse, pool, two pickle ball courts, and a water feature.

Additional Stipulations

i. The use of vinyl siding shall be limited to fascia and soffits.

ii. Minimum Building Setbacks for Single Family Detached Homes shall be as follows:
   a. All front Setbacks shall be 25 feet.
   b. All Rear Setbacks shall be 25 feet.
   c. Side Setbacks for 72 foot wide Lots shall be 10 feet.
   d. Side Setbacks for 42.5 foot wide and 52.5 foot wide Lots shall be 6 feet.
   e. All Side Street Setbacks shall be 15 feet.

iii. Minimum Building Setbacks for Townhomes shall be as follows:
   a. Front Setbacks shall be 25 feet.
   b. Side and Rear Setbacks shall be 0 (zero) feet
   c. Minimum Spacing between buildings shall be 22 feet with spacing between eaves being a minimum of 20 feet.

iv. Developer responsibility for traffic improvements will be limited to the following, per the Traffic Impact Study conducted by Neel Schaffer:
   a. The northbound approach of Friendship Road to County Road 64 will be widened to provide a dedicated left turn lane within the existing Right-of-Ways. In the event the proposed northbound left turn lane will require additional Right-of-Way may limit the ability of constructing the proposed turn lane improvements if additional Right-of-Way can't be acquired. See Exhibit 1, herein.

v. Access points and unit density are limited to counts provided in the proposed plan.

vi. Developer reserves the right to alter the proposed phasing plan and change the order of construction from the proposed plan at a later date.

vii. Rowan Oak PUD will be subject to City of Daphne Land Use & Development Ordinance, with latest codifications dated 01/12/2024, including all subsequent Plats, Phases, and Building Permits.

viii. Non jurisdictional grady ponds to be filled in as a part of development.

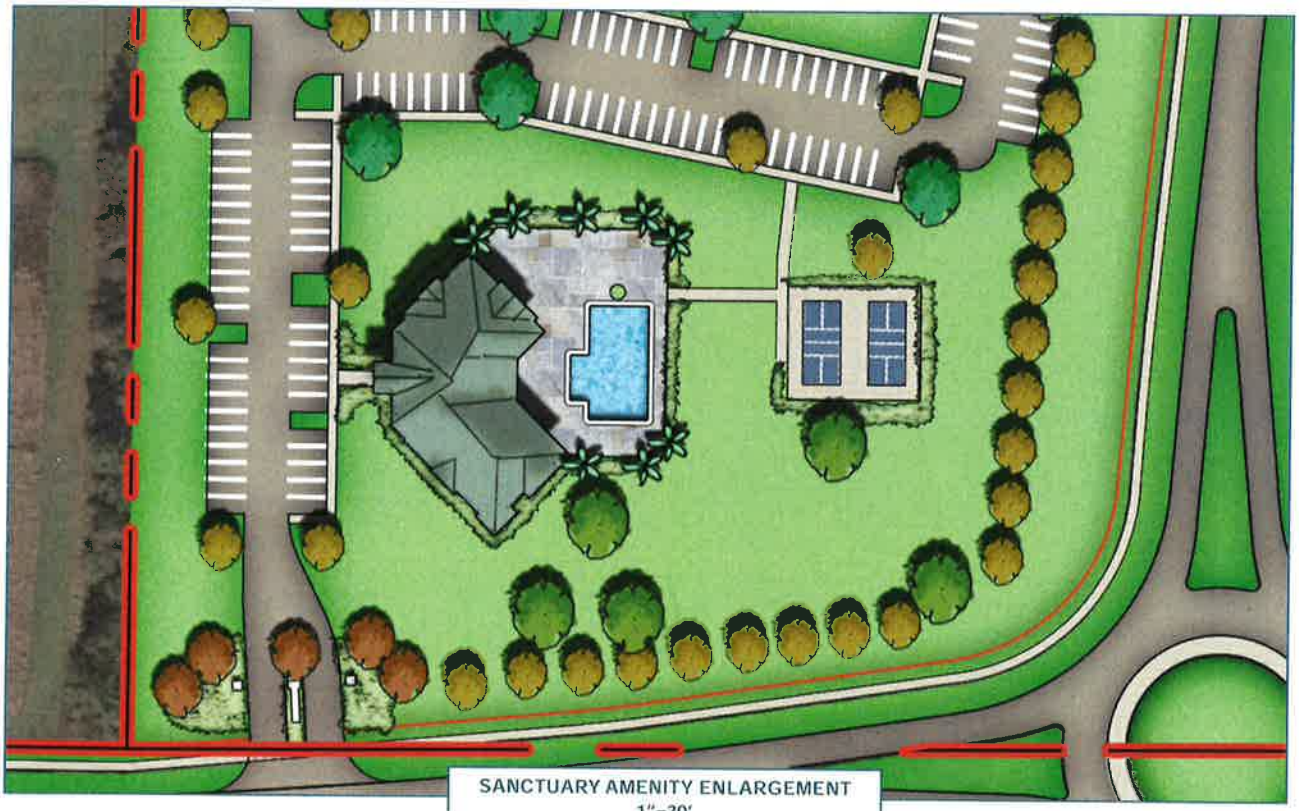
ix. Commercial property to be site-planned at a later date, subject to City of Daphne Land Use & Development Ordinance. Traffic studies to be conducted at time of development and any improvements, as applicable, to be constructed at time of development.

x. Commercial land uses shall be consistent with the B-2, General Business, district as provided in the City of Daphne Land Use & Development Ordinance with latest codifications dated through 01/12/24 except that the following uses shall not be permissible in the Rowan Oak PUD:
   - Adult entertainment or adult/sex retail sale facilities;
   - Jail facilities, housing of detainees or inmates, community correction facilities of any kind;

EXHIBIT 1
Intersection Improvements by Developer
At Friendship Rd. and County Rd. 64

ROWAN OAK MASTER PLAN
1"=150'

FAULKNERS PLACE ENTRY/AMENITY ENLARGEMENT
1"=30'



SANCTUARY AMENITY ENLARGEMENT
1"=30'

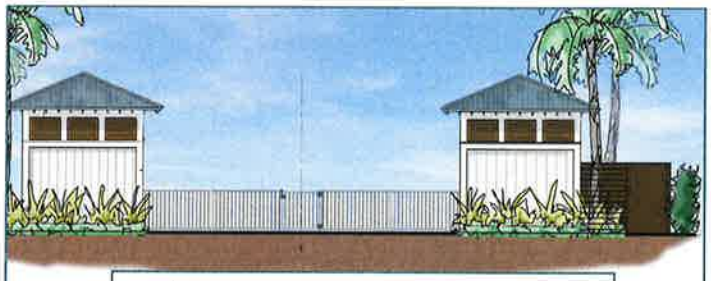
Rowan Oak - Daphne, Alabama

MASTERPLAN
12.18.23 | Page 2
Project Number: 233163-150

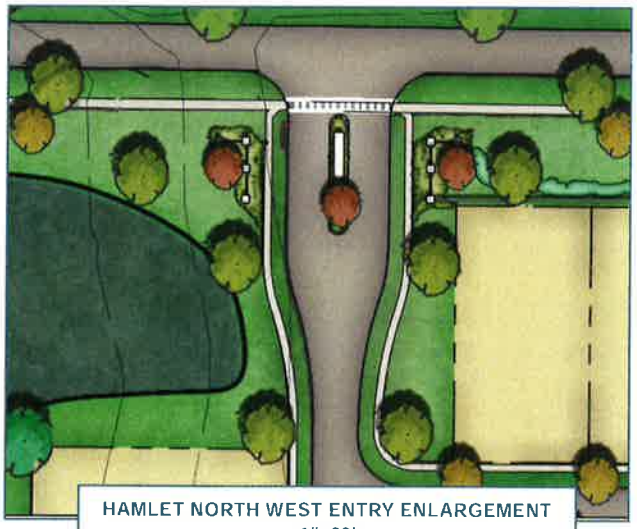
ROWAN OAK
DAPHNE

was DESIGN
landscape arch

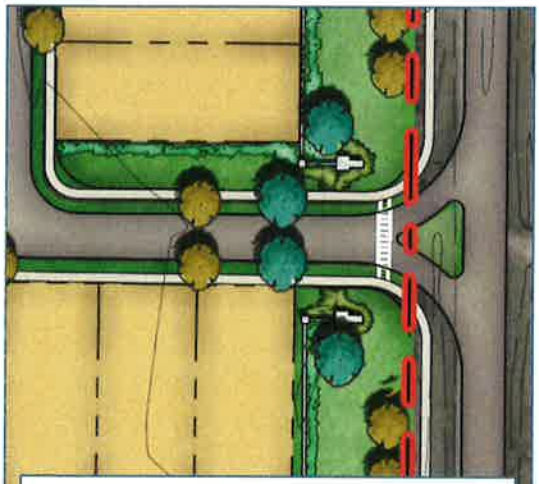
PUBLIC PARK ENLARGEMENT
1"=30'



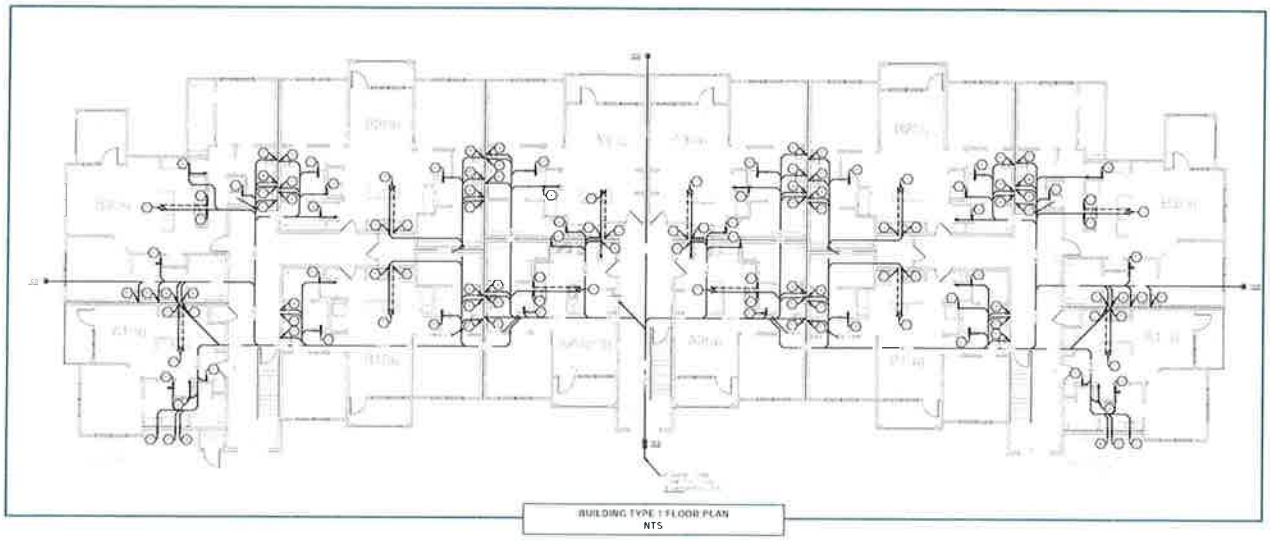
FAULKNERS PLACE POOL RESTROOMS
NTS



HAMLET NORTH WEST ENTRY ENLARGEMENT
1"=30'



HAMLET SOUTHEAST ENTRY ENLARGEMENT
1"=30'

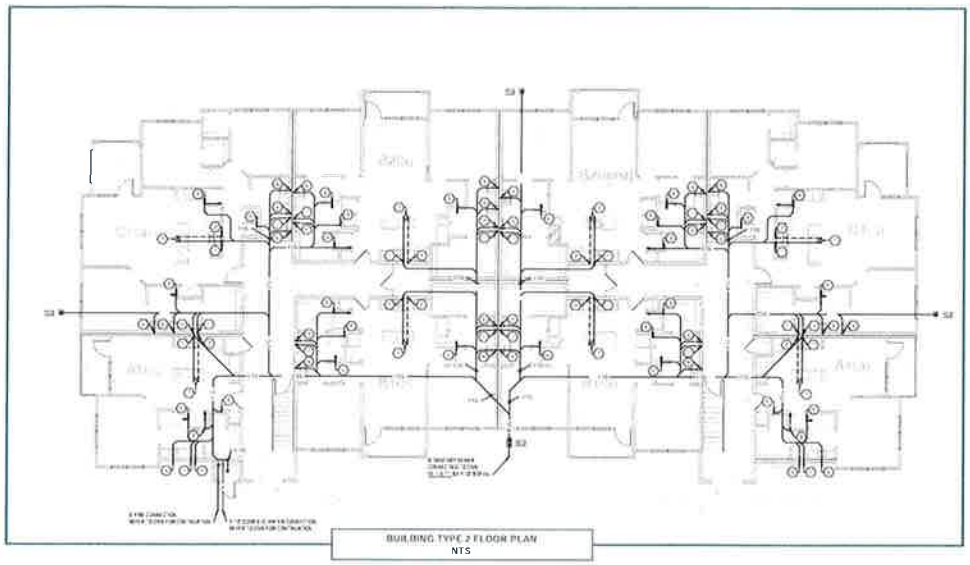


BUILDING TYPE 1 FLOOR PLAN
NTS

BUILDING TYPE 1 BACK ELEVATION
NTS

BUILDING TYPE 1 FRONT ELEVATION
NTS

SANCTUARY BUILDING ELEVATIONS, BUILDING TYPE 1
NTS

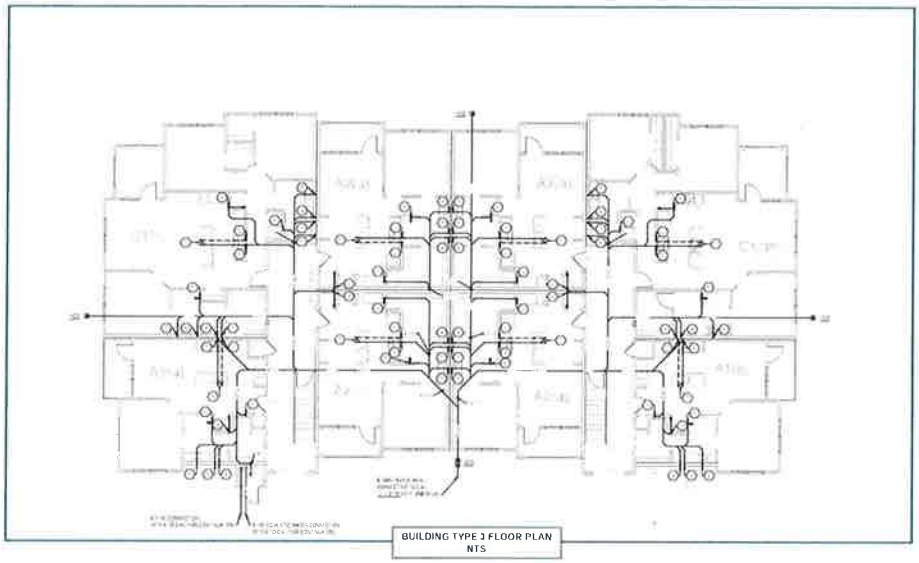


BUILDING TYPE 2 FLOOR PLAN
NTS

BUILDING TYPE 2 BACK ELEVATION
NTS

BUILDING TYPE 2 FRONT ELEVATION
NTS

SANCTUARY BUILDING ELEVATIONS, BUILDING TYPE 2
NTS

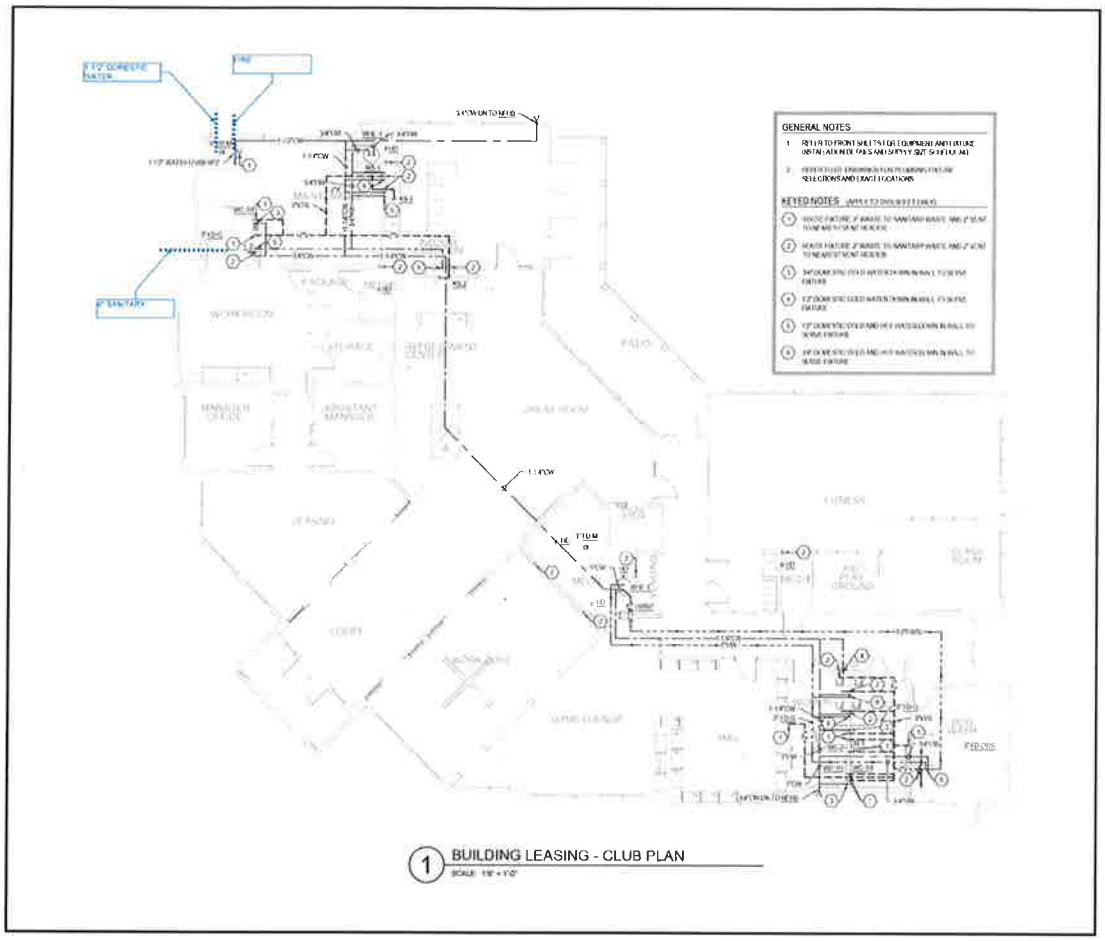


BUILDING TYPE 3 FLOOR PLAN
NTS

BUILDING TYPE 3 FRONT ELEVATION
NTS

BUILDING TYPE 3 BACK ELEVATION
NTS

SANCTUARY BUILDING ELEVATIONS, BUILDING TYPE 3
NTS



1 BUILDING LEASING - CLUB PLAN
SCALE: 1/8" = 1'-0"

1 LEASING/ CLUB SIDE ELEVATION
SCALE: 1/8" = 1'-0"

2 LEASING/ CLUB FRONT ELEVATION
SCALE: 1/8" = 1'-0"

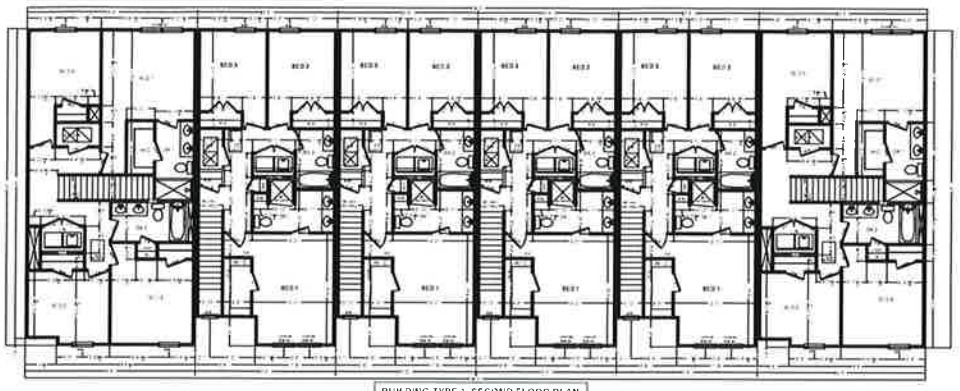
SANCTUARY CLUBHOUSE PLAN AND ELEVATIONS

3 LEASING/ CLUB SIDE ELEVATION
SCALE: 1/8" = 1'-0"

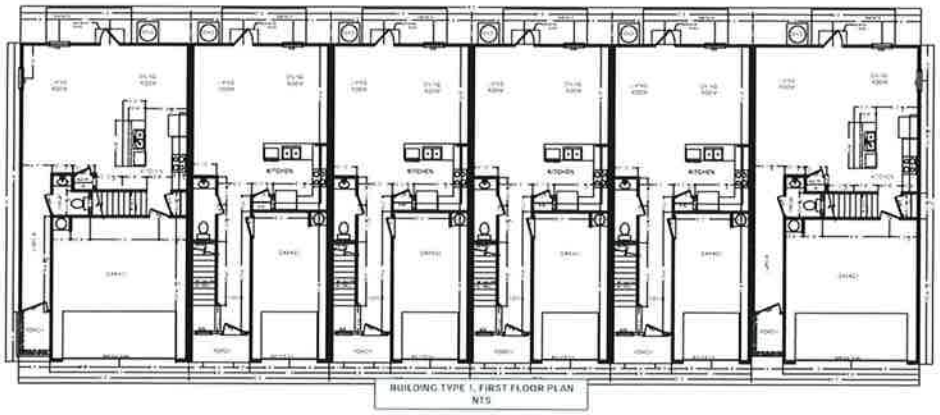
4 LEASING/ CLUB SIDE ELEVATION
SCALE: 1/8" = 1'-0"

5 LEASING/ CLUB REAR ELEVATION
SCALE: 1/8" = 1'-0"

SANCTUARY CLUBHOUSE ELEVATIONS AND MATERIAL PALETTE



BUILDING TYPE 1, SECOND FLOOR PLAN
NTS

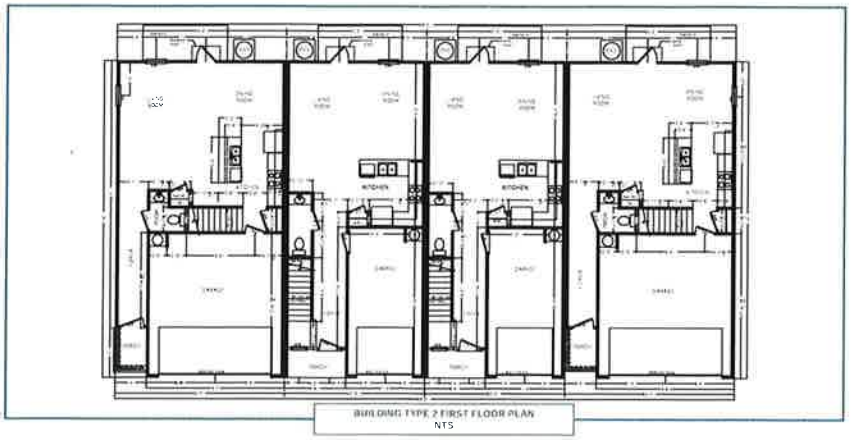


BUILDING TYPE 1, FIRST FLOOR PLAN
NTS

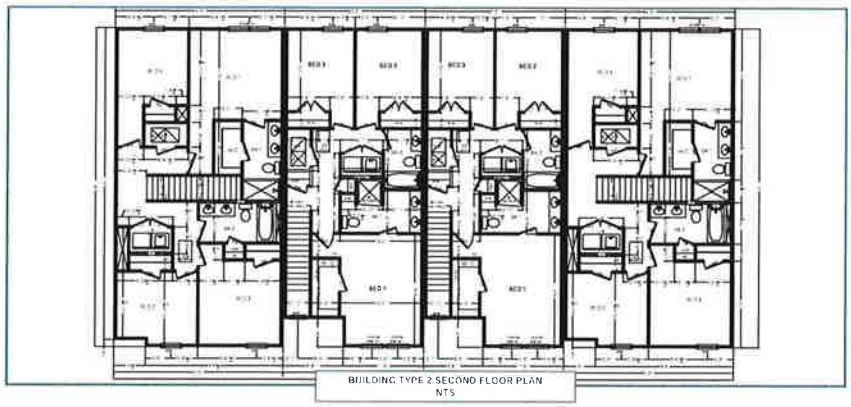
BUILDING TYPE 1 FRONT ELEVATION
NTS

BUILDING TYPE 1 BACK ELEVATION
NTS

FAULKNERS PLACE BUILDING ELEVATIONS, BUILDING TYPE 1



BUILDING TYPE 2 FIRST FLOOR PLAN
NTS



BUILDING TYPE 2 SECOND FLOOR PLAN
NTS

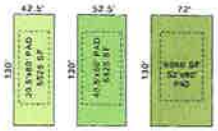
BUILDING TYPE 2 BACK ELEVATION
NTS

BUILDING TYPE 2 FRONT ELEVATION
NTS

FAULKNERS PLACE BUILDING ELEVATIONS, BUILDING TYPE 2
NTS

Vicinity Map
1 Inch = 1 Mile

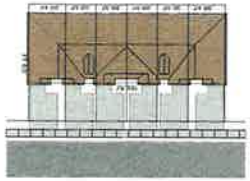
"Landscaping"
Detailed Landscaping Plans will be provided for each Plat and Site Plan submitted for approval in accordance with Article 19 of the Daphne Land Use Development Ordinace.



Typical Single Family Lots

Building Setbacks

42.5' and 52.5' Lots		72' Lots	
Front	25 Ft.	Front	25 Ft.
Rear	25 Ft.	Rear	25 Ft.
Side	6 Ft.	Side	10 Ft.
Side Street	15 Ft.	Side Street	20 Ft.



Typical Townhome Lots

Building Setbacks

Front	25 Ft.
Rear	5 Ft.
Side	0 Ft.
Side Street	20 Ft.

Owners

Sharon Boni
126 Iron Bridge Road
Sarver, PA 16055

John Christopher Boni
1365 Orchard Dr
New Kensington, PA 15068

68V Baldwin Holdings, LLC
707 Belrose Ave
Daphne, AL 36526

Estate of Thelma Marie Boni

Thomas Boni
1208 Belle Chene Drive
Mobile, AL 36693

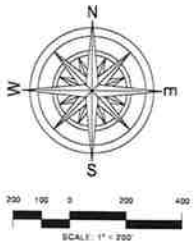
Frederick Boni
2605 Springhill Ave
Mobile, AL 36607

Developer

68 Ventures
707 Bellrose Avenue
Daphne, AL 36526

Engineer/Surveyor

S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
Larry Smith, PE Lic 26348
David Diehl, PLS Lic 26014



ROWAN OAK
DAPHNE

A Planned Unit Development

TOTAL AREA	134.31 AC
Commercial	11.61 AC
Residential	125.26 AC
Townhomes	132
Multi-Family	204
42.5'x130's	103
52.5'x130's	96
72'x130's	59
TOTAL	594
Density	4.74 / Ac
Open Space	28.5 Ac (23%)
Current Zoning	RMF-6, RSF-2, RSF-E & B3(Baldwin County)
Proposed Zoning	P.U.D. (Daphne)
Impervious Area	41.8 Acres (33 %)

Parking

Single Family	
2 Sp / unit	518
Additional	97
Townhomes	
3 Sp / unit	396
Additional	46
Multi-Family	
2 Sp / unit	408
Additional	45
Total Parking	1510

Handicap Parking is provided for each Phase and Building Type based on current Daphne Land Use Ordinance

Utility Providers

Water	Belforest Water
Sewer	Daphne Utilities
Power	Riviera
Telephone	AT&T

Building Data

Type	Max. Bldg. Ht.	Max. Stories	Max. Coverage
Single Family	35 Ft.	2-1/2	35% (Lot)
Townhomes	35 Ft.	2-1/2	30% (Site)
Multi-Family	50 Ft.	4	30% (Site)

S.E. Civil Engineering & Surveying

DEC 07-2023

EXHIBIT A

LEGAL DESCRIPTION
FOR ANNEXATION
ROWAN OAK – PROPOSED PLANNED UNIT DEVELOPMENT

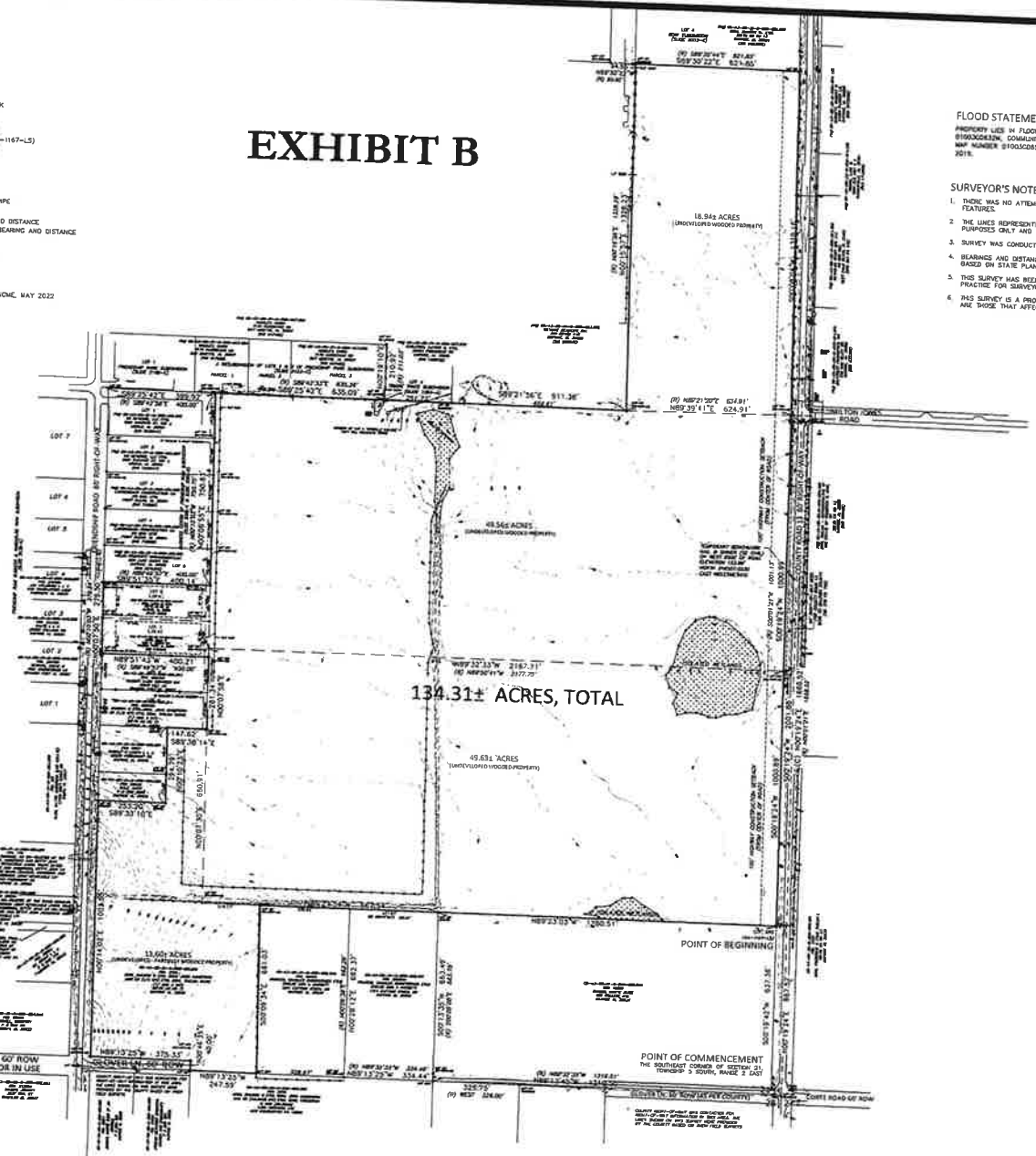
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 00 DEGREES 19 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 667.52 FEET; THENCE RUN NORTH 89 DEGREES 23 MINUTES 03 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A 1/2" CAPPED REBAR SET (CA-1167-LS) ON THE WEST RIGHT-OF-WAY OF COUNTY ROAD NUMBER 13 FOR THE POINT OF BEGINNING: THENCE DEPARTING SAID RIGHT-OF-WAY, CONTINUE NORTH 89 DEGREES 23 MINUTES 03 SECONDS WEST, A DISTANCE OF 1280.51 FEET TO A 1/2" CAPPED REBAR FOUND (MOORE): THENCE RUN NORTH 89 DEGREES 27 MINUTES 54 SECONDS WEST, A DISTANCE OF 667.54 FEET TO A 1/2" CAPPED REBAR FOUND (CA-0604-LS); THENCE RUN SOUTH 00 DEGREES 09 MINUTES 34 SECONDS EAST, A DISTANCE OF 661.03 FEET TO A 3/4" OPEN TOP PIPE FOUND; THENCE RUN NORTH 89 DEGREES 13 MINUTES 25 SECONDS WEST, A DISTANCE OF 247.59 FEET TO A 1/2" REBAR FOUND; THENCE RUN NORTH 00 DEGREES 46 MINUTES 35 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A 1/2" CAPPED REBAR SET (CA-1167-LS) ON THE NORTH RIGHT-OF-WAY OF GLOVER LANE; THENCE RUN NORTH 89 DEGREES 13 MINUTES 25 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY OF SAID GLOVER LANE, A DISTANCE OF 375.33 FEET TO A 1/2" CAPPED REBAR SET (CA-1167-LS) ON THE EAST RIGHT-OF-WAY OF FRIENDSHIP ROAD; THENCE RUN NORTH 00 DEGREES 14 MINUTES 02 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY OF SAID FRIENDSHIP ROAD, A DISTANCE OF 1003.65 FEET TO A 1/2" CAPPED REBAR FOUND (MOORE); THENCE DEPARTING SAID RIGHT-OF-WAY, RUN SOUTH 89 DEGREES 33 MINUTES 10 SECONDS EAST, A DISTANCE OF 253.20 FEET TO A 1/2" CAPPED REBAR FOUND (MOORE); THENCE RUN NORTH 00 DEGREES 10 MINUTES 23 SECONDS EAST, A DISTANCE OF 294.79 FEET TO A 1/2" CAPPED REBAR FOUND (MOORE) ON THE SOUTH LINE OF BUSINESS CENTER OF FRIENDSHIP ROAD SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED AT SLIDE 2090-C AND SLIDE 2090-D, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 89 DEGREES 38 MINUTES 14 SECONDS EAST, A DISTANCE OF 147.62 FEET TO A 1/2" CAPPED REBAR FOUND (CA-0604-LS); THENCE RUN NORTH 00 DEGREES 07 MINUTES 58 SECONDS EAST, ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 281.34 FEET TO A 1/2" CAPPED REBAR SET (CA-1167-LS) AT THE SOUTHEAST CORNER OF LOT 7 OF SAID SUBDIVISION; THENCE RUN NORTH 89 DEGREES 51 MINUTES 43 SECONDS WEST, ALONG THE SOUTH OF SAID LOT 7, A DISTANCE OF 400.21 FEET TO A 1/2" CAPPED REBAR FOUND (CA-0604-LS) AT THE SOUTHWEST CORNER OF SAID LOT 7 AND THE EAST RIGHT-OF-WAY OF THE AFOREMENTIONED FRIENDSHIP ROAD; THENCE RUN NORTH 00 DEGREES 07 MINUTES 50 SECONDS

EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 279.50 FEET TO A 1/2" CAPPED REBAR FOUND (CA-0604-LS) AT THE NORTHWEST CORNER OF LOT 6 OF SAID SUBDIVISION; THENCE DEPARTING SAID RIGHT-OF-WAY, RUN SOUTH 89 DEGREES 51 MINUTES 35 SECONDS EAST, ALONG THE THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 400.14 FEET TO A 1/2" CAPPED REBAR FOUND (CA-1167-LS) AT THE NORTHEAST CORNER OF SAID LOT 6; THENCE RUN NORTH 00 DEGREES 06 MINUTES 55 SECONDS EAST, ALONG SAID SUBDIVISION, A DISTANCE OF 750.83 FEET TO A 1/2" CAPPED REBAR FOUND (CA-0604-LS) ON THE SOUTH LINE OF A RESUBDIVISION OF LOTS 2 & 3 OF FRIENDSHIP PARK SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED AT SLIDE 2422-C, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 89 DEGREES 25 MINUTES 42 SECONDS EAST, ALONG THE SOUTH LINE OF SAID RESUBDIVISION OF LOTS 2 & 3 OF FRIENDSHIP PARK SUBDIVISION, A DISTANCE OF 635.09 FEET TO A 1/2" CAPPED REBAR FOUND (LS #10675) AT THE SOUTHWEST CORNER OF LOT 4 OF TRIONE TRACE SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED AT SLIDE 1594-A, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 89 DEGREES 21 MINUTES 56 SECONDS EAST, ALONG THE SOUTH LINE OF LOT 4 OF SAID TRIONE TRACE SUBDIVISION AND A PROJECTION THEREOF, A DISTANCE OF 911.38 FEET TO A 5/8" CAPPED REBAR FOUND (CA-0568-LS); THENCE RUN NORTH 00 DEGREES 15 MINUTES 57 EAST, A DISTANCE OF 1328.23 FEET TO 1/2" CAPPED REBAR FOUND (ILLEGIBLE) AT THE SOUTHWEST CORNER OF LOT 4 OF BONI SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2055-E, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 89 DEGREES 30 MINUTES 22 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 621.85 FEET TO A 1/2" REBAR FOUND ON THE AFOREMENTIONED WEST RIGHT-OF-WAY OF SAID COUNTY ROAD NUMBER 13; THENCE RUN SOUTH 00 DEGREES 08 MINUTES 04 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 1319.16 FEET TO A 1/2" CAPPED REBAR SET (CA-1167-LS); THENCE RUN SOUTH 00 DEGREES 19 MINUTES 24 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 2001.88 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 134.31 ACRES, MORE OR LESS.

EXHIBIT B

LEGEND:

- FH = FIRE HYDRANT
- SV = SEWER VALVE
- TP = TELEPHONE PEDESTAL
- GW = GUY WIRE
- UM = UTILITY MARKER
- UP = UTILITY POLE
- WV = WATER VALVE
- TBM = TEMPORARY BENCH MARK
- WM = WETLAND MARKER
- RBF = REBAR FOUND
- CRF = CAPPED REBAR FOUND
- CRS = CAPPED REBAR SET (CA-1167-LS)
- B.S.L. = BUILDING SETBACK LINE
- DB = DEED BOOK
- INS = INSTRUMENT
- INV = INVERT
- PN # = PARCEL NUMBER
- PG = PAGE
- RCP = REINFORCED CONCRETE PIPE
- RPB = REAL PROPERTY BOOK
- (C) = CALCULATED BEARING AND DISTANCE
- (R) = RECORD DATA ON PLAT BEARING AND DISTANCE
- POST & WIRE FENCE
- SECTION LINE
- OVERHEAD POWER LINE
- GAS LINE
- WATER MAIN
- SEWER FORCE MAIN
- WETLANDS LOCATED BY BIOME, MAY 2022



FLOOD STATEMENT

PROPERTY LIES IN FLOOD ZONE "X" UNSHADED AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 01003C0832K, COMMUNITY NUMBER 015000, PANEL 0832, SUFFIX "K", REVISED DATE APRIL 19, 2019 AND MAP NUMBER 01003C0855M, COMMUNITY NUMBER 015000, PANEL 0855, SUFFIX "M", REVISED DATE APRIL 19, 2019.

SURVEYOR'S NOTES:

1. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
2. 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.
3. SURVEY WAS CONDUCTED IN MAY, 2022, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK
4. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE USING GPS OBSERVATIONS.
5. 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.
6. THIS SURVEY IS A PROPERTY BOUNDARY SURVEY FOR REZONING. THE ONLY IMPROVEMENTS LOCATED HEREON ARE THOSE THAT AFFECT THE BOUNDARIES.

PROPERTY IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA

Vicinity Map
1 Inch = 1 Mile

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.

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 00 DEGREES 15 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 867.52 FEET; THENCE RUN NORTH 89 DEGREES 23 MINUTES 03 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A 1/2" CAPPED REBAR SET (CA-1167-LS) ON THE WEST RIGHT-OF-WAY OF COUNTY ROAD NUMBER 13 FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY, CONTINUE NORTH 89 DEGREES 23 MINUTES 03 SECONDS WEST, A DISTANCE OF 1280.51 FEET TO A 1/2" CAPPED REBAR FOUND (MODIFIED); THENCE RUN NORTH 89 DEGREES 27 MINUTES 54 SECONDS WEST, A DISTANCE OF 667.54 FEET TO A 1/2" CAPPED REBAR FOUND (CA-0604-LS); THENCE RUN SOUTH 00 DEGREES 09 MINUTES 34 SECONDS EAST, A DISTANCE OF 681.03 FEET TO A 3/4" OPEN TOP PIPE FOUND; THENCE RUN NORTH 89 DEGREES 13 MINUTES 25 SECONDS WEST, A DISTANCE OF 247.59 FEET TO A 1/2" REBAR FOUND; THENCE RUN NORTH 00 DEGREES 46 MINUTES 35 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A 1/2" CAPPED REBAR SET (CA-1167-LS) ON THE NORTH RIGHT-OF-WAY OF GLOVER LANE; THENCE RUN NORTH 89 DEGREES 13 MINUTES 25 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY OF SAID GLOVER LANE, A DISTANCE OF 375.33 FEET TO A 1/2" CAPPED REBAR SET (CA-1167-LS) ON THE EAST RIGHT-OF-WAY OF FRIENDSHIP ROAD; THENCE RUN NORTH 00 DEGREES 14 MINUTES 02 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY OF SAID FRIENDSHIP ROAD, A DISTANCE OF 1003.69 FEET TO A 1/2" CAPPED REBAR FOUND (MODIFIED); THENCE DEPARTING SAID RIGHT-OF-WAY, RUN SOUTH 89 DEGREES 33 MINUTES 10 SECONDS EAST, A DISTANCE OF 253.20 FEET TO A 1/2" CAPPED REBAR FOUND (MODIFIED); THENCE RUN NORTH 00 DEGREES 10 MINUTES 23 SECONDS EAST, A DISTANCE OF 294.79 FEET TO A 1/2" CAPPED REBAR FOUND (MODIFIED) ON THE SOUTH LINE OF BUSINESS CENTER OF FRIENDSHIP ROAD SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED AT SLIDE 2090-C AND SLIDE 2090-D, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 89 DEGREES 38 MINUTES 14 SECONDS EAST, A DISTANCE OF 147.82 FEET TO A 1/2" CAPPED REBAR FOUND (CA-0604-LS); THENCE RUN NORTH 00 DEGREES 07 MINUTES 58 SECONDS EAST, ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 381.34 FEET TO A 1/2" CAPPED REBAR SET (CA-1167-LS) AT THE SOUTHEAST CORNER OF LOT 7 OF SAID SUBDIVISION; THENCE RUN NORTH 89 DEGREES 51 MINUTES 43 SECONDS WEST, ALONG THE SOUTH OF SAID LOT 7, A DISTANCE OF 400.21 FEET TO A 1/2" CAPPED REBAR FOUND (CA-0604-LS) AT THE SOUTHWEST CORNER OF SAID LOT 7 AND THE EAST RIGHT-OF-WAY OF THE AFORMENTIONED FRIENDSHIP ROAD; THENCE RUN NORTH 00 DEGREES 07 MINUTES 50 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 279.56 FEET TO A 1/2" CAPPED REBAR FOUND (CA-0604-LS) AT THE NORTHWEST CORNER OF LOT 6 OF SAID SUBDIVISION; THENCE DEPARTING SAID RIGHT-OF-WAY, RUN SOUTH 89 DEGREES 31 MINUTES 25 SECONDS EAST, ALONG THE THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 400.14 FEET TO A 1/2" CAPPED REBAR FOUND (CA-1167-LS) AT THE NORTHEAST CORNER OF SAID LOT 6; THENCE RUN NORTH 00 DEGREES 06 MINUTES 55 SECONDS EAST, ALONG SAID SUBDIVISION, A DISTANCE OF 750.83 FEET TO A 1/2" CAPPED REBAR FOUND (CA-0604-LS) ON THE SOUTH LINE OF A RESUBDIVISION OF LOTS 2 & 3 OF FRIENDSHIP PARK SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED AT SLIDE 2472-C, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 89 DEGREES 25 MINUTES 42 SECONDS EAST, ALONG THE SOUTH LINE OF SAID RESUBDIVISION OF LOTS 2 & 3 OF FRIENDSHIP PARK SUBDIVISION, A DISTANCE OF 635.09 FEET TO A 1/2" CAPPED REBAR FOUND (LS #19875) AT THE SOUTHWEST CORNER OF LOT 4 OF TRIONE TRACE SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED AT SLIDE 1594-A, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 89 DEGREES 21 MINUTES 56 SECONDS EAST, ALONG THE SOUTH LINE OF LOT 4 OF SAID TRIONE TRACE SUBDIVISION AND A PROJECTION THEREOF, A DISTANCE OF 911.38 FEET TO A 5/8" CAPPED REBAR FOUND (CA-0968-LS); THENCE RUN NORTH 00 DEGREES 15 MINUTES 57 EAST, A DISTANCE OF 1328.23 FEET TO 1/2" CAPPED REBAR FOUND (ILLEGIBLE) AT THE SOUTHWEST CORNER OF LOT 4 OF BOW SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2050-C, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 89 DEGREES 30 MINUTES 22 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 823.85 FEET TO A 1/2" REBAR FOUND ON THE AFORMENTIONED WEST RIGHT-OF-WAY OF SAID COUNTY ROAD NUMBER 13; THENCE RUN SOUTH 00 DEGREES 08 MINUTES 04 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 1319.16 FEET TO A 1/2" CAPPED REBAR SET (CA-1167-LS); THENCE RUN SOUTH 00 DEGREES 15 MINUTES 24 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 2001.88 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 134.31 ACRES, MORE OR LESS.
(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)

DAVID E. DIEHL, AL P.L.S. NO. 26014 — 05-26-2023 DATE

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

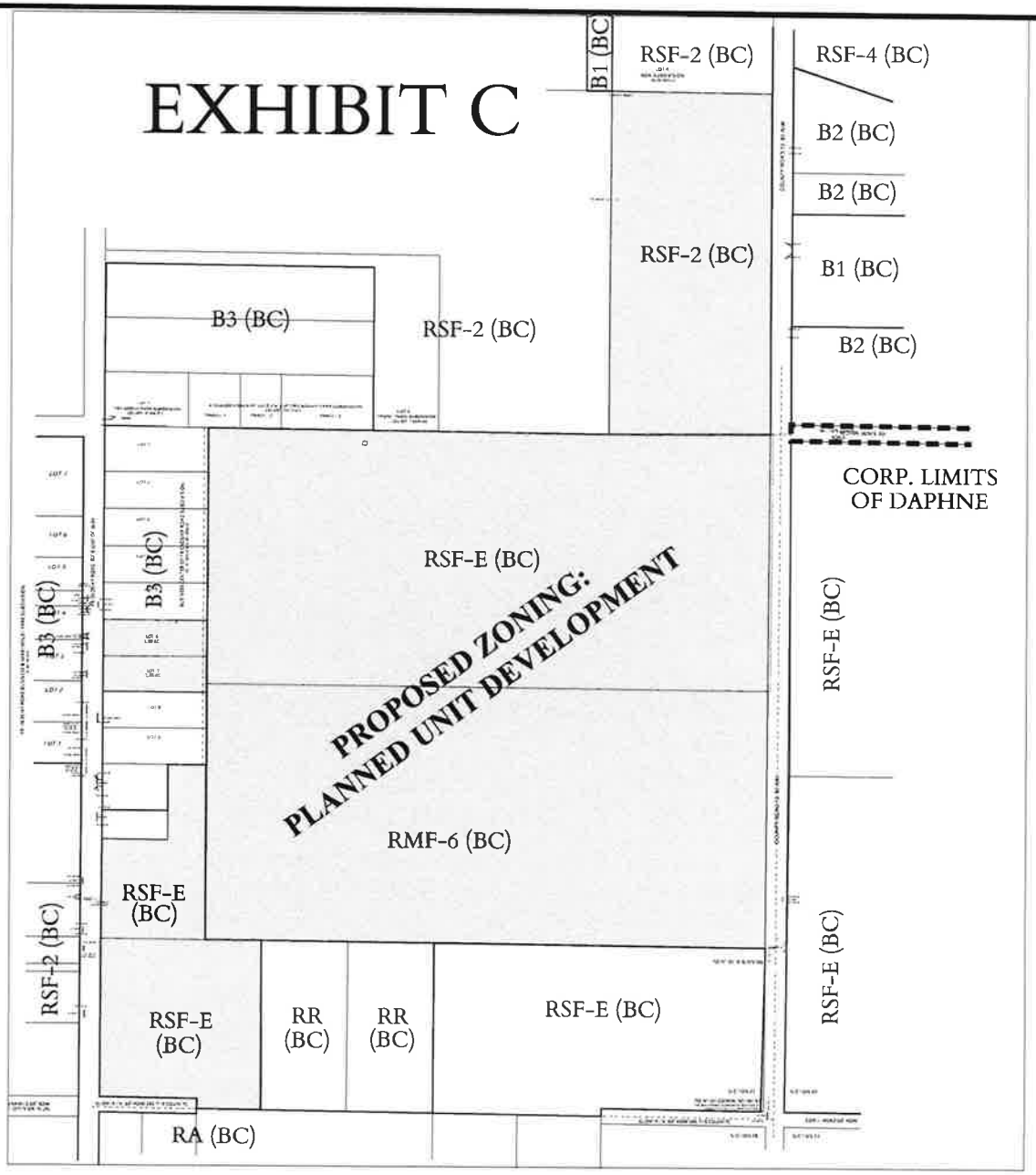
ALABAMA LICENSED NO. 26014 PROFESSIONAL LAND SURVEYOR DAVID E. DIEHL

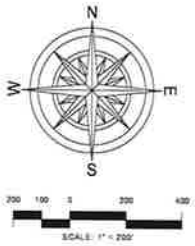
Boundary & Topographic Survey	S.E. Civil Engineering & Surveying, 7956 W DODSELL ROAD, FAIRHOPE, AL 36532 (251) 990-9988
68 Ventures	

DRAWN	JAF
CHKD.	DED
PROJ MGR	DED
SCALE	1"=200'
PROJECT	20221104
FILE	20221104-BNDY
SHEET	1 OF 1

EXHIBIT C

Vicinity Map
1 Inch = 1 Mile





ROWAN OAK
DAPHNE
A Planned Unit Development

Owners
Louis and Sharon Boni
1365 Orchard Dr
New Kensington, PA 15068

Thelma Marie Boni (Trustee)
25170 Co Rd 13
Daphne, AL 36526

68V Baldwin Holdings, LLC
707 Belrose Ave
Daphne, AL 36526

Developer
68 Ventures
707 Bellrose Avenue
Daphne, AL 36526

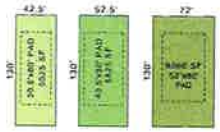
Engineer/Surveyor
S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
Larry Smith, PE Lic 26348
David Diehl, PLS Lic 26014

DEC 07-2023

S.E. Civil Engineering & Surveying

Vicinity Map
1 Inch = 1 Mile

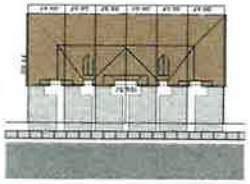
"Landscaping"
Detailed Landscaping Plans will be provided for each Plat and Site Plan submitted for approval in accordance with Article 19 of the Daphne Land Use Development Ordinace.



Typical Single Family Lots

Building Setbacks

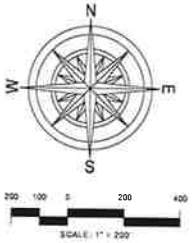
42.5' and 52.5' Lots		72' Lots	
Front	25 Ft.	Front	25 Ft.
Rear	25 Ft.	Rear	25 Ft.
Side	6 Ft.	Side	10 Ft.
Side Street	15 Ft.	Side Street	20 Ft.



Typical Townhome Lots

Building Setbacks

Front	25 Ft.
Rear	5 Ft.
Side	0 Ft.
Side Street	20 Ft.



ROWAN OAK
DAPHNE

A Planned Unit Development

TOTAL AREA	134.31 AC
Commercial	11.61 AC
Residential	125.26 AC
Townhomes	132
Multi-Family	204
42.5'x130's	103
52.5'x130's	96
72'x130's	59
TOTAL	594
Density	4.74 / Ac
Open Space	28.5 Ac (23%)
Current Zoning	RMF-6, RSF-2, RSF-E & B3(Baldwin County)
Proposed Zoning	P.U.D. (Daphne)
Impervious Area	41.8 Acres (33 %)

Parking

Single Family	
2 Sp / unit	518
Additional	97
Townhomes	
3 Sp / unit	396
Additional	46
Multi-Family	
2 Sp / unit	408
Additional	45
Total Parking	1510

Handicap Parking is provided for each Phase and Building Type based on current Daphne Land Use Ordinance

Utility Providers

Water	Belforest Water
Sewer	Daphne Utilities
Power	Riviera
Telephone	AT&T

Building Data

Type	Max. Bldg. Ht.	Max. Stories	Max. Coverage
Single Family	35 Ft.	2-1/2	35% (Lot)
Townhomes	35 Ft.	2-1/2	30% (Site)
Multi-Family	50 Ft.	4	30% (Site)

Owners

Sharon Boni
126 Iron Bridge Road
Sarver, PA 16055

John Christopher Boni
1365 Orchard Dr
New Kensington, PA 15068

68V Baldwin Holdings, LLC
707 Belrose Ave
Daphne, AL 36526

Estate of Thelma Marie Boni

Thomas Boni
1208 Belle Chene Drive
Mobile, AL 36693

Frederick Boni
2605 Springhill Ave
Mobile, AL 36607

Developer
68 Ventures
707 Bellrose Avenue
Daphne, AL 36526

Engineer/Surveyor
S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
Larry Smith, PE Lic 26348
David Diehl, PLS Lic 26014

Exhibit D

DEC 07-2023

S.E. Civil Engineering & Surveying

Citizen Comments

January 24, 2024

Adrienne D. Jones, AICP
Director, Community Development
1705 Main Street
Daphne, AL 36526

Dear Ms. Jones,

We received your letter concerning the pre-zoning of the 68V Baldwin Land Holdings, LLC, Sharon and John Boni, Sharon, Thomas and John Boni, and Sharon Boni, representative of Thelma Boni Estate Pre-Zoning Amendment. I hope to make it to the meeting tomorrow, but may not be able to do so. We are clearing a house and garage for friends that had to be moved to Living Assistance.

Our property which is located at 25604 Friendship Road, Daphne, AL 36526 runs adjacent to the north side of that acreage. We have owned this property since 2001.

We have always appreciated the privacy afforded by woods on that property. We want to request:

1. The developer provide privacy fencing with landscaping along the adjoining line of the development.
2. We request a 50 foot buffer zone along the southern line parallel to our property.
3. We do not want traffic coming in and exiting too near our property.

We respectfully request that the Planning Commission receive copies of this letter, and are willing to meet and talk with relevant parties pertaining to this matter.

Sincerely,

Donna and Noel Eagleson
25604 Friendship Road
Daphne, AL 36526

Donna's email: donnahare71@hotmail.com
Noel's email: noeleagleson@gmail.com

Donna's phone: (251) 421-3896
Noel's phone: (251) 404-3216

COMMUNITY DEVELOPMENT INTERNAL MEMORANDUM

Daphne
ALABAMA

DATE: January 29, 2024

TO: Office of the City Clerk

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

SUBJECT: 68V Baldwin Land Holdings, LLC, Sharon and John Boni, Sharon, Thomas and John Boni, and Sharon Boni, representative of Thelma Boni Estate Annexation Petition

PRESENT ZONING: RSF-E, Residential Single Family Estate, RMF-6, Multiple Family, RSF-2, Single Family Residential, and B-3, General Business, Baldwin County District 15, in the Extraterritorial Planning Jurisdiction of Daphne

LOCATION: Southwest of the intersection of County Road 13 and Milton Jones Road

RECOMMENDATION: At the January 25, 2024 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 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. Zoning Exhibit (Exhibit C)

ANNEXATION PETITION
ROWAN OAK

68V Baldwin Land Holdings, LLC, Sharon and John Boni, Sharon, Thomas and John Boni, and Sharon Boni, representative of Thelma Boni Estate

ROWAN OAK ANNEXATION REQUEST

The applicant proposes to annex the subject property into the corporate limits. The site meets the contiguity requirement because the land abuts County Road 13, a road right-of-way which is inside the Daphne corporate limits.

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 property into the City of Daphne. On January 25, 2024, the Planning Commission unanimously voted to set forth a favorable recommendation to approve the annexation petition.

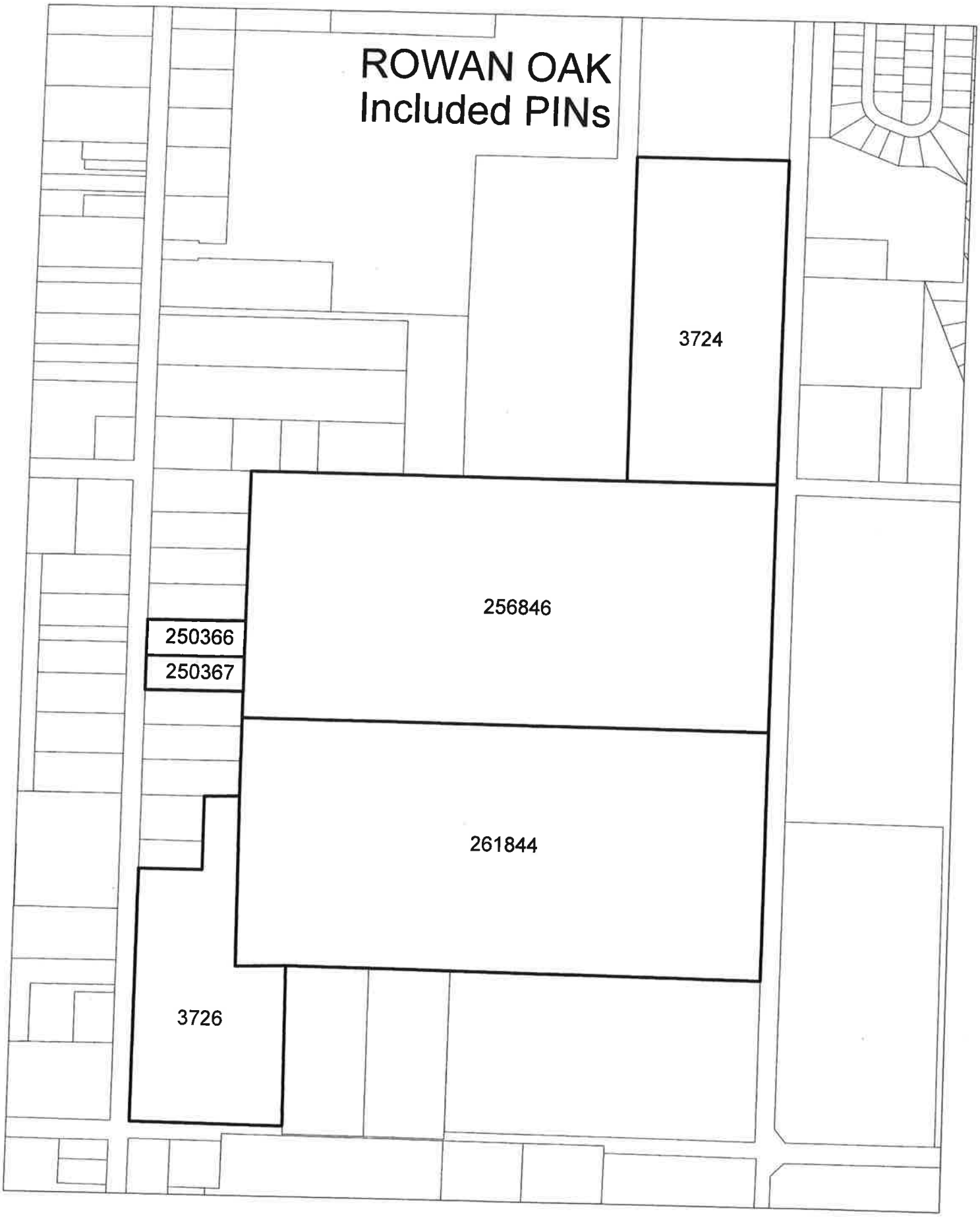
Excerpt from Article 23-1 Procedure [for Annexation Requests]

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.

APPLICATION
&
SUPPLEMENTAL INFORMATION


ROWAN OAK
Included PINs
3724
256846
250366
250367
261844
3726

ROWAN OAK

Owners of Parcels Included for Annexation and Prezoning

Louis And Sharon Boni
1365 Orchard Avenue
New Kensington, Pa 15068
18.94 Acres
Pin 3724

Sharon & John Christopher Boni
1365 Orchard Avenue
New Kensington, Pa 15068
49.56 Acres
Pin 256846

Thelma Marie Boni
25170 County Road 13
Daphne, Al 36526
49.636 Acres
Pin 261844

Sharon, John Christopher And Thelma Marie Boni
25170 County Road 13
Daphne, Al 36526
13.60 Acres
Pin 3726

Sharon, John Christopher And Thelma Marie Boni
25170 County Road 13
Daphne, Al 36526
1.28 Acres
Pin 250366

68v Baldwin Land Holdings Llc
707 Belrose Avenue
Daphne, Al 36526
1.28 Acres
Pin 250367

STATE OF ALABAMA
COUNTY OF BALDWIN

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

(_____)

The undersigned corporation, 68V Baldwin Land Holdings, LLC, files this petition with the Clerk of the City of Daphne requesting the property hereafter described, commonly referred to as, ROWAN OAK PUD (Pin 250367), to be annexed into the City of Daphne, a municipal corporation incorporated under the laws of the State of Alabama, and submits the following in support of the petition:

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

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

3. **Owner:** The petitioner, 68V Baldwin Holdings LLC, is the owner of the property hereby sought to be annexed into the corporate limits of the City of Daphne.

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

Requested zoning, if other than R-1: PUD

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.

DATED this 11th day of December, 2023

Respectfully submitted,

Name of Corporation 68V Baldwin Land Holdings, LLC

By: Nathan L. Cox

Its: Manager

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Whitney Watson, the undersigned Notary Public in and for said county and state, hereby certify that Nathan L. Cox whose name as Manager of 68V Baldwin Land Holdings, LLC, an Alabama corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of December, 2023.

NOTARY PUBLIC

My commission expires: Sept. 29, 2026

Corporation's Address

707 Belrose Ave
Daphne, AL 36526

WHITNEY WATSON
NOTARY PUBLIC
ALABAMA - STATE AT LARGE
My Commission Expires 09/29/2026

ADDITIONAL INFORMATION

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

Initials: ✓ ____

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: ✓ ____

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

Initials: ✓ ____

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: ✓ ____

SELECT ONE OF THE FOLLOWING OPTIONS

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

Initials: ✓ ____

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 11th day of December, 2023.

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)? No Acreage 1.28 AC
Subdivision Name_____ Lot Number(s)_____

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

Signature: ✓ Signature:_____
Printed Name: Nathan L. Cox Printed Name:_____
Mailing Address: 707 Belvoir Ave Mailing Address:_____
Daphne, AL 36532

3

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

(_____)

THOMAS & FREDERICK G. BONI

The undersigned, ESTATE OF THELMA MARIE BONI , files this petition with the Clerk of the City of Daphne requesting the property hereafter described, commonly referred to as, ROWAN OAK PUD (PIN # 261844) , 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.

THOMAS & FREDERICK G. BONI

3. **Owner:** The petitioner, ESTATE OF THELMA MARIE BONI , 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: PUD

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.

DATED this 21 day of November, 2023

Respectfully submitted by,

Thomas Boni

Name of Owner (Print)

Name of Owner (Signature)

STATE OF Alabama
COUNTY OF Baldwin

I, Sydney Marie Hulett, the undersigned Notary Public in and for said county and state, hereby certify that Thomas Boni 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 21 day of November, 2023

SYDNEY MARIE HULETT
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES FEB. 18, 2026

Sydney Marie Hulett
NOTARY PUBLIC

My commission expires: Feb 18 2026

Owner's Address

1208 Belle Chene Drive

Mobile AL 36693

08/14/14

DATED this 29 day of November, 2023

Respectfully submitted by,

Frederick G. Boni, Jr.
Name of Owner (Print)

Name of Owner (Signature)

STATE OF Alabama
COUNTY OF Baldwin

I, Sydney Marie Hulett, the undersigned Notary Public in and for said county and state, hereby certify that Frederick G Boni, Jr. 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 29 day of November, 2023

SYDNEY MARIE HULETT
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES FEB. 18, 2026

NOTARY PUBLIC

My commission expires: Feb 18 2026

Owner's Address

2605 Springhill Ave.
Mobile, AL 36607

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: _____

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: _____

We certify that the property is a single or multiple parcels under single or multiple ownership.

Initials: _____

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: _____

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

Initials: _____

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 21 day of November 20 25

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)? No Acreage 49.63 Ac
Subdivision Name _____ Lot Number(s) _____

Names and Signature of ALL property owners:

Signature: _____ Signature: _____

Printed Name: Thomas Boni Printed Name: _____

Mailing Address: 1208 Belle Chene Drive Mobile, AL 36693 Mailing Address: _____

08/14/14

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: _____ _____

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: _____ _____

We certify that the property is a single or multiple parcels under single or multiple ownership.

Initials: _____ _____

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: _____ _____

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

Initials: _____ _____

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 21st day of November 2023.

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)? No Acreage 49.63 AC
Subdivision Name_____ Lot Number(s)_____

Names and Signature of ALL property owners:

Signature: _____ Signature: _____

Printed Name: Frederick G. Boyt Jr. Printed Name: _____

Mailing Address: 2605 Spring Hill Ave Mailing Address: _____
Mobile, AL 36607

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, **SHARON AND JOHN CHRISTOPHER BONI**, files this petition with the Clerk of the City of Daphne requesting the property hereafter described, commonly referred to as, **ROWAN OAK PUD (PIN # 256846)**, 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, **SHARON & JOHN CHRISTOPHER BONI**, 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: **PUD**

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.

DATED this 28 day of November, 2023

Respectfully submitted by,

Name of Owner (Print) John Christopher Boni

Name of Owner (Signature)

STATE OF PA
COUNTY OF Butler

I, VANCE WAGNER, the undersigned Notary Public in and for said county and state, hereby certify that JOHN CHRISTOPHER BONI 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 28 day of NOVEMBER, 2023

Commonwealth of Pennsylvania - Notary Seal
Vance Wagner, Notary Public
Butler County
My commission expires December 22, 2024
Commission number 1211810
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC

My commission expires: 12/22/2024

Owner's Address

1365 Orchard Ave

New Kensington, PA 15068

DATED this 28th day of November, 2023

Respectfully submitted by,

Sharon Ann Boni
Name of Owner (Print)

Sharon Ann Boni
Name of Owner (Signature)

STATE OF PA
COUNTY OF Butler

I, VANCE WAGNER, the undersigned Notary Public in and for said county and state, hereby certify that SHARON ANN BONI 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 28 day of NOVEMBER, 2023

Commonwealth of Pennsylvania - Notary Seal
Vance Wagner, Notary Public
Butler County
My commission expires December 22, 2024
Commission number 1211810
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC

My commission expires: 12/22/2024

Owner's Address

126 Iron Bridge Road
Sarver, PA 16055

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: _____

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: _____

We certify that the property is a single or multiple parcels under single or multiple ownership.

Initials: _____

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: _____

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

Initials: _____

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 28 day of November 20 23.

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)? No Acreage 49.56 AC
Subdivision Name _____ Lot Number(s) _____

Names and Signature of ALL property owners:

Signature: _____ Signature: Sharon Ann Boni

Printed Name: John Christopher Boni Printed Name: Sharon Ann Boni

Mailing Address: 1365 Orchard Ave New Kensington, PA 15068 Mailing Address: 126 Iron Bridge Road Sarver, PA 16055

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, SHARON BONI, files this petition with the Clerk of the City of Daphne requesting the property hereafter described, commonly referred to as, **ROWAN OAK PUD (pin #3724)**, 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, **SHARON BONI**, 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: **PUD**

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.

DATED this 28th day of November, 2023

Respectfully submitted by,

Name of Owner (Print) Sharon Ann Boni

Name of Owner (Signature) Sharon Ann Boni

STATE OF PA
COUNTY OF BUTLER

I, VANCE WAGNER, the undersigned Notary Public in and for said county and state, hereby certify that SHARON ANN BONI 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 28 day of NOVEMBER, 2023

NOTARY PUBLIC

My commission expires: 12/22/2024

Owner's Address

126 Iron Bridge Road
Sarver, PA 16055

Commonwealth of Pennsylvania - Notary Seal
Vance Wagner, Notary Public
Butler County
My commission expires December 22, 2024
Commission number 1211810
Member, Pennsylvania Association of Notaries

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: SAB

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: SAB

We certify that the property is a single or multiple parcels under single or multiple ownership.

Initials: SAB

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: SAB

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

Initials: SAB

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 28th day of ~~Hell~~ Nov., 2023.

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)? no Acreage 13.6 Ac
Subdivision Name_____ Lot Number(s)_____

Names and Signature of ALL property owners:

Signature: Sharon Ann Boni Signature: _____

Printed Name: Sharon Ann Boni Printed Name: _____

Mailing Address: 126 Iron Bridge Road Sarver, PA 16055 Mailing Address: _____

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 THOMAS, FREDERICK, SHARON AND JOHN CHRISTOPHER BONI, files this petition with the Clerk of the City of Daphne requesting the property hereafter described, commonly referred to as, ROWAN OAK PUD (PIN #'S 3726, 250366), 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, THOMAS, FREDERICK, SHARON AND JOHN CHRISTOPHER BONI, 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: **PUD**

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.

DATED this 21 day of November, 2023

Respectfully submitted by,

Thomas Boni
Name of Owner (Print)

Name of Owner (Signature)

STATE OF Alabama
COUNTY OF Baldwin

I, Sydney Marie Hulett, the undersigned Notary Public in and for said county and state, hereby certify that Thomas Boni 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 21 day of November, 2023

SYDNEY MARIE HULETT
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES FEB. 18, 2026

Sydney Marie Hulett
NOTARY PUBLIC

My commission expires: Feb 18 2026

Owner's Address

1208 Belle Chene Drive
Mobile, AL 36693

DATED this 29 day of November, 2023

Respectfully submitted by,

Frederick G. Boni, Jr.
Name of Owner (Print)

Name of Owner (Signature)

STATE OF Alabama
COUNTY OF Baldwin

I, Sydney Marie Hult, the undersigned Notary Public in and for said county and state, hereby certify that Frederick G. Boni Jr. 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 29 day of November, 2023

SYDNEY MARIE HULETT
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES FEB. 18, 2026

Sydney Marie Hulett
NOTARY PUBLIC

My commission expires: Feb 18 2026

Owner's Address

2605 Springhill Ave.
Mobile, AL 36607

DATED this 28 day of November, 2023

Respectfully submitted by,

Name of Owner (Print) John Christopher Boni

Name of Owner (Signature) [signature]

STATE OF PA
COUNTY OF BUTLER

I, VANCE WAGNER, the undersigned Notary Public in and for said county and state, hereby certify that JOHN CHRISTOPHER BONI 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 28 day of NOVEMBER, 2023

Commonwealth of Pennsylvania - Notary Seal
Vance Wagner, Notary Public
Butler County
My commission expires December 22, 2024
Commission number 1211810
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC [signature]

My commission expires: 12/22/2024

Owner's Address

1365 Orchard Ave

New Kensington, PA 15068

DATED this 28th day of November, 2023

Respectfully submitted by,

Sharon Ann Boni
Name of Owner (Print)

Sharon Ann Boni
Name of Owner (Signature)

STATE OF PA
COUNTY OF BUTLER

I, VANCE WAGNER, the undersigned Notary Public in and for said county and state, hereby certify that SHARON ANN BONI 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 28 day of NOVEMBER, 2023

Commonwealth of Pennsylvania - Notary Seal
Vance Wagner, Notary Public
Butler County
My commission expires December 22, 2024
Commission number 1211810
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC

My commission expires: 12/22/2024

Owner's Address

126 Iron Bridge Road
Sarver, PA 16055

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: JCB SCB

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: JCB SCB

We certify that the property is a single or multiple parcels under single or multiple ownership.

Initials: JCB SCB

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: JCB SCB

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

Initials: JCB SCB

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 28 day of November 2023.

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)? no Acreage 13.6 Ac & 1.28 Ac
Subdivision Name_____ Lot Number(s)_____

Names and Signature of ALL property owners:

Signature: [signature] Signature: Sharon Ann Boni

Printed Name: John Christopher Boni Printed Name: Sharon Ann Boni

Mailing Address: 1365 Orchard Ave New Kensington, PA 15068 Mailing Address: 126 Iron Bridge Road Sarver, PA 16055

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: _____ _____

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: _____ _____

We certify that the property is a single or multiple parcels under single or multiple ownership.

Initials: _____ _____

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: _____ _____

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

Initials: _____ _____

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 21 day of November 20 25.

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)? NO Acreage 13.60 ac & 1.28 ac
Subdivision Name_____ Lot Number(s)_____

Names and Signature of ALL property owners:

Signature: _____ Signature: _____

Printed Name: Thomas Koni Printed Name: _____

Mailing Address: 1208 Belle Chene Drive Mobile, AL 36625 Mailing Address: _____

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: _____ _____

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: _____ _____

We certify that the property is a single or multiple parcels under single or multiple ownership.

Initials: _____ _____

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: _____ _____

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

Initials: _____ _____

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 _____day of _____, 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)? NO Acreage 13.6 ac & 1.28 AC
Subdivision Name_____Lot Number(s)_____

Names and Signature of ALL property owners:

Signature: _____ Signature: _____

Printed Name: Frederick G. Boni, Jr. Printed Name: _____

Mailing Address: 2605 Spring Hill Ave Mailing Address: _____
Mobile, AL 36607

EXHIBIT A

LEGAL DESCRIPTION
FOR ANNEXATION
ROWAN OAK – PROPOSED PLANNED UNIT DEVELOPMENT

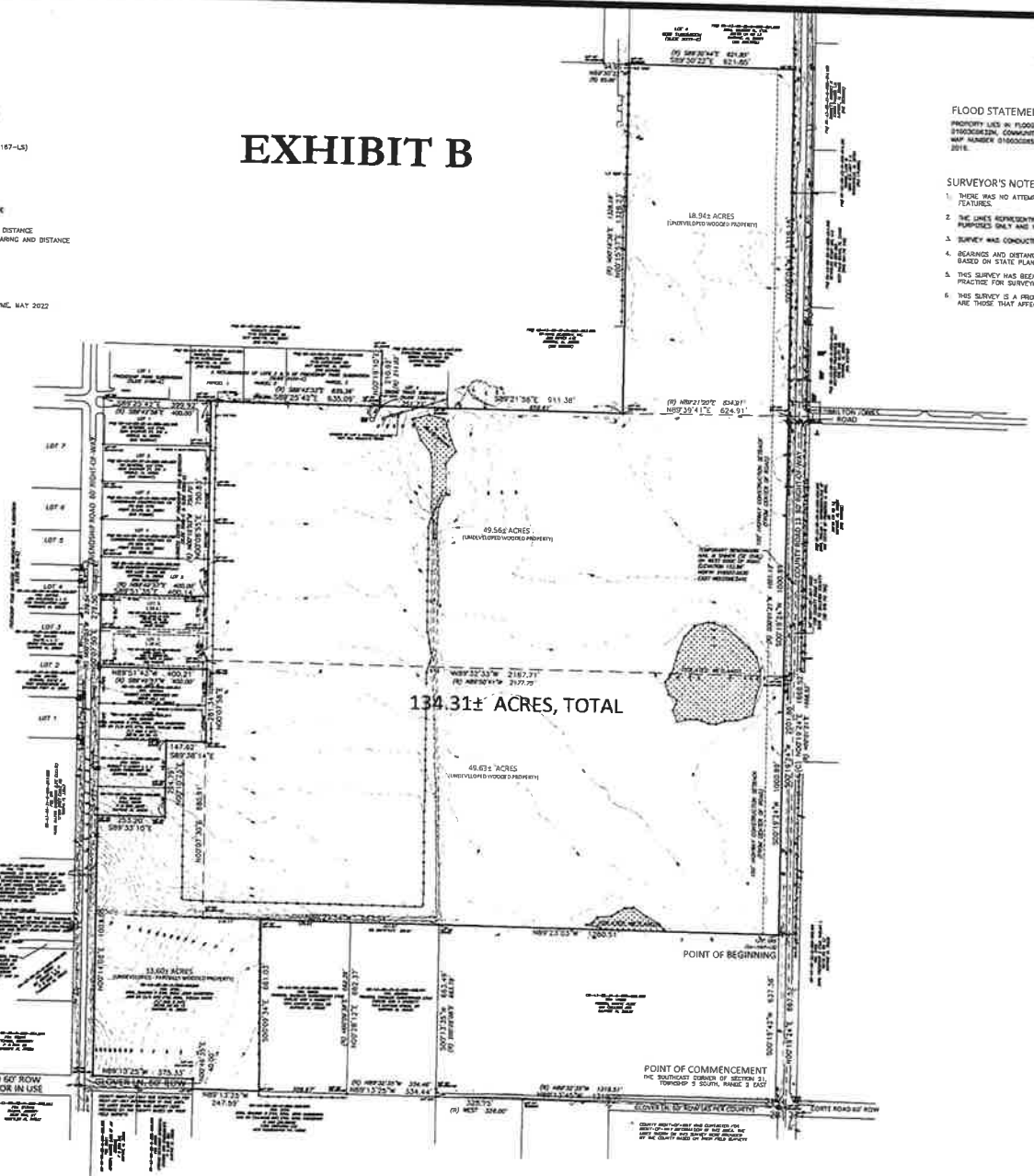
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 00 DEGREES 19 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 667.52 FEET; THENCE RUN NORTH 89 DEGREES 23 MINUTES 03 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A 1/2" CAPPED REBAR SET (CA-1167-LS) ON THE WEST RIGHT-OF-WAY OF COUNTY ROAD NUMBER 13 FOR THE POINT OF BEGINNING: THENCE DEPARTING SAID RIGHT-OF-WAY, CONTINUE NORTH 89 DEGREES 23 MINUTES 03 SECONDS WEST, A DISTANCE OF 1280.51 FEET TO A 1/2" CAPPED REBAR FOUND (MOORE): THENCE RUN NORTH 89 DEGREES 27 MINUTES 54 SECONDS WEST, A DISTANCE OF 667.54 FEET TO A 1/2" CAPPED REBAR FOUND (CA-0604-LS); THENCE RUN SOUTH 00 DEGREES 09 MINUTES 34 SECONDS EAST, A DISTANCE OF 661.03 FEET TO A 3/4" OPEN TOP PIPE FOUND; THENCE RUN NORTH 89 DEGREES 13 MINUTES 25 SECONDS WEST, A DISTANCE OF 247.59 FEET TO A 1/2" REBAR FOUND; THENCE RUN NORTH 00 DEGREES 46 MINUTES 35 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A 1/2" CAPPED REBAR SET (CA-1167-LS) ON THE NORTH RIGHT-OF-WAY OF GLOVER LANE; THENCE RUN NORTH 89 DEGREES 13 MINUTES 25 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY OF SAID GLOVER LANE, A DISTANCE OF 375.33 FEET TO A 1/2" CAPPED REBAR SET (CA-1167-LS) ON THE EAST RIGHT-OF-WAY OF FRIENDSHIP ROAD; THENCE RUN NORTH 00 DEGREES 14 MINUTES 02 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY OF SAID FRIENDSHIP ROAD, A DISTANCE OF 1003.65 FEET TO A 1/2" CAPPED REBAR FOUND (MOORE); THENCE DEPARTING SAID RIGHT-OF-WAY, RUN SOUTH 89 DEGREES 33 MINUTES 10 SECONDS EAST, A DISTANCE OF 253.20 FEET TO A 1/2" CAPPED REBAR FOUND (MOORE); THENCE RUN NORTH 00 DEGREES 10 MINUTES 23 SECONDS EAST, A DISTANCE OF 294.79 FEET TO A 1/2" CAPPED REBAR FOUND (MOORE) ON THE SOUTH LINE OF BUSINESS CENTER OF FRIENDSHIP ROAD SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED AT SLIDE 2090-C AND SLIDE 2090-D, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 89 DEGREES 38 MINUTES 14 SECONDS EAST, A DISTANCE OF 147.62 FEET TO A 1/2" CAPPED REBAR FOUND (CA-0604-LS); THENCE RUN NORTH 00 DEGREES 07 MINUTES 58 SECONDS EAST, ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 281.34 FEET TO A 1/2" CAPPED REBAR SET (CA-1167-LS) AT THE SOUTHEAST CORNER OF LOT 7 OF SAID SUBDIVISION; THENCE RUN NORTH 89 DEGREES 51 MINUTES 43 SECONDS WEST, ALONG THE SOUTH OF SAID LOT 7, A DISTANCE OF 400.21 FEET TO A 1/2" CAPPED REBAR FOUND (CA-0604-LS) AT THE SOUTHWEST CORNER OF SAID LOT 7 AND THE EAST RIGHT-OF-WAY OF THE AFOREMENTIONED FRIENDSHIP ROAD; THENCE RUN NORTH 00 DEGREES 07 MINUTES 50 SECONDS

EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 279.50 FEET TO A 1/2" CAPPED REBAR FOUND (CA-0604-LS) AT THE NORTHWEST CORNER OF LOT 6 OF SAID SUBDIVISION; THENCE DEPARTING SAID RIGHT-OF-WAY, RUN SOUTH 89 DEGREES 51 MINUTES 35 SECONDS EAST, ALONG THE THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 400.14 FEET TO A 1/2" CAPPED REBAR FOUND (CA-1167-LS) AT THE NORTHEAST CORNER OF SAID LOT 6; THENCE RUN NORTH 00 DEGREES 06 MINUTES 55 SECONDS EAST, ALONG SAID SUBDIVISION, A DISTANCE OF 750.83 FEET TO A 1/2" CAPPED REBAR FOUND (CA-0604-LS) ON THE SOUTH LINE OF A RESUBDIVISION OF LOTS 2 & 3 OF FRIENDSHIP PARK SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED AT SLIDE 2422-C, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 89 DEGREES 25 MINUTES 42 SECONDS EAST, ALONG THE SOUTH LINE OF SAID RESUBDIVISION OF LOTS 2 & 3 OF FRIENDSHIP PARK SUBDIVISION, A DISTANCE OF 635.09 FEET TO A 1/2" CAPPED REBAR FOUND (LS #10675) AT THE SOUTHWEST CORNER OF LOT 4 OF TRIONE TRACE SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED AT SLIDE 1594-A, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 89 DEGREES 21 MINUTES 56 SECONDS EAST, ALONG THE SOUTH LINE OF LOT 4 OF SAID TRIONE TRACE SUBDIVISION AND A PROJECTION THEREOF, A DISTANCE OF 911.38 FEET TO A 5/8" CAPPED REBAR FOUND (CA-0568-LS); THENCE RUN NORTH 00 DEGREES 15 MINUTES 57 EAST, A DISTANCE OF 1328.23 FEET TO 1/2" CAPPED REBAR FOUND (ILLEGIBLE) AT THE SOUTHWEST CORNER OF LOT 4 OF BONI SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2055-E, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 89 DEGREES 30 MINUTES 22 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 621.85 FEET TO A 1/2" REBAR FOUND ON THE AFOREMENTIONED WEST RIGHT-OF-WAY OF SAID COUNTY ROAD NUMBER 13; THENCE RUN SOUTH 00 DEGREES 08 MINUTES 04 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 1319.16 FEET TO A 1/2" CAPPED REBAR SET (CA-1167-LS); THENCE RUN SOUTH 00 DEGREES 19 MINUTES 24 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 2001.88 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 134.31 ACRES, MORE OR LESS.

EXHIBIT B

LEGEND:

- FIRE HYDRANT
- SEWER VALVE
- TELEPHONE PEDESTAL
- GUY WIRE
- UTILITY MARKER
- UTILITY POLE
- WATER VALVE
- TEMPORARY BENCH MARK
- WETLAND MARKER
- RBF = REBAR FOUND
- CRF = CAPPED REBAR FOUND
- CRS = CAPPED REBAR SET (CA-1167-LS)
- B.S.L. = BUILDING SETBACK LINE
- DB = DEED BOOK
- INS = INSTRUMENT
- INV = INVERT
- PN # = PARCEL NUMBER
- PG = PAGE
- RCP = REINFORCED CONCRETE PIPE
- RPB = REAL PROPERTY BOOK
- (C) = CALCULATED BEARING AND DISTANCE
- (R) = RECORD DEED OR PLAT BEARING AND DISTANCE
- POST & WIRE FENCE
- SECTION LINE
- OVERHEAD POWER LINE
- GAS LINE
- WATER MAIN
- SEWER FORCE MAIN
- WETLANDS LOCATED BY BONE, MAY 2022



FLOOD STATEMENT

PROPERTY LIES IN FLOOD ZONE "X" UNSHADED AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 01003C0635H, COMMUNITY NUMBER 015000, PANEL 0635, SUFFIX "H", REVISED DATE APRIL 19, 2019 AND MAP NUMBER 01003C0655H, COMMUNITY NUMBER 015000, PANEL 0655, SUFFIX "H", REVISED DATE APRIL 19, 2019.

SURVEYOR'S NOTES:

1. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
2. 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.
3. SURVEY WAS CONDUCTED IN MAY, 2022, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
4. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE USING GPS OBSERVATIONS.
5. 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.
6. THIS SURVEY IS A PROPERTY BOUNDARY SURVEY FOR REZONING. THE ONLY IMPROVEMENTS LOCATED HEREON ARE THOSE THAT AFFECT THE BOUNDARIES.

PROPERTY IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

Vicinity Map
1 Inch = 1 Mile

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.

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 00 DEGREES 19 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 667.52 FEET; THENCE RUN NORTH 89 DEGREES 33 MINUTES 03 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A 1/2" CAPPED REBAR SET (CA-1167-LS) ON THE WEST RIGHT-OF-WAY OF COUNTY ROAD NUMBER 13 FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY, CONTINUE NORTH 89 DEGREES 33 MINUTES 03 SECONDS WEST, A DISTANCE OF 1280.51 FEET TO A 1/2" CAPPED REBAR FOUND (MOORE); THENCE RUN NORTH 89 DEGREES 27 MINUTES 54 SECONDS WEST, A DISTANCE OF 667.34 FEET TO A 1/2" CAPPED REBAR FOUND (CA-0604-LS); THENCE RUN SOUTH 00 DEGREES 09 MINUTES 34 SECONDS EAST, A DISTANCE OF 661.03 FEET TO A 3/4" OPEN TOP PIPE FOUND; THENCE RUN NORTH 89 DEGREES 13 MINUTES 25 SECONDS WEST, A DISTANCE OF 247.99 FEET TO A 1/2" REBAR FOUND; THENCE RUN NORTH 00 DEGREES 46 MINUTES 35 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A 1/2" CAPPED REBAR SET (CA-1167-LS) ON THE NORTH RIGHT-OF-WAY OF GLOVER LANE; THENCE RUN NORTH 89 DEGREES 13 MINUTES 25 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY OF SAID GLOVER LANE, A DISTANCE OF 375.33 FEET TO A 1/2" CAPPED REBAR SET (CA-1167-LS) ON THE EAST RIGHT-OF-WAY OF FRIENDSHIP ROAD; THENCE RUN NORTH 00 DEGREES 14 MINUTES 02 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY OF SAID FRIENDSHIP ROAD, A DISTANCE OF 1003.65 FEET TO A 1/2" CAPPED REBAR FOUND (MOORE); THENCE DEPARTING SAID RIGHT-OF-WAY, RUN SOUTH 89 DEGREES 33 MINUTES 10 SECONDS EAST, A DISTANCE OF 253.20 FEET TO A 1/2" CAPPED REBAR FOUND (MOORE); THENCE RUN NORTH 00 DEGREES 10 MINUTES 23 SECONDS EAST, A DISTANCE OF 294.79 FEET TO A 1/2" CAPPED REBAR FOUND (MOORE) ON THE SOUTH LINE OF BUSINESS CENTER OF FRIENDSHIP ROAD SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED AT SLIDE 2090-C AND SLIDE 2090-D, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 89 DEGREES 38 MINUTES 14 SECONDS EAST, A DISTANCE OF 147.62 FEET TO A 1/2" CAPPED REBAR FOUND (CA-0604-LS); THENCE RUN NORTH 00 DEGREES 07 MINUTES 58 SECONDS EAST, ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 281.34 FEET TO A 1/2" CAPPED REBAR SET (CA-1167-LS) AT THE SOUTHEAST CORNER OF LOT 7 OF SAID SUBDIVISION; THENCE RUN NORTH 89 DEGREES 51 MINUTES 43 SECONDS WEST, ALONG THE SOUTH OF SAID LOT 7, A DISTANCE OF 400.21 FEET TO A 1/2" CAPPED REBAR FOUND (CA-0604-LS) AT THE SOUTHWEST CORNER OF SAID LOT 7 AND THE EAST RIGHT-OF-WAY OF THE AFOREMENTIONED FRIENDSHIP ROAD; THENCE RUN NORTH 00 DEGREES 07 MINUTES 50 SECONDS EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 279.50 FEET TO A 1/2" CAPPED REBAR FOUND (CA-0604-LS) AT THE NORTHWEST CORNER OF LOT 5 OF SAID SUBDIVISION; THENCE DEPARTING SAID RIGHT-OF-WAY, RUN SOUTH 89 DEGREES 51 MINUTES 35 SECONDS EAST, ALONG THE THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 400.14 FEET TO A 1/2" CAPPED REBAR FOUND (CA-1167-LS) AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE RUN NORTH 00 DEGREES 08 MINUTES 55 SECONDS EAST, ALONG SAID SUBDIVISION, A DISTANCE OF 750.83 FEET TO A 1/2" CAPPED REBAR FOUND (CA-0604-LS) ON THE SOUTH LINE OF A RESUBDIVISION OF LOTS 2 & 3 OF FRIENDSHIP PARK SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED AT SLIDE 2472-C, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 89 DEGREES 25 MINUTES 42 SECONDS EAST, ALONG THE SOUTH LINE OF SAID RESUBDIVISION OF LOTS 2 & 3 OF FRIENDSHIP PARK SUBDIVISION, A DISTANCE OF 635.09 FEET TO A 1/2" CAPPED REBAR FOUND (LS #10675) AT THE SOUTHWEST CORNER OF LOT 4 OF TRIONE TRACE SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED AT SLIDE 1594-A, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 89 DEGREES 21 MINUTES 36 SECONDS EAST, ALONG THE SOUTH LINE OF LOT 4 OF SAID TRIONE TRACE SUBDIVISION AND A PROJECTION THEREOF, A DISTANCE OF 911.38 FEET TO A 3/8" CAPPED REBAR FOUND (CA-0588-LS); THENCE RUN NORTH 00 DEGREES 15 MINUTES 57 EAST, A DISTANCE OF 1328.23 FEET TO 1/2" CAPPED REBAR FOUND (ILLEGIBLE) AT THE SOUTHWEST CORNER OF LOT 4 OF BOM SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2035-E, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 89 DEGREES 30 MINUTES 22 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 621.85 FEET TO A 1/2" REBAR FOUND ON THE AFOREMENTIONED WEST RIGHT-OF-WAY OF SAID COUNTY ROAD NUMBER 13; THENCE RUN SOUTH 00 DEGREES 08 MINUTES 04 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 1319.16 FEET TO A 1/2" CAPPED REBAR SET (CA-1167-LS); THENCE RUN SOUTH 00 DEGREES 19 MINUTES 24 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 2001.88 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 134.31 ACRES, MORE OR LESS.
(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)

DAVID E. DIGH, AL. P.L.S. NO. 26014 — DATE 05-26-2023

ALABAMA LICENSED PROFESSIONAL LAND SURVEYOR — DAVID E. DIGH

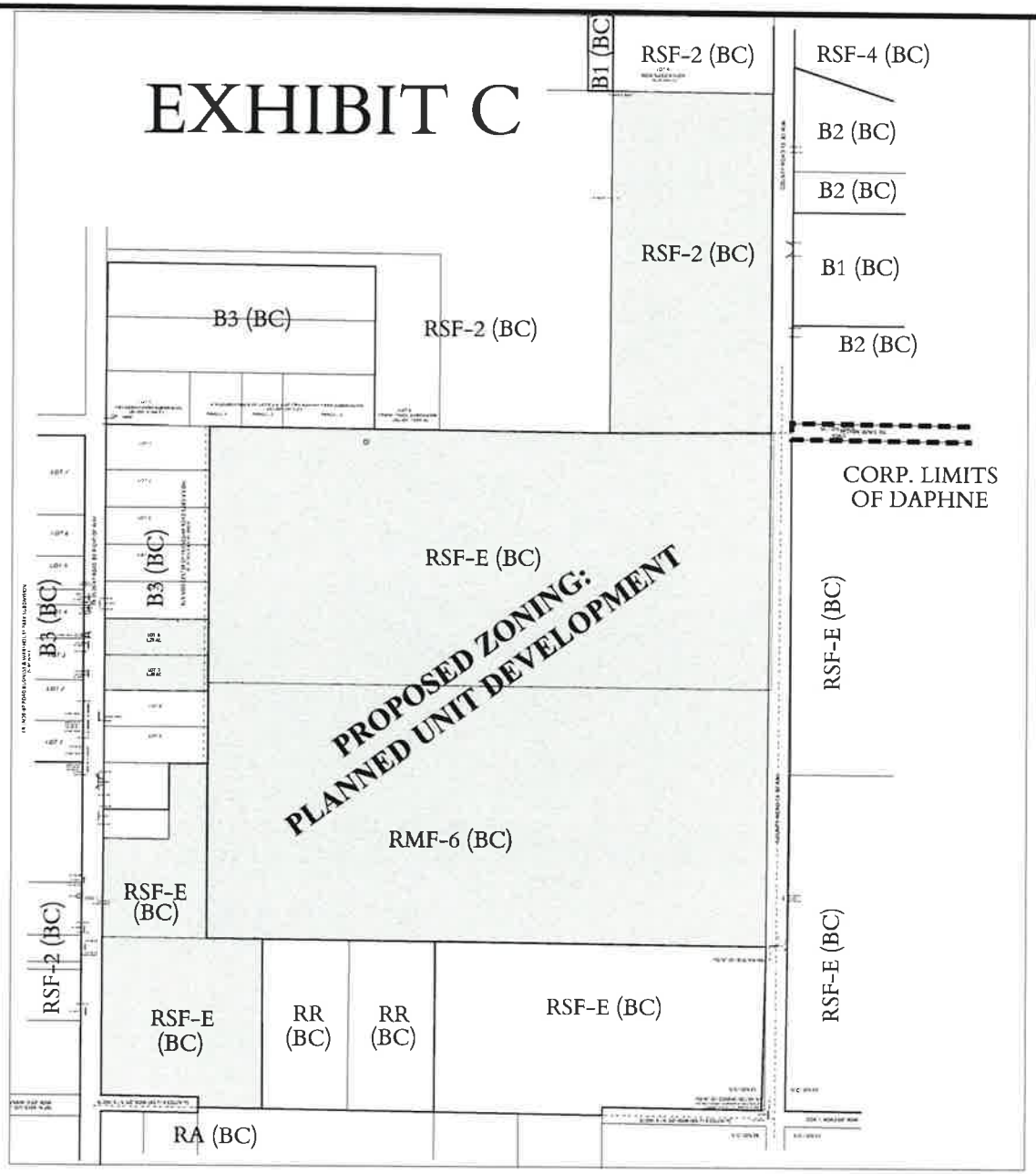
SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

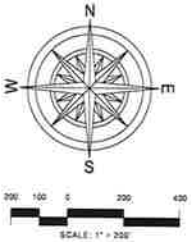
Boundary & Topographic Survey	S.E. Civil Engineering & Surveying
68 Ventures	

DRAWN	JAF
CHKD.	DED
PROJ MGR	DED
SCALE	1"=200'
PROJECT	20221104
FILE	20221104-BNDY
SHEET	1 OF 1

EXHIBIT C

Vicinity Map
1 Inch = 1 Mile





ROWAN OAK
DAPHNE
A Planned Unit Development

Owners
Louis and Sharon Boni
1365 Orchard Dr
New Kensington, PA 15068

Thelma Marie Boni (Trustee)
25170 Co Rd 13
Daphne, AL 36526

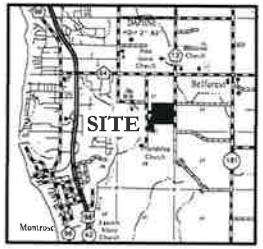
68V Baldwin Holdings, LLC
707 Belrose Ave
Daphne, AL 36526

Developer
68 Ventures
707 Bellrose Avenue
Daphne, AL 36526

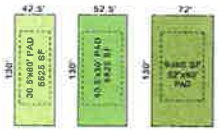
Engineer/Surveyor
S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
Larry Smith, PE Lic 26348
David Diehl, PLS Lic 26014

DEC 07-2023

S.E. Civil Engineering & Surveying

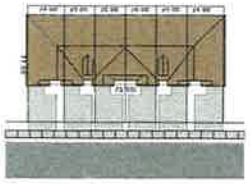


Vicinity Map
1 Inch = 1 Mile



Typical Single Family Lots
Building Setbacks

42.5' and 52.5' Lots		72' Lots	
Front	25 Ft.	Front	25 Ft.
Rear	25 Ft.	Rear	25 Ft.
Side	6 Ft.	Side	10 Ft.
Side Street	15 Ft.	Side Street	20 Ft.



Typical Townhome Lots

Building Setbacks	
Front	25 Ft.
Rear	5 Ft.
Side	0 Ft.
Side Street	20 Ft.

Owners

Sharon Boni
126 Iron Bridge Road
Sarver, PA 16055

John Christopher Boni
1365 Orchard Dr
New Kensington, PA 15068

68V Baldwin Holdings, LLC
707 Belrose Ave
Daphne, AL 36526

Estate of Thelma Marie Boni

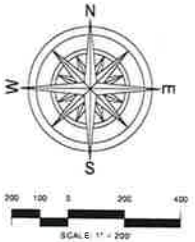
Thomas Boni
1208 Belle Chene Drive
Mobile, AL 36693

Frederick Boni
2605 Springhill Ave
Mobile, AL 36607

Developer
68 Ventures
707 Bellrose Avenue
Daphne, AL 36526

Engineer/Surveyor
S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
Larry Smith, PE Lic 26348
David Diehl, PLS Lic 26014

"Landscaping"
Detailed Landscaping Plans will be provided for each Plat and Site Plan submitted for approval in accordance with Article 19 of the Daphne Land Use Development Ordinace.



ROWAN OAK
DAPHNE

A Planned Unit Development

TOTAL AREA	134.31 AC
Commercial	11.61 AC
Residential	125.26 AC
Townhomes	132
Multi-Family	204
42.5'x130's	103
52.5'x130's	96
72'x130's	59
TOTAL	594
Density	4.74 / Ac
Open Space	28.5 Ac (23%)
Current Zoning	RMF-6, RSF-2, RSF-E & B3(Baldwin County)
Proposed Zoning	P.U.D. (Daphne)
Impervious Area	41.8 Acres (33 %)

Parking

Single Family	
2 Sp / unit	518
Additional	97
Townhomes	
3 Sp / unit	396
Additional	46
Multi-Family	
2 Sp / unit	408
Additional	45
Total Parking	1510

Handicap Parking is provided for each Phase and Building Type based on current Daphne Land Use Ordinance

Utility Providers

Water	Belforest Water
Sewer	Daphne Utilities
Power	Riviera
Telephone	AT&T

Building Data

Type	Max. Bldg. Ht.	Max. Stories	Max. Coverage
Single Family	35 Ft.	2-1/2	35% (Lot)
Townhomes	35 Ft.	2-1/2	30% (Site)
Multi-Family	50 Ft.	4	30% (Site)

Exhibit D

DEC 07-2023

S.E. Civil Engineering & Surveying

EXHIBIT A

LEGAL DESCRIPTION
FOR ANNEXATION
ROWAN OAK – PROPOSED PLANNED UNIT DEVELOPMENT

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 00 DEGREES 19 MINUTES 24 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 667.52 FEET; THENCE RUN NORTH 89 DEGREES 23 MINUTES 03 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A 1/2" CAPPED REBAR SET (CA-1167-LS) ON THE WEST RIGHT-OF-WAY OF COUNTY ROAD NUMBER 13 FOR THE POINT OF BEGINNING: THENCE DEPARTING SAID RIGHT-OF-WAY, CONTINUE NORTH 89 DEGREES 23 MINUTES 03 SECONDS WEST, A DISTANCE OF 1280.51 FEET TO A 1/2" CAPPED REBAR FOUND (MOORE): THENCE RUN NORTH 89 DEGREES 27 MINUTES 54 SECONDS WEST, A DISTANCE OF 667.54 FEET TO A 1/2" CAPPED REBAR FOUND (CA-0604-LS); THENCE RUN SOUTH 00 DEGREES 09 MINUTES 34 SECONDS EAST, A DISTANCE OF 661.03 FEET TO A 3/4" OPEN TOP PIPE FOUND; THENCE RUN NORTH 89 DEGREES 13 MINUTES 25 SECONDS WEST, A DISTANCE OF 247.59 FEET TO A 1/2" REBAR FOUND; THENCE RUN NORTH 00 DEGREES 46 MINUTES 35 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A 1/2" CAPPED REBAR SET (CA-1167-LS) ON THE NORTH RIGHT-OF-WAY OF GLOVER LANE; THENCE RUN NORTH 89 DEGREES 13 MINUTES 25 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY OF SAID GLOVER LANE, A DISTANCE OF 375.33 FEET TO A 1/2" CAPPED REBAR SET (CA-1167-LS) ON THE EAST RIGHT-OF-WAY OF FRIENDSHIP ROAD; THENCE RUN NORTH 00 DEGREES 14 MINUTES 02 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY OF SAID FRIENDSHIP ROAD, A DISTANCE OF 1003.65 FEET TO A 1/2" CAPPED REBAR FOUND (MOORE); THENCE DEPARTING SAID RIGHT-OF-WAY, RUN SOUTH 89 DEGREES 33 MINUTES 10 SECONDS EAST, A DISTANCE OF 253.20 FEET TO A 1/2" CAPPED REBAR FOUND (MOORE); THENCE RUN NORTH 00 DEGREES 10 MINUTES 23 SECONDS EAST, A DISTANCE OF 294.79 FEET TO A 1/2" CAPPED REBAR FOUND (MOORE) ON THE SOUTH LINE OF BUSINESS CENTER OF FRIENDSHIP ROAD SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED AT SLIDE 2090-C AND SLIDE 2090-D, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 89 DEGREES 38 MINUTES 14 SECONDS EAST, A DISTANCE OF 147.62 FEET TO A 1/2" CAPPED REBAR FOUND (CA-0604-LS); THENCE RUN NORTH 00 DEGREES 07 MINUTES 58 SECONDS EAST, ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 281.34 FEET TO A 1/2" CAPPED REBAR SET (CA-1167-LS) AT THE SOUTHEAST CORNER OF LOT 7 OF SAID SUBDIVISION; THENCE RUN NORTH 89 DEGREES 51 MINUTES 43 SECONDS WEST, ALONG THE SOUTH OF SAID LOT 7, A DISTANCE OF 400.21 FEET TO A 1/2" CAPPED REBAR FOUND (CA-0604-LS) AT THE SOUTHWEST CORNER OF SAID LOT 7 AND THE EAST RIGHT-OF-WAY OF THE AFOREMENTIONED FRIENDSHIP ROAD; THENCE RUN NORTH 00 DEGREES 07 MINUTES 50 SECONDS

EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 279.50 FEET TO A 1/2" CAPPED REBAR FOUND (CA-0604-LS) AT THE NORTHWEST CORNER OF LOT 6 OF SAID SUBDIVISION; THENCE DEPARTING SAID RIGHT-OF-WAY, RUN SOUTH 89 DEGREES 51 MINUTES 35 SECONDS EAST, ALONG THE THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 400.14 FEET TO A 1/2" CAPPED REBAR FOUND (CA-1167-LS) AT THE NORTHEAST CORNER OF SAID LOT 6; THENCE RUN NORTH 00 DEGREES 06 MINUTES 55 SECONDS EAST, ALONG SAID SUBDIVISION, A DISTANCE OF 750.83 FEET TO A 1/2" CAPPED REBAR FOUND (CA-0604-LS) ON THE SOUTH LINE OF A RESUBDIVISION OF LOTS 2 & 3 OF FRIENDSHIP PARK SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED AT SLIDE 2422-C, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 89 DEGREES 25 MINUTES 42 SECONDS EAST, ALONG THE SOUTH LINE OF SAID RESUBDIVISION OF LOTS 2 & 3 OF FRIENDSHIP PARK SUBDIVISION, A DISTANCE OF 635.09 FEET TO A 1/2" CAPPED REBAR FOUND (LS #10675) AT THE SOUTHWEST CORNER OF LOT 4 OF TRIONE TRACE SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED AT SLIDE 1594-A, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 89 DEGREES 21 MINUTES 56 SECONDS EAST, ALONG THE SOUTH LINE OF LOT 4 OF SAID TRIONE TRACE SUBDIVISION AND A PROJECTION THEREOF, A DISTANCE OF 911.38 FEET TO A 5/8" CAPPED REBAR FOUND (CA-0568-LS); THENCE RUN NORTH 00 DEGREES 15 MINUTES 57 EAST, A DISTANCE OF 1328.23 FEET TO 1/2" CAPPED REBAR FOUND (ILLEGIBLE) AT THE SOUTHWEST CORNER OF LOT 4 OF BONI SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2055-E, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 89 DEGREES 30 MINUTES 22 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 621.85 FEET TO A 1/2" REBAR FOUND ON THE AFOREMENTIONED WEST RIGHT-OF-WAY OF SAID COUNTY ROAD NUMBER 13; THENCE RUN SOUTH 00 DEGREES 08 MINUTES 04 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 1319.16 FEET TO A 1/2" CAPPED REBAR SET (CA-1167-LS); THENCE RUN SOUTH 00 DEGREES 19 MINUTES 24 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 2001.88 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 134.31 ACRES, MORE OR LESS.

COMMUNITY DEVELOPMENT

Daphne
ALABAMA

January 26, 2024

68V Baldwin Land Holding, LLC
707 Belrose Avenue
Daphne, AL 36526

Subject: Rowan Oak Pre-Zoning Application Status #PZA24-01 & Annexation Petition Project Status #ANX24-01

Dear 68V Baldwin Land Holding, LLC,

On January 25, 2024, the Daphne Planning Commission set forth a favorable recommendation to the City Council to approve the pre-zoning request from RSF-E, Residential Single Family Estate, RMF-6, Multiple Family, RSF-2, Single Family Residential, and B-3, General Business, Baldwin County, District 15 in the Extraterritorial Jurisdiction of Daphne to PUD, Planned Unit Development.

Additionally, the Planning Commission also set forth at favorable recommendation to the City Council to approve the annexation of the 134.31-acre subject property.

Documentation of these recommendations will be sent to the City Clerk for further processing.

If you have any questions, feel free to contact me.

Sincerely,

Adrienne Jones

Adrienne D. Jones, AICP
Community Development Director & Zoning Administrator

cc: Candace G. Antinarella, City Clerk
David Diehl – Email
File

CITY OF DAPHNE
RESOLUTION 2024-03

Acceptance of Roads and Rights-of-Way: Hope Vineyard, Phase 1A

WHEREAS, the City Council of the City of Daphne, Alabama has received notice that the Daphne Planning Commission has given Final Plat approval to Hope Vineyard, Phase 1A on December 14, 2023, and the City of Daphne hereby recommends acceptance of the roads and rights-of way located in Hope Vineyard, Phase 1A; and

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

WHEREAS, an inspection was made by the Director of Public Works, and said director has recommended acceptance of said streets and associated storm water drainage, to the extent such drainage facilities affect the rights-of-way, of Hope Vineyard, Phase 1A; and

WHEREAS, the developer has provided to the City a two-year maintenance bond in the amount of $168,638 as required and now requests acceptance and dedication of the same for maintenance of said improvements as outlined in Article XVII, entitled the Procedures for Subdivision Review, of the City of Daphne Land Use and Development Ordinance; and

WHEREAS, the developer has caused the plat to be recorded on slides 2928-A, 2928-B and 2928-C of the records in the Baldwin County Judge of Probate Office; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE AS FOLLOWS: that the following rights-of-way within Hope Vineyard, Phase 1A, according to the plat presented by Dewberry Engineers Inc. as recorded in the Office of the Judge of Probate, Baldwin County, Alabama, are hereby accepted by the City of Daphne, Alabama as city streets for maintenance:

> a portion of Shadowridge Drive (2095 linear feet), a 50-ft right of way; a portion of Cakebread Ave (184 linear feet), a 60-ft right of way; a portion of Ziobaffa Drive (188 linear feet), a 75-ft right of way; a portion of Dominus Drive (1380 linear feet), a 50-ft right of way; and a portion of Caymus Drive (95 linear feet), a 50-ft right of way.

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA ON THIS THE _____ DAY OF _____, 2024.

_____
Robin LeJeune, Mayor

ATTEST:

_____
Candace G. Antinarella, MMC, City Clerk

COMMUNITY DEVELOPMENT INTERNAL MEMORANDUM

Daphne
ALABAMA

DATE: January 2, 2024

TO: Office of the City Clerk

FROM: Adrienne Jones, AICP, Director of Community Development

CC: Josh Newman, City Engineer, Ronnie Huskey, Public Works Director, William Eringman, Deputy Director Public Works, and Natasha Miles, Planner

SUBJECT: Hope Vineyard, Phase 1A, Acceptance of Roads and Rights-of-Ways

LOCATION: East of County Road 13

RECOMMENDATION: At the December 14, 2023 regular meeting of the City of Daphne Planning Commission, seven members were present. The motion carried unanimously for a favorable recommendation for the acceptance of the rights-of-way of Shadowridge Drive, Cakebread Avenue, Ziobaffa Drive, Dominus Drive, and Caymus Drive.

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

Attachment(s)

cc: file

1. Correspondence from project engineer requesting acceptance
2. Petition for Acceptance of Rights-of-Way
2. Record plat

Dewberry

Dewberry Engineers Inc.
25353 Friendship Road
Daphne, AL 36526

251.990.9950
251.990.9910 fax
www.dewberry.com

October 16, 2023

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

RE: HOPE VINEYARD PHASE 1A
ENGINEER'S CERTIFICATION

Dear Mrs. Jones:

I, Justin Britt, a professional engineer registered in the State of Alabama, Registration Number 38943, do hereby certify that the streets for HOPE VINEYARD PHASE 1A has been completed in full and to the best of my knowledge and to the best of my belief, conforms to the requirements of the City of Daphne Subdivision regulations and to all other rules, regulations, laws, and ordinances applicable to my design.

Therefore, I hereby request that the City of Daphne accept the roads and drainage for HOPE VINEYARD PHASE 1A subdivision.

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

Sincerely,
Dewberry Engineers Inc.

Justin Britt, P.E.
Project Manager

JB/db

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

SUBDIVISION NAME: HOPE VINEYARD PHASE 1A

THIS PETITION FOR ACCEPTANCE OF ROADS AND/OR RIGHTS-OF-WAY is made this 16th day of October, 2023 by HOPE VINEYARD PARTNERS, LLC, hereinafter called "the sub-divider," owner of certain property located in the City of Daphne, Alabama known as HOPE VINEYARD PHASE 1A to be recorded in the office of the Judge of Probate of Baldwin County, Alabama; and,

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

WHEREAS, a bond is required by the City as a condition of the acceptance of any new roads or rights-of-way as outlined in Article XVII in an amount equal to twenty percent (20%) of all street and drainage improvements in the subdivision as a warranty for such improvements to last for a period of two (2) years after the date of dedication and upon acceptance by the City Council, the sub-divider has provided a **$ 168,638** maintenance bond; and,

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

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

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

Respectfully submitted,

HOPE VINEYARD PARTNERS, LLC .
Name of Individual or Corporation (Printed)

By: Michael Neal
(Print Legibly and Sign)

Its: Manager
(Print Legibly)

STATE OF ~~ALABAMA~~) FLORIDA
COUNTY OF ~~BALDWIN)~~ SARASOTA

I, the undersigned Notary Public in and for said State and County, hereby certify that MICHAEL NEAL whose name as MANAGER of Hope Vineyard Partners, LLC, an Alabama corporation or as owner of _____ is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he as such officer or owner and with full authority, executed the same voluntarily on the day same bears date.

Given under my hand and official seal on this the 12 day of OCTOBER, 2023

Susan A McCartney (NOTARY SEAL)
NOTARY PUBLIC
My commission expires: _____

SUSAN A. MCCARTNEY
Notary Public - State of Florida
Commission # HH 281173
My Comm. Expires Oct 21, 2026
Bonded through National Notary Assn.

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

SUBDIVISION NAME: Hope Vineyard Phase 1A

THIS PETITION FOR ACCEPTANCE OF ROADS AND/OR RIGHTS-OF-WAY is made this 16th day of October, 2023 by Hope Vineyard Partners, LLC, hereinafter called "the subdivider," owner of certain property located in the City of Daphne, Alabama known as Hope Vineyard Phase 1A to be recorded in the office of the Judge of Probate of Baldwin County, Alabama; and,

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

WHEREAS, a bond is required by the City as a condition of the acceptance of any new roads or rights-of-way as outlined in Article XVII in an amount equal to twenty percent (20%) of all street and drainage improvements in the subdivision as a warranty for such improvements to last for a period of two (2) years after the date of dedication and upon acceptance by the City Council, the subdivider has provided a $269,981.72 maintenance bond; and,

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

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

NOW, THEREFORE, in consideration of the premises, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the subdivider does hereby dedicate the roads and rights-of-way in said subdivision to the City of Daphne, a municipal corporation, as per the favorable recommendation of the City of Daphne Planning Commission voted upon at its meeting held on December 14, 2023. Said subdivision according the plat recorded in the Judge of Probate, Baldwin County, Alabama and said streets being named as follows:

Name of Right of Way	Length (linear feet)	Width (feet)
SHADOWRIDGE DRIVE	2,095	50
CAKEBREAD AVE	184	60
ZIOBAFFA DRIVE	188	75
DOMINUS DRIVE	1,380	50
CAYMUS DRIVE	95	50

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

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

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

Respectfully submitted,

Hope Vineyard Partners LLC
Name of Individual or Corporation (Printed)

By: Michael Neal
(Print Legibly and Sign)

Its: Manager
(Print Legibly)

STATE OF AL~~ABAMA~~ Florida
COUNTY OF B~~ALDWIN~~) Sarasota

I, the undersigned Notary Public in and for said State and County, hereby certify that Michael Neal whose name as Manager of Hope Vineyard Partners an Alabama corporation or as owner of _____ is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he as such officer or owner and with full authority, executed the same voluntarily on the day same bears date.

Given under my hand and official seal on this the 11 day of December, 2023.

Notary Public State of Florida
Kathryn A. Pignatelli
My Commission HH 100931
Expires 04/25/2025

Kathryn A. Pignatelli (NOTARY SEAL)
NOTARY PUBLIC
My commission expires: 04-25-2025

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

Favorable recommendation on behalf of Daphne Public Works:

City Engineer
City of Daphne

Favorable recommendation on behalf of Daphne Planning Commission:

John Peterson
Planning Commission Vice Chairman
City of Daphne

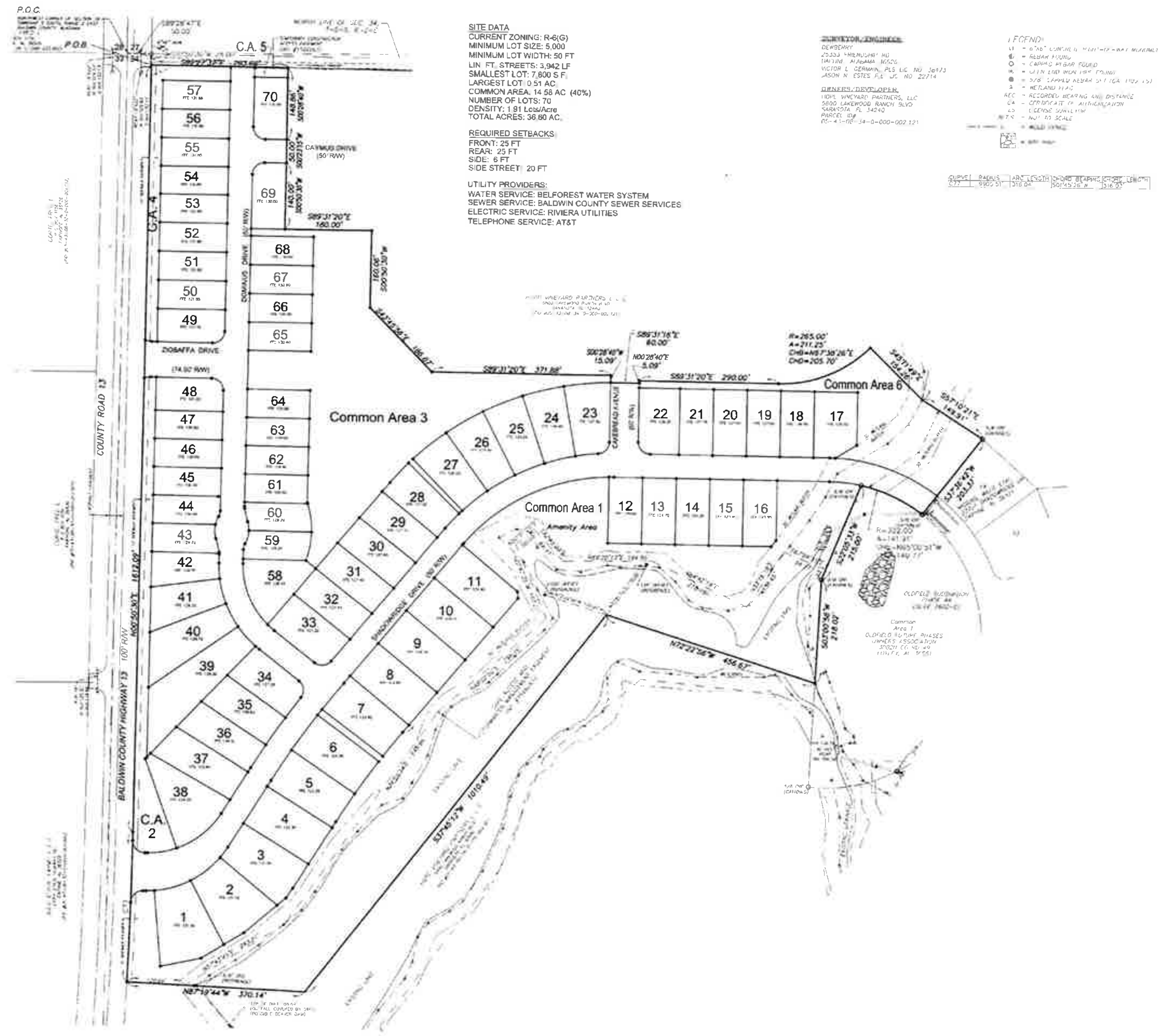
SITE DATA
CURRENT ZONING: R-6(G)
MINIMUM LOT SIZE: 5,000
MINIMUM LOT WIDTH: 50 FT
LIN. FT. STREETS: 3,942 LF
SMALLEST LOT: 7,600 S.F.
LARGEST LOT: 0.51 AC.
COMMON AREA: 14.58 AC (40%)
NUMBER OF LOTS: 70
DENSITY: 1.91 Lots/Acre
TOTAL ACRES: 36.60 AC.

REQUIRED SETBACKS:
FRONT: 25 FT
REAR: 25 FT
SIDE: 6 FT
SIDE STREET: 20 FT

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

2100678

SLIDE 0002928-A



FLOOD CERTIFICATE

SURVEYOR'S NOTES

DESCRIPTION

SURVEYOR'S CERTIFICATE

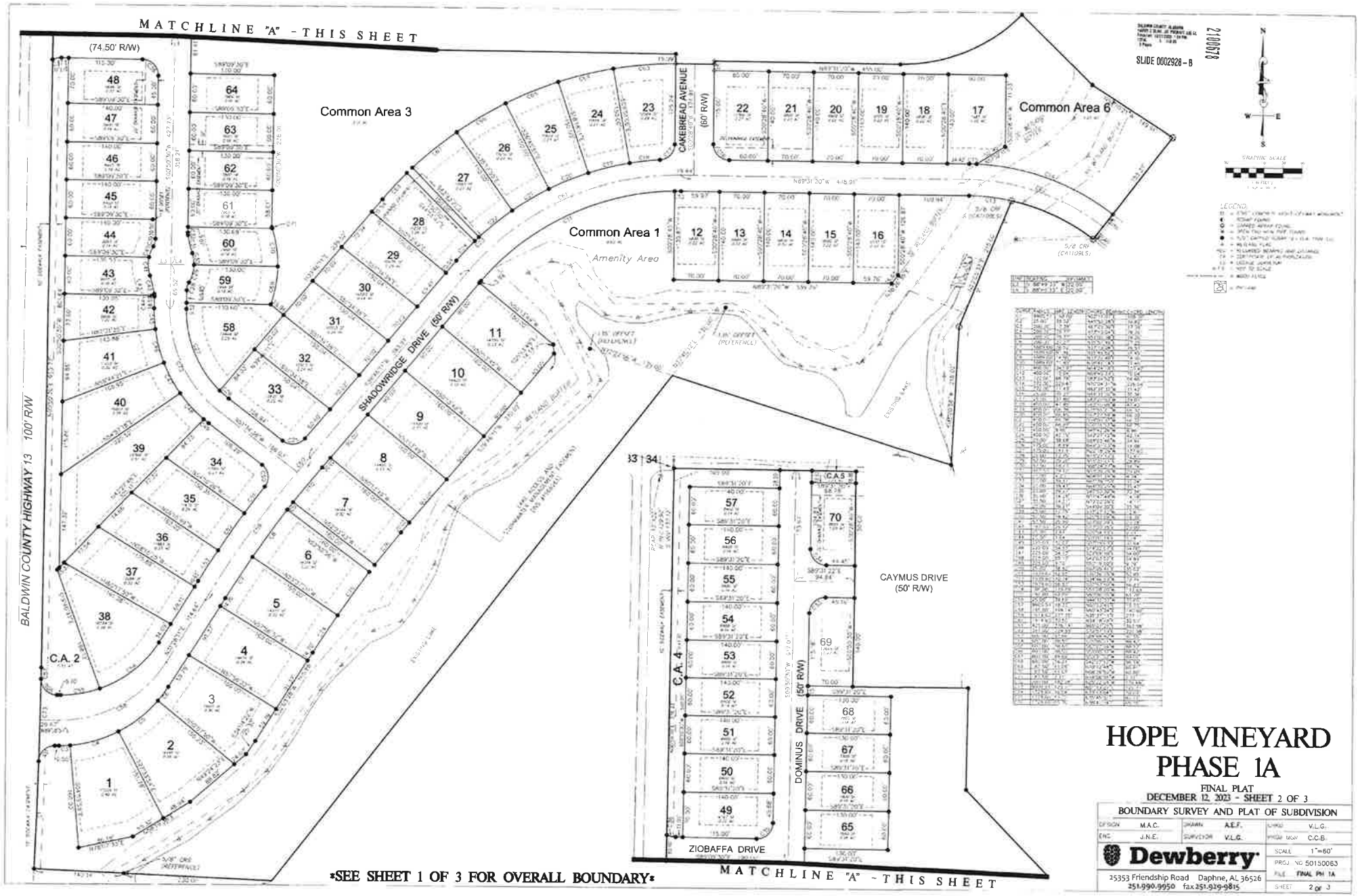
HOPE VINEYARD PHASE 1A

OVERALL MAP
DECEMBER 12, 2023 - SHEET 1 OF 3

BOUNDARY SURVEY AND PLAT OF SUBDIVISION

DESIGN	M.A.C.	DRAWN	A.E.F.	CHKD	V.L.G.
ENG	J.N.E.	SURVEYOR	V.L.G.	PROJ MGR	C.C.B.
				SCALE	1"=100'
				PROJ. NO	50150063
				FILE	FINAL PH 1A
				SHEET	1 OF 3

Dewberry
25353 Friendship Road Daphne, AL 36526
251.990.9950 fax 251.929.9815


MATCHLINE "A" - THIS SHEET
(74.50' R/W)
Common Area 3
Common Area 1
Amenity Area
Common Area 6
CAKEBREAD AVENUE (60' R/W)
SHADOWRIDGE DRIVE (50' R/W)
BALDWIN COUNTY HIGHWAY 13 100' R/W
C.A. 2
C.A. 4
C.A. 5
CAYMUS DRIVE (50' R/W)
DOMINUS DRIVE (50' R/W)
ZIOBAFFA DRIVE
SEE SHEET 1 OF 3 FOR OVERALL BOUNDARY
MATCHLINE "A" - THIS SHEET
SLIDE 0002928 - B
2100678
LEGEND
HOPE VINEYARD
PHASE 1A
FINAL PLAT
DECEMBER 12, 2023 - SHEET 2 OF 3
BOUNDARY SURVEY AND PLAT OF SUBDIVISION
DESIGN M.A.C.
DRAWN A.E.F.
CHKD V.L.G.
ENG J.N.E.
SURVEYOR V.L.G.
PROJ MGR C.C.B.
Dewberry
SCALE 1"=60'
PROJ NO 50150083
FILE FINAL PH 1A
SHEET 2 OF 3
25353 Friendship Road Daphne, AL 36526
251.990.9950 fax 251.929.9815

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 12/21/2023 1:59 PM
TOTAL [illegible]
3 Pages

2100678

SLIDE 0002928 – C

DIRECTOR OF COMMUNITY DEVELOPMENT

STATE OF ALABAMA)
CITY OF DAPHNE)
COUNTY OF BALDWIN)

THE UNDERSIGNED, AS DIRECTOR OF THE DAPHNE COMMUNITY DEVELOPMENT DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS THE 18 DAY OF December 20 23

[signature] PC APPROVAL DATE 12-14-23

CERTIFICATION OF APPROVAL FOR RECORDING

STATE OF ALABAMA)
CITY OF DAPHNE)
COUNTY OF BALDWIN)

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE DAPHNE LAND USE AND DEVELOPMENT ORDINANCE WITH THE EXCEPTION OF SUCH MODIFICATIONS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND WRITTEN UPON SAID PLAT AND THAT IT HAS BEEN APPROVED FOR THE RECORDING IN THE OFFICE OF THE BALDWIN COUNTY JUDGE OF PROBATE.

DATED THIS 18 DAY OF December 20 23

[signature]
PLANNING COMMISSION CHAIRMAN OR AUTHORIZED REPRESENTATIVE

CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF ALABAMA)
CITY OF DAPHNE)
COUNTY OF BALDWIN)

THIS IS TO CERTIFY THAT I (WE), THE UNDERSIGNED, AM (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I (WE) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED, AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND COVENANTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS 20TH DAY OF December 2023

HOPE VINEYARD PARTNERS, LLC

BY D. David Graben
NAME

[signature]
SIGNATURE

ITS Manager

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF Florida
COUNTY OF Sarasota

Susan McCartney, A NOTARY PUBLIC IN AND FOR THE COUNTY OF Sarasota IN THE STATE OF Florida, DO CERTIFY THAT D. David Graben WHOSE NAME(S) IS (ARE) SIGNED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE (THEY) SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT HIS (THEIR) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS 20 DAY OF December 23

[signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 10/21/2026

Susan A. McCartney
State of Florida
Notary Public
Commission No. [illegible]
My Commission Expires [illegible]

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICES

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY SEWER SERVICES, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS 21 DAY OF December 23

[signature]
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY TELEPHONE (AT&T)

THE UNDERSIGNED, AS AUTHORIZED BY AT&T HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS 18th DAY OF December 23

[signature]
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (ELECTRIC)

THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS 18th DAY OF December 20 23

[signature]
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BELFOREST WATER SYSTEM

THE UNDERSIGNED, AS AUTHORIZED BY BELFOREST WATER SYSTEM HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.

THIS 18TH DAY OF December 2023

[signature]
AUTHORIZED REPRESENTATIVE

GENERAL NOTES

1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. 5 FT. CONCRETE SIDEWALKS TO BE INSTALLED BY CONTRACTOR AT THE TIME OF HOUSE CONSTRUCTION.
3. THE CITY OF DAPHNE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF COMMON AREAS.
4. COMMON AREAS ARE NOT INTENDED TO BE BUILDABLE LOTS FOR CONVERSION TO RESIDENTIAL USE.
5. ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.
6. 10 FOOT UTILITY EASEMENT ON ALL LOT LINES ADJACENT TO THE RIGHT-OF-WAY AND 10 FEET (5 FEET ON BOTH SIDES) ALONG ALL SIDE LOT LINES, UNLESS OTHERWISE NOTED.
7. THE CITY OF DAPHNE RESERVES THE RIGHT TO REQUIRE THE MAINTENANCE OF ALL PRIVATE DRAINAGE FACILITIES TO PREVENT POTENTIAL FLOODING AND/OR ELIMINATE PUBLIC HEALTH AND SAFETY THREATS OR NUISANCE CAUSED BY SAID DRAINAGE FACILITIES.
8. ALL SIDEWALKS WITHIN THIS DEVELOPMENT SHALL BE ADA COMPLIANT.
9. THE DAPHNE PLANNING COMMISSION APPROVED A MASTER PLAN FOR THE HOPE VINEYARD SUBDIVISION WHICH IS ON FILE IN THE COMMUNITY DEVELOPMENT DEPARTMENT.
10. THE MINIMUM FINISHED FLOOR ELEVATION ON ALL LOTS SHALL BE 18" ABOVE THE HIGHEST ADJACENT CENTERLINE OF THE ROADWAY.
11. AN EASEMENT MAY SERVE AS THE BUILDING SETBACK LINE WHEN THE WIDTH OF THE EASEMENT IS GREATER THAN OR EQUAL TO THE WIDTH OF THE REQUIRED SETBACK.
12. ALL DRAINAGE PIPES OUTSIDE OF THE ROW ARE TO BE MAINTAINED BY THE HOPE VINEYARD HOMEOWNER'S ASSOCIATION.
13. ALTHOUGH THE PROPERTY IS ZONED R-6CCL GARDEN/PATIO HOME, FOUR LOT TYPES ARE HEREBY ESTABLISHED AS THE MINIMUM LOT SIZES WITHIN THE DEVELOPMENT. THE MINIMUM AREA EXCEEDS THE R-6CCL STANDARDS OF THE LAND USE AND DEVELOPMENT ORDINANCE. THE MINIMUM LOT AREA STANDARDS OF HOPE VINEYARD, PHASE 1A, ARE HEREBY ESTABLISHED AS FOLLOWS:
    - A. LOTS #[illegible] SHALL BE A MINIMUM OF [illegible] FT WIDE. THE MINIMUM AREA SHALL BE [illegible] SQUARE FEET.
    - B. LOTS #[illegible] SHALL BE A MINIMUM OF [illegible] FT WIDE. THE MINIMUM AREA SHALL BE [illegible] SQUARE FEET.
    - C. LOTS #[illegible] SHALL BE A MINIMUM OF [illegible] FT WIDE. THE MINIMUM AREA SHALL BE [illegible] SQUARE FEET.
14. ON CORNER LOTS, THE BUILDING ORIENTATION WILL DICTATE THE LOCATION OF FRONT, REAR, INTERIOR SIDE, AND EXTERIOR YARD SETBACKS. THIS WILL BE VERIFIED DURING THE BUILDING PERMIT PROCESS.
15. THE DAPHNE BOARD OF ZONING ADJUSTMENT IS HEREBY AUTHORIZED TO CONSIDER ANY AND ALL REQUESTS FOR VARIANCES TO THE MINIMUM LOT SIZES ESTABLISHED BY THE MASTER PLAN AND BY STANDARDS OF HOPE VINEYARD, PHASE 1A, AS SET FORTH ON THE PLAT.
16. THIS SUBDIVISION IS PART OF A MULTI-PHASE DEVELOPMENT. A MASTER PLAN ILLUSTRATING THE OVERALL DEVELOPMENT IS ON FILE IN THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

CERTIFICATION OF APPROVAL OF STREETS, DRAINAGE AND IMPROVEMENTS

STATE OF ALABAMA)
CITY OF DAPHNE)
COUNTY OF BALDWIN)

I, JOSHUA NEWMAN, ENGINEER FOR THE CITY OF DAPHNE, ALABAMA, DO HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED BY ME AND ALSO THAT THE SUBDIVIDER'S PLANS AND SPECIFICATIONS COMPLY WITH THE REQUIREMENTS SET FORTH IN THE DAPHNE LAND USE AND DEVELOPMENT ORDINANCE.

I FURTHER CERTIFY THAT THE STREETS, DRAINAGE, AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED.

DATED THIS 18 DAY OF December 20 23

[signature]
JOSHUA NEWMAN
ENGINEER, CITY OF DAPHNE

LICENSED ENGINEER'S CERTIFICATION OF IMPROVEMENTS

STATE OF ALABAMA
CITY OF DAPHNE
COUNTY OF BALDWIN

I, JASON [illegible], A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA WITH A LICENSE NUMBER OF 22[illegible], HEREBY CERTIFY THAT I HAVE DESIGNED THE [illegible] IMPROVEMENTS IN CONFORMITY WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE INCLUDING THE DRAINAGE DESIGN REQUIREMENTS OF THE CITY OF DAPHNE AND USE IN DEVELOPMENT REGULATIONS. I FURTHER CERTIFY THAT I HAVE PROVIDED OVERSIGHT OF THE CONSTRUCTION TO MY [illegible] AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED.

ENGINEER [signature] 12-14-23
[illegible] DATE
DEWBERRY

HOPE VINEYARD PHASE 1A

FINAL PLAT
DECEMBER 12, 2023 - SHEET 3 OF 3

BOUNDARY SURVEY AND PLAT OF SUBDIVISION					
DESIGN	M.A.C.	DRAWN	A.E.F.	CHKD	V.L.G.
ENG	J.N.E.	SURVEYOR	V.L.G.	PROJ. MGR	C.C.B.
Dewberry				SCALE	N/A
				PROJ. NO	50150063
25353 Friendship Road Daphne, AL 36526				FILE	FINAL PH 1A
251.990.9950 fax 251.929-9815				SHEET	3 of 3

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF DECEMBER 14, 2023
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

Report

1. **CALL TO ORDER:** 5:00 p.m.

2. **CALL OF ROLL** John Peterson, Ronnie Huskey, Steve Olen, Kevin Spriggs, Nathan Jones, Richard Johnson, and Kimberly Samry

3. **APPROVAL OF MINUTES:**

Review of minutes of the regular meeting of November 16, 2023. **(Approved)**

4. **OLD BUSINESS:**

A. **HOPE VINEYARD, PHASES 1A AND 3 FINAL SUBDIVISION PLAT REVIEW AND STREET ACCEPTANCE:**

1. **File SDF23-04:** **(Approved)**

Subdivision: **Hope Vineyard, Phase 1A**

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

Location: East of County Road 13
Area: 36.60 Acres ±, (70) lots
Owner: Hope Vineyard Partners, L.L.C. - Michael Neal
Agent: Dewberry - Cathy Barnette
Surveyor: Dewberry - Victor Germain
Engineer: Dewberry - Justin Britt

2. **File AP23-10:** **(Favorable recommendation to City Council)**

Presentation to be given by Cathy Barnette, Dewberry, recommending acceptance of all rights-of-way contained within Hope Vineyard, Phase 1A. Said rights-of-way being Shadowridge Drive (2,095 linear feet), Cakebread Avenue (184 linear feet), Ziobaffa Drive (188 linear feet), Dominus Drive (1,380 linear feet), and Caymus Drive (95 linear feet).

3. **File SDF23-05:** **(Approved)**

Subdivision: **Hope Vineyard, Phase 3**

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

Location: West of the intersection of Songbird Drive and Avernus Loop
Area: 8.73 Acres ±, (27) lots
Owner: Hope Vineyard Partners, L.L.C. - Michael Neal
Agent: Dewberry - Cathy Barnette
Surveyor: Dewberry - Victor Germain
Engineer: Dewberry - Justin Britt

4. **File AP23-11:** **(Favorable recommendation to City Council)**

Presentation to be given by Cathy Barnette, Dewberry, recommending acceptance of all rights-of-way contained within Hope Vineyard, Phase 3. Said rights-of-way being Avernus Loop (841 linear feet) and Songbird Drive (157 linear feet).

5. NEW BUSINESS:

A. SITE PLAN REVIEW:

1. File SP23-15: **(Approved contingent upon staff approval of minor landscape plan updates)**

Site: **Whataburger**

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

Location: Northwest of U.S. Highway 98 and Lavender Lane
Area: 1.13 Acres ±
Owner: The City of Daphne - Mayor Robin LeJeune
Developer: Whataburger Real Estate, LLC - Andrew Peccia
Engineer: Gonalez-Strength & Associates - Matt Sims

B. SALONCENTRIC SITE PLAN REVIEW AND REQUEST FOR SIDEWALK MODIFICATION:

1. Request to modify the sidewalk along the right-of-way from 6 feet to 4 feet. (Approved)

SITE PLAN REVIEW:

2. File SP23-16: **(Approved subject to meeting ADA compliance)**

Site: **SalonCentric**

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

Location: Southwest of the intersection of Timber Circle and Mill Lane
Area: 1.01 Acres ±
Owner: Kennedy Lease Management - Blake Kennedy
Engineer: Barton and Shumer Engineering, LLC - David Shumer

C. U-HAUL MOVING AND STORAGE OF DAPHNE PLANNING APPROVAL:

1. Planning Commission approval of a warehouse and storage facility in a B-2(a) zone. (Withdrawn at the request of the applicant)

D. PRELIMINARY/FINAL SUBDIVSION PLAT:

1. File SDPF23-12: (Withdrawn at the request of the applicant)

Subdivision: **Earth**

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

Location: Southwest of Park Drive and Tallent Lane
Area: 5.94 Acres ±, (2) lots
Owner: Earth Inc. - Scott Curtis
Surveyor: Rowe Engineering & Surveying - Cecil "Zeke" Hudson

6. PUBLIC PARTICIPATION: None presented.

7. ATTORNEY'S REPORT: No report and Merry Christmas!

8. COMMISSIONER'S COMMENTS: Mr. Strunk commented about the proposed improvements to County Road 64 and Pollard (See minutes for details). Commissioners stated Merry Christmas!

9. **DIRECTOR'S COMMENTS:** Merry Christmas!

10. **ADJOURNMENT:** 5:30 p.m.

CITY OF DAPHNE
RESOLUTION 2024-04

Acceptance of Roads and Rights-of-Way: Hope Vineyard, Phase 3

WHEREAS, the City Council of the City of Daphne, Alabama has received notice that the Daphne Planning Commission has given Final Plat approval to Hope Vineyard, Phase 3 on December 14, 2023, and the City of Daphne hereby recommends acceptance of the roads and rights-of way located in Hope Vineyard, Phase 3; and

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

WHEREAS, an inspection was made by the Director of Public Works, and said director has recommended acceptance of said streets and associated storm water drainage, to the extent such drainage facilities affect the rights-of-way, of Hope Vineyard, Phase 3; and

WHEREAS, the developer has provided to the City a two-year maintenance bond in the amount of $55,939.05 as required and now requests acceptance and dedication of the same for maintenance of said improvements as outlined in Article XVII, entitled the Procedures for Subdivision Review, of the City of Daphne Land Use and Development Ordinance; and

WHEREAS, the developer has caused the plat to be recorded on slide 2928-E of the records in the Baldwin County Judge of Probate Office; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE AS FOLLOWS: that the following rights-of-way within Hope Vineyard, Phase 3, according to the plat presented by Dewberry Engineers Inc. as recorded in the Office of the Judge of Probate, Baldwin County, Alabama, are hereby accepted by the City of Daphne, Alabama as city streets for maintenance:

> a portion of Avernus Loop (841 linear feet), a 50-ft right of way; and a portion of Songbird Drive (157 linear feet), a 50-ft right of way.

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA ON THIS THE _____ DAY OF _____, 2024.

_____
Robin LeJeune, Mayor

ATTEST:

_____
Candace G. Antinarella, MMC, City Clerk

COMMUNITY DEVELOPMENT INTERNAL MEMORANDUM

Daphne
ALABAMA

DATE: January 9, 2024

TO: Office of the City Clerk

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

CC: Josh Newman, City Engineer, Ronnie Huskey, Public Works Director, William Eringman, Deputy Director Public Works, and Natasha Miles, Planner

SUBJECT: Hope Vineyard, Phase 3, Acceptance of Roads and Rights-of-Ways

LOCATION: West of the intersection of Songbird Drive and Avernus Loop

RECOMMENDATION: At the December 14, 2023 regular meeting of the City of Daphne Planning Commission, seven members were present. The motion carried unanimously for a favorable recommendation for the acceptance of the rights-of-way of Avernus Loop and Songbird Drive.

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

Attachment(s)

cc: file

1. Correspondence from project engineer requesting acceptance
2. Petition for Acceptance of Rights-of-Way
2. Record plat

Dewberry

Dewberry Engineers Inc.
25353 Friendship Road
Daphne, AL 36526

251.990.9950
251.990.9910 fax
www.dewberry.com

October 16, 2023

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

RE: HOPE VINEYARD PHASE 3
ENGINEER'S CERTIFICATION

Dear Mrs. Jones:

I, Justin Britt, a professional engineer registered in the State of Alabama, Registration Number 38943, do hereby certify that the streets for HOPE VINEYARD PHASE 3 has been completed in full and to the best of my knowledge and to the best of my belief, conforms to the requirements of the City of Daphne Subdivision regulations and to all other rules, regulations, laws, and ordinances applicable to my design.

Therefore, I hereby request that the City of Daphne accept the roads and drainage for HOPE VINEYARD PHASE 3 subdivision.

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

Sincerely,
Dewberry Engineers Inc.

Justin Britt, P.E.
Project Manager

JB/db

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

SUBDIVISION NAME: HOPE VINEYARD PHASE 3

THIS PETITION FOR ACCEPTANCE OF ROADS AND/OR RIGHTS-OF-WAY is made this 16th day of October, 2023 by HOPE VINEYARD PARTNERS, LLC, hereinafter called "the sub-divider," owner of certain property located in the City of Daphne, Alabama known as HOPE VINEYARD PHASE 3 to be recorded in the office of the Judge of Probate of Baldwin County, Alabama; and,

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

WHEREAS, a bond is required by the City as a condition of the acceptance of any new roads or rights-of-way as outlined in Article XVII in an amount equal to twenty percent (20%) of all street and drainage improvements in the subdivision as a warranty for such improvements to last for a period of two (2) years after the date of dedication and upon acceptance by the City Council, the sub-divider has provided a **$ 55,939.05** maintenance bond; and,

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

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

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

Respectfully submitted,

HOPE VINEYARD PARTNERS, LLC .
Name of Individual or Corporation (Printed)

By: Michael Neal
(Print Legibly and Sign)

Its: Manager
(Print Legibly)

STATE OF ~~ALABAMA~~) FLORIDA
COUNTY OF ~~BALDWIN~~) SARASOTA

I, the undersigned Notary Public in and for said State and County, hereby certify that MICHAEL NEAL whose name as Manager of HOPE VINEYARD PARTNERS LLC an Alabama corporation or as owner of _____ is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he as such officer or owner and with full authority, executed the same voluntarily on the day same bears date.

Given under my hand and official seal on this the 12 day of OCTOBER, 2023.

Susan A McCartney (NOTARY SEAL)
NOTARY PUBLIC
My commission expires: _____

SUSAN A. MCCARTNEY
Notary Public - State of Florida
Commission # HH 281173
My Comm. Expires Oct 21, 2026
Bonded through National Notary Assn.

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

NOW, THEREFORE, in consideration of the premises, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the sub-divider does hereby dedicate the roads and rights-of-way in said subdivision to the City of Daphne, a municipal corporation, as per the favorable recommendation of the City of Daphne Planning Commission voted upon at its meeting held on December 14, 2023. Said subdivision according the plat recorded in the Judge of Probate, Baldwin County, Alabama and said streets being named as follows:

Name of Right of Way	Length (linear feet) From Plat	Width (feet)
AVERNUS LOOP	841	50
SONGBIRD DRIVE	157	50

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

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

Favorable recommendation on behalf of Daphne Public Works:

City Engineer
City of Daphne

Favorable recommendation on behalf of Daphne Planning Commission:

John Peterson
Planning Commission Vice Chairman
City of Daphne

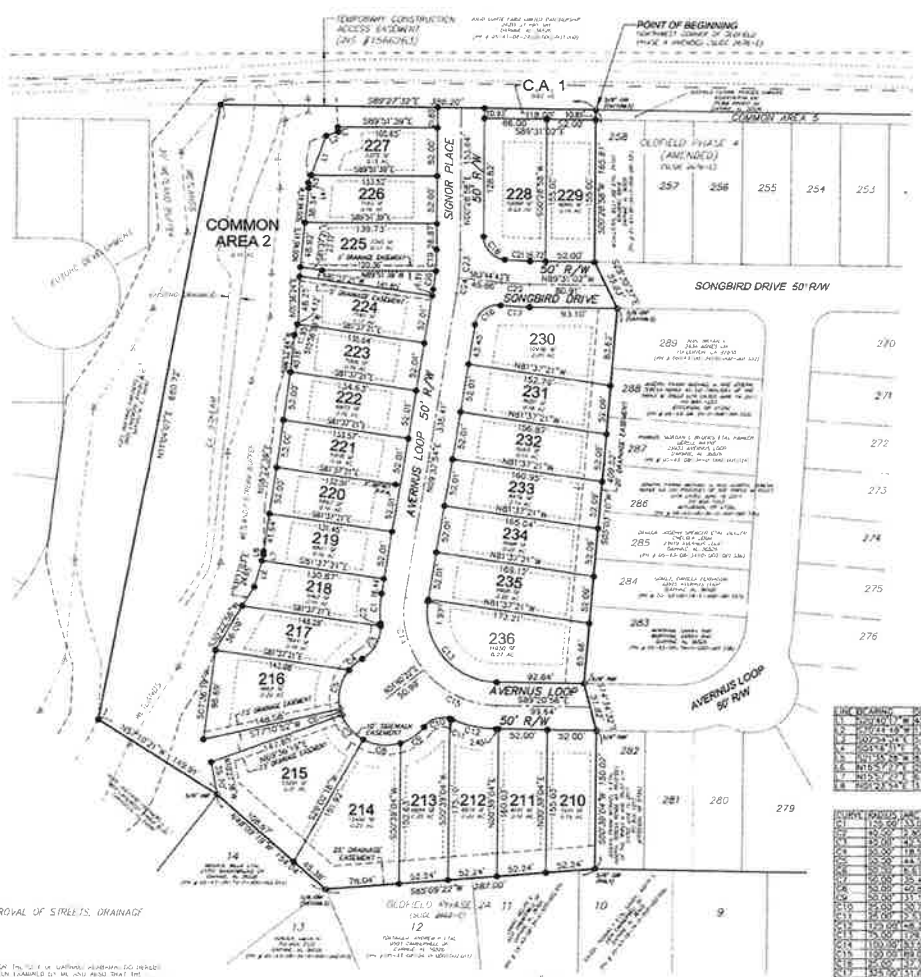
SITE DATA
CURRENT ZONING: R-6(G)
MINIMUN LOT SIZE: 5,000
MINIMUM LOT WIDTH: 50 FT
LIN. FT. R/W: 967 LF
SMALLEST LOT: 6,372 S.F.
LARGEST LOT: 0.31 AC
COMMON AREA: 2.22 AC (25%)
NUMBER OF LOTS: 27
DENSITY: 3.09 Lots/Acre
TOTAL ACRES: 8.73 AC

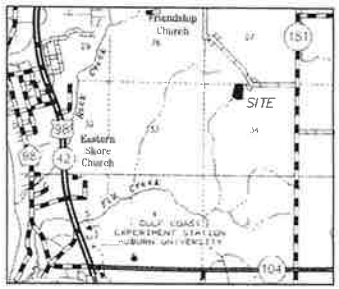
REQUIRED SETBACKS:
FRONT: 25 FT
REAR: 25 FT
SIDE: 6 FT
SIDE STREET: 20 FT

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

SURVEYOR/ENGINEER:
DEWBERRY
25353 FRIENDSHIP RD
DAPHNE, ALABAMA 36526
VICTOR L. GERMAIN, PLS LIC. NO. 38473
JASON N. ESTES P.E. LIC. NO. 22714

OWNERS/DEVELOPER:
HOPE VINEYARD PARTNERS, LLC
3800 LAKEWOOD RANCH BLVD
SARASOTA, FL 34240
PARCEL ID#
05-43-08-34-0-000.002.121





GENERAL NOTES:
1. FOR SIN LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. 5 FT CONCRETE SIDEWALKS TO BE INSTALLED BY CONTRACTOR AT THE SOLE OF HOUSE CONSTRUCTION.
3. SIGNOMATES DETENTION AREAS AND SIGNATION AREAS ARE NOT THE RESPONSIBILITY OF CITY OF DAPHNE BUT SHALL BE MAINTAINED BY THE HOPE VINEYARD HOMEOWNERS ASSOCIATION.
4. SIGNATION AREAS ARE NOT INTENDED TO BE BUILDABLE LOTS FOR CONVERSION TO RESIDENTIAL USE.
5. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
6. NO FRONT UTILITY EASEMENT ON ANY LOT LINES ADJACENT TO THE RIGHT-OF-WAY AND 10 FEET TO THE REAR OF THE LOT LINES, UNLESS OTHERWISE NOTED.
7. THE CITY OF DAPHNE RESERVES THE RIGHT TO REGRADE THE MAINTENANCE OF ALL DRAINAGE FACILITIES TO PREVENT POTENTIAL FLOODING AND/OR ELIMINATE PUBLIC HEALTH AND SAFETY THREATS OR DAMAGE CAUSED BY SAID DRAINAGE FACILITIES.
8. ALL SIGNAGE WITHIN THIS DEVELOPMENT SHALL BE ADA COMPLIANT.
9. THIS SUBMISSION IS PART OF A MULTI-PHASE DEVELOPMENT & MASTER PLAN ESTABLISHING THE OVERALL DEVELOPMENT IS ON FILE IN THE DEPARTMENT OF COMMUNITY DEVELOPMENT.
10. THE MINIMUM FINISHED FLOOR ELEVATION ON ALL LOTS SHALL BE 18" ABOVE THE HIGHEST ADJACENT CENTERLINE OF THE ROADWAY.
11. ONE SIGNAGE IS PART OF A MULTI-PHASE DEVELOPMENT & MASTER PLAN ESTABLISHING THE OVERALL DEVELOPMENT IS ON FILE IN THE DEPARTMENT OF COMMUNITY DEVELOPMENT.
12. ALL DRAINAGE TYPE DEFINED BY THE HOW AND TO BE MAINTAINED BY THE HOPE VINEYARD HOMEOWNERS ASSOCIATION.
13. THIS SUBMITTAL BOARD OF ZONING ADJUSTMENT IS REQUIRED TO REGRADE ANY AND ALL REQUESTS FOR VARIANCES AND THE MINIMUM LOT SIZE ESTABLISHED BY THE MASTER PLAN AND IS ATTACHED TO THE PRELIMINARY PLAT.
14. THE FOLLOWING LOTS ARE THE BUILDING SITE LOCATIONS AS SHOWN ON THE LOCATION OF TANKS BELOW MINIMUM SIZE AND CURRENT YARD SETBACKS AND ALL BE VERIFIED DURING THE BUILDING PERMIT PROCESS.

DIRECTOR OF COMMUNITY DEVELOPMENT:
STATE OF ALABAMA
CITY OF DAPHNE
COUNTY OF BALDWIN

THE UNDERSIGNED, AS DIRECTOR OF THE DAPHNE COMMUNITY DEVELOPMENT DEPARTMENT, HEREBY APPROVES THE APPROVED PLAT FOR RECORDING IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA

THIS THE 9TH DAY OF JANUARY, 2024

AL APPROVAL DATE 12/11/23

CERTIFICATION OF APPROVAL FOR RECORDING:
STATE OF ALABAMA
CITY OF DAPHNE
COUNTY OF BALDWIN

HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE DAPHNE LAND USE AND DEVELOPMENT ORDINANCE WITH THE EXCEPTION OF SUCH MODIFICATIONS, IF ANY, AS ARE SHOWN IN THE MINUTES OF THE PLANNING COMMISSION AND WRITTEN UPON THIS PLAT, AND THAT IT HAS BEEN APPROVED FOR THE RECORDING IN THE OFFICE OF THE BALDWIN COUNTY JUDGE OF PROBATE.

THIS THE 9TH DAY OF JANUARY, 2024

PLANNING COMMISSION CHAIRMAN OR AUTHORIZED REPRESENTATIVE

CERTIFICATION OF OWNERSHIP AND DEDICATION:
STATE OF ALABAMA
CITY OF DAPHNE
COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT I (WE), THE UNDERSIGNED, AM (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THE PLAT, AND THAT I (WE) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND OR REFERRED HEREIN/HEREON AND THAT THE SAME UNDER THE GENERAL AND PUBLIC PURPOSE INDICATED, AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, PARKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND EASEMENTS NOTED BELOW OR ATTACHED AS A SEPARATE LEGAL DOCUMENT.

DATED THIS 28 DAY OF DECEMBER, 2023

HOPE VINEYARD PARTNERS, LLC
BY: Michael Neal
NAME
MANAGER
TITLE
BY: Manager

ACKNOWLEDGEMENT OF NOTARY PUBLIC:
STATE OF FLORIDA
COUNTY OF SARASOTA

I, STEPHANIE LYMPOULOS, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT MICHAEL NEAL, WHOSE NAME IS SIGNED TO THE CONVEYANCE OF OWNERSHIP AND DEDICATION, AS MANAGER OF HOPE VINEYARD PARTNERS, LLC, WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE CONVEYANCE, HE/SHE EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 28 DAY OF DECEMBER, 2023

NOTARY PUBLIC
MY COMMISSION EXPIRES

CERTIFICATION OF APPROVAL OF STREETS, DRAINAGE AND IMPROVEMENTS:
STATE OF ALABAMA
CITY OF DAPHNE
COUNTY OF BALDWIN

I, ALABAMA REGISTERED ENGINEER FOR THE CITY OF DAPHNE, ALABAMA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND ABOUT THAT THE SUBDIVIDER'S PLANS AND SPECIFICATIONS COMPLY WITH THE REQUIREMENTS SET FORTH IN THE DAPHNE LAND USE AND DEVELOPMENT ORDINANCE.

I FURTHER CERTIFY THAT THE STREETS, DRAINAGE AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED.

DATED THIS 23 DAY OF JANUARY, 2024

ASSISTANT CITY ENGINEER
ENGINEER, CITY OF DAPHNE

LICENSED ENGINEER'S CERTIFICATION OF IMPROVEMENTS
STATE OF ALABAMA
CITY OF DAPHNE
COUNTY OF BALDWIN

I, JASON N. ESTES, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA WITH A LICENSE NUMBER OF 22714. HEREBY CERTIFY THAT I HAVE DESIGNED THE AFORE IMPROVEMENTS IN CONFORMITY WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE, INCLUDING THE DRAINAGE DESIGN REQUIREMENTS OF THE CITY OF DAPHNE LAND USE & DEVELOPMENT REGULATIONS. THE DRAINAGE DESIGN HAS BEEN PREPARED UNDER MY SUPERVISION OF THE CONSTRUCTION TO BE PROVIDED, AND THAT THE DESIGN WILL NOT RESULT IN HARM TO A PERSON OR PROPERTY.

ENGINEER
12-22-23

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICES:
THE UNDERSIGNED AS AUTHORIZED BY BALDWIN COUNTY SEWER SERVICES HEREBY APPROVES THE APPROVED PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA

THIS THE 23 DAY OF JANUARY, 2024

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY TELEPHONE (AT&T)
THE UNDERSIGNED, AS AUTHORIZED BY AT&T HEREBY APPROVES THE APPROVED PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA

THIS 20 DAY OF December, 23

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BELFOREST WATER SYSTEM
THE UNDERSIGNED, AS AUTHORIZED BY BELFOREST WATER SYSTEM HEREBY APPROVES THE APPROVED PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA

THIS 20 DAY OF December, 23

AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY RIVIERA UTILITIES (ELECTRIC):
THE UNDERSIGNED, AS AUTHORIZED BY RIVIERA UTILITIES HEREBY APPROVES THE APPROVED PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA

THIS 21ST DAY OF December, 2023

AUTHORIZED REPRESENTATIVE

FLOOD CERTIFICATE:
THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA AND MAP NUMBER 01051C0144H, COMMUNITY NUMBER 010010 PANEL NUMBER 0144, SUFFIX H, MAP EFFECTIVE DATE APRIL 18, 2012

LEGEND:
- CAPPED REBAR FOUND
- 5/8" CAPPED REBAR SET (SEE PLAT)
- NAIL WITH CAPPED 5/8" REBAR FOUND
- REBAR FOUND
- INFLOWS PIPE
- DOWNSPOUT OR ALTERNATOR
- FEDERAL DAMPER
- MONITORING WELL

SURVEYOR'S NOTES:
1. ALL MEASUREMENTS MADE MEET OR EXCEED THE MINIMUM STANDARDS.
2. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE OWNERSHIP OF SAID PROPERTIES.
3. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND ARE NOT DEPICTED UNLESS MONUMENTATION IS ALSO SHOWN.
4. THERE MAY BE ATTEMPTS TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
5. SURVEY WAS CONDUCTED ON DECEMBER 18TH, 2021 AND IS RECORDED IN FIELD BOOK 1330, AT PAGES 39-60 AND IN THE ELECTRONIC DATA FILE.
6. SOURCE OF INFORMATION: DEEDS AND PLATS RECORDED IN PROBATE RECORDS OF BALDWIN COUNTY, ALABAMA. INITIAL SURVEY PERFORMED BY THIS FIRM AND CONDUCTED ON OCTOBER 17TH, 2019 AND RECORDED IN FIELD BOOK 1330, AT PAGES 31-38 AND IN AN ELECTRONIC DATA FILE.
7. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
8. BEARINGS AND REFERENCED TO STATE PLANE GRID COORDINATES, ALABAMA WEST ZONE, NAD 1983 (2011).
9. BEARINGS AND DISTANCES ARE RECORDED & MEASURED, UNLESS OTHERWISE SHOWN HEREON.
10. ALL GPS OBSERVATIONS WERE TAKEN USING THE NAVNAD 88 GPS.
11. THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.
12. THERE MAY BE ATTEMPTS TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB SURFACE FEATURES.

DESCRIPTION:
BEGIN AT THE NORTHWEST CORNER OF OLDFIELD PHASE 4 AMENDED SUBDIVISION, AS SHOWN BY A MAP OR PLAT THEREOF RECORDED AT SLIDE 2628-E, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 00°01'58" WEST, A DISTANCE OF 1932.81 FEET; THENCE RUN SOUTH 15°30'17" EAST, A DISTANCE OF 55.61 FEET; THENCE RUN SOUTH 03°07'07" WEST, A DISTANCE OF 109.30 FEET; THENCE RUN SOUTH 16°14'32" EAST, A DISTANCE OF 51.84 FEET; THENCE RUN SOUTH 00°29'04" WEST, A DISTANCE OF 150.03 FEET; THENCE RUN SOUTH 63°08'12" WEST, A DISTANCE OF 207.03 FEET; THENCE RUN NORTH 48°51'19" WEST, A DISTANCE OF 154.04 FEET; THENCE RUN NORTH 57°12'31" WEST, A DISTANCE OF 140.91 FEET; THENCE RUN NORTH 11°46'07" EAST, A DISTANCE OF 183.70 FEET; THENCE RUN SOUTH 89°27'32" EAST, A DISTANCE OF 396.20 FEET TO THE POINT OF BEGINNING.

THAT CONTAINS 8.73 ACRES, MORE OR LESS, AND LIES IN THE NORTHWEST QUARTER OF SECTION 34 TOWNSHIP 5 SOUTH RANGE 2 EAST, BALDWIN COUNTY, ALABAMA

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND FIELD SURVEY)

SURVEYOR'S CERTIFICATE:
STATE OF ALABAMA
COUNTY OF BALDWIN

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

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

DEWBERRY
VICTOR L. GERMAIN
12/20/23
DATE

ALABAMA NO. 38473 PROFESSIONAL LAND SURVEYOR VICTOR L. GERMAIN

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

SLIDE 0002928-E

21009011

HOPE VINEYARD PHASE THREE

FINAL PLAT
DECEMBER 20, 2023 - SHEET 1 OF 1

BOUNDARY SURVEY AND PLAT OF SUBDIVISION

DESIGN	M.A.C.	DRAWN	A.E.F.	CHKD	V.L.G.
ENG	J.N.E.	SURVEYOR	V.L.G.	PROJ MGR	J.N.E.
Dewberry				SCALE	1"=60'
				PROJ. NO	50150063
				FILE	PRELIM PH 3
				SHEET	1 of 1

25353 Friendship Road Daphne, AL 36526
251.990.9950 fax 251.929.9815

W:\50150063 HOPE VINEYARD\PLANNING\PHASE THREE\FINAL\50150063FINAL_PH 3.dwg 12/20/2023 9:04:49 AM

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF DECEMBER 14, 2023 **Report**
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

1. **CALL TO ORDER:** 5:00 p.m.

2. **CALL OF ROLL** John Peterson, Ronnie Huskey, Steve Olen, Kevin Spriggs, Nathan Jones, Richard Johnson, and Kimberly Samry

3. **APPROVAL OF MINUTES:**

Review of minutes of the regular meeting of November 16, 2023. **(Approved)**

4. **OLD BUSINESS:**

A. **HOPE VINEYARD, PHASES 1A AND 3 FINAL SUBDIVISION PLAT REVIEW AND STREET ACCEPTANCE:**

1. **File SDF23-04:** **(Approved)**

Subdivision: **Hope Vineyard, Phase 1A**

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

Location: East of County Road 13
Area: 36.60 Acres ±, (70) lots
Owner: Hope Vineyard Partners, L.L.C. - Michael Neal
Agent: Dewberry - Cathy Barnette
Surveyor: Dewberry - Victor Germain
Engineer: Dewberry - Justin Britt

2. **File AP23-10:** **(Favorable recommendation to City Council)**

Presentation to be given by Cathy Barnette, Dewberry, recommending acceptance of all rights-of-way contained within Hope Vineyard, Phase 1A. Said rights-of-way being Shadowridge Drive (2,095 linear feet), Cakebread Avenue (184 linear feet), Ziobaffa Drive (188 linear feet), Dominus Drive (1,380 linear feet), and Caymus Drive (95 linear feet).

3. **File SDF23-05:** **(Approved)**

Subdivision: **Hope Vineyard, Phase 3**

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

Location: West of the intersection of Songbird Drive and Avernus Loop
Area: 8.73 Acres ±, (27) lots
Owner: Hope Vineyard Partners, L.L.C. - Michael Neal
Agent: Dewberry - Cathy Barnette
Surveyor: Dewberry - Victor Germain
Engineer: Dewberry - Justin Britt

4. **File AP23-11:** **(Favorable recommendation to City Council)**

Presentation to be given by Cathy Barnette, Dewberry, recommending acceptance of all rights-of-way contained within Hope Vineyard, Phase 3. Said rights-of-way being Avernus Loop (841 linear feet) and Songbird Drive (157 linear feet).

5. NEW BUSINESS:

A. SITE PLAN REVIEW:

1. File SP23-15: **(Approved contingent upon staff approval of minor landscape plan updates)**

Site: **Whataburger**

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

Location: Northwest of U.S. Highway 98 and Lavender Lane
Area: 1.13 Acres ±
Owner: The City of Daphne - Mayor Robin LeJeune
Developer: Whataburger Real Estate, LLC - Andrew Peccia
Engineer: Gonalez-Strength & Associates - Matt Sims

B. SALONCENTRIC SITE PLAN REVIEW AND REQUEST FOR SIDEWALK MODIFICATION:

1. Request to modify the sidewalk along the right-of-way from 6 feet to 4 feet. (Approved)

SITE PLAN REVIEW:

2. File SP23-16: **(Approved subject to meeting ADA compliance)**

Site: **SalonCentric**

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

Location: Southwest of the intersection of Timber Circle and Mill Lane
Area: 1.01 Acres ±
Owner: Kennedy Lease Management - Blake Kennedy
Engineer: Barton and Shumer Engineering, LLC - David Shumer

C. U-HAUL MOVING AND STORAGE OF DAPHNE PLANNING APPROVAL:

1. Planning Commission approval of a warehouse and storage facility in a B-2(a) zone. (Withdrawn at the request of the applicant)

D. PRELIMINARY/FINAL SUBDIVSION PLAT:

1. File SDPF23-12: (Withdrawn at the request of the applicant)

Subdivision: **Earth**

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

Location: Southwest of Park Drive and Tallent Lane
Area: 5.94 Acres ±, (2) lots
Owner: Earth Inc. - Scott Curtis
Surveyor: Rowe Engineering & Surveying - Cecil "Zeke" Hudson

6. PUBLIC PARTICIPATION: None presented.

7. ATTORNEY'S REPORT: No report and Merry Christmas!

8. COMMISSIONER'S COMMENTS: Mr. Strunk commented about the proposed improvements to County Road 64 and Pollard (See minutes for details). Commissioners stated Merry Christmas!

9. **DIRECTOR'S COMMENTS:** Merry Christmas!

10. **ADJOURNMENT:** 5:30 p.m.

CITY OF DAPHNE, ALABAMA
ORDINANCE 2024-01

AMENDMENT TO ORDINANCE NO. 2004-11 (BUSINESS LICENSE ORDINANCE) TO ADD A LICENSE CLASSIFICATION FOR MEDICAL CANNABIS DISPENSARIES AND AMEND THE SCHEDULE OF LICENSE FEES

WHEREAS, the City of Daphne, after due consideration, believes that certain revisions to the City of Daphne's Business License Ordinance are necessary to establish a license classification for medical cannabis dispensaries and set forth a schedule of fees for such license.

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

SECTION 1. LICENSE CLASSIFICATIONS

Section 13-272 of Chapter 13, Article XII of the Code of Ordinances of the City of Daphne, Alabama is hereby amended by adding the following row to the table of license classifications:

Code	NAICS Title and Suggested License Grouping	Schedule
459991	Marijuana stores, medical	X

SECTION 2. LICENSE FEE SCHEDULES

Section 13-273 of Chapter 13, Article XII of the Code of Ordinances of the City of Daphne, Alabama is hereby amended by adding the following schedule immediately following Schedule "X" – Temporary Vendors:

Schedule "X" – Medical Cannabis Dispensaries

(a) There shall be imposed an annual license fee in the amount of three percent (3%) of gross receipts, as defined in Section 13-252, upon any person, corporation, authority, or other entity which operates a medical cannabis dispensary business in the City of Daphne, with a minimum annual license fee of $500.00.
(b) The Medical Cannabis Dispensary license shall be calculated in arrears, based on the related gross receipts during the preceding license year.
(c) The provisions of this section shall not be construed as granting any license to any medical cannabis dispensary business which does not hold a valid license to operate such dispensary from the Alabama Medical Cannabis Commission.

SECTION 3. CONFLICT WITH OTHER ORDINANCES

Any Ordinance heretofore adopted by the City Council of Daphne, Alabama, which is in conflict with this Ordinance, is hereby repealed to the extent of such conflict.

SECTION 4. SEVERABILITY

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

SECTION 5. EFFECTIVE DATE

This Ordinance shall take effect and be in force from and after the date of its approval by the City Council of the City of Daphne and publication as required by law, with an effective date of January 1, 2024.

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS _____ DAY OF _____, 2024.

_____
Robin L. LeJeune, Mayor

ATTEST:

_____
Candace G. Antinarella, MMC, City Clerk