

CITY OF DAPHNE
1705 MAIN STREET, DAPHNE, AL
CITY COUNCIL BUSINESS MEETING AGENDA
Monday, April 1, 2024 at 6:00 P.M.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
INVOCATION Father Tuck Bowen, St. Stephen's Charismatic Episcopal Church
PLEDGE OF ALLEGIANCE Boy Scout Troup 5087

PROCLAMATION: National Child Abuse Prevention Month
- 3. APPROVE MINUTES:** March 18, 2024 regular meeting
- 4. REPORTS OF STANDING COMMITTEES**
 - A. FINANCE COMMITTEE – Phillips**
Review the minutes from the March 18th meeting.
Treasurer's Report for February 2024: Unrestricted Fund Balance - \$28,274,484;
Total Cash Balance - \$53,065,712
Sales Tax for January 2024: \$2,134,517.55; Lodging Tax for January 2024: \$102,549.51
Debt Summary – February 2024: Warrants - \$32,660,442
Capital Leases: General Fund - \$578,334; Enterprise Fund - \$629,169
 - B. BUILDINGS & PROPERTY COMMITTEE – Goodlin**
 - C. PUBLIC SAFETY COMMITTEE – Hughes**
Review the minutes from the March meeting.
 - D. CODE ENFORCEMENT/ORDINANCE COMMITTEE – Scott**
 - E. PUBLIC WORKS COMMITTEE – Conaway**
- 5. REPORTS OF SPECIAL BOARDS & COMMISSIONS**
 - A. BOARD OF ZONING ADJUSTMENTS – Adrienne Jones**
 - 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**
 - G. RECREATION BOARD – Hughes**
 - H. UTILITY BOARD – Coleman**
- 6. PUBLIC PARTICIPATION**
- 7. MAYOR'S REPORT**

City Council Agenda – April 1, 2024

8. CITY ATTORNEY REPORT

9. DEPARTMENT HEAD REPORTS

10. CITY CLERK'S REPORT

MOTION to approve the Eastern Shore Baptist Church Miles for Missions 5k and 1 mile fun run on June 8, 2024 from 8:00am – 12:00pm.

MOTION to approve the Buckaroo Foundation Stampede 5k and 1 mile fun run on May 11, 2024 from 7:00am – 12:00pm.

MOTION to approve the Prodissee Pantry Turkey Trot 5k and 1 mile fun run on October 26, 2024 from 6:45am – 10:30am.

MOTION to approve the Ruck the Bay March/Walk/Run on November 9, 2024 from 7:00am – 12:00pm.

11. RESOLUTIONS:

2024 – 14 – Resolution to Declare Personal Property Surplus and Authorize the Mayor to Dispose of Such Property – 2005 Ford F150, 2019 JD Front Mower, 2015 JD Front Mower, 2006 JD Gator, 2019 JD Cab Mower

12. 2nd READ ORDINANCES:

2024 – 04 – Ordinance Amending the City of Daphne's Towing and Recovery Rotation Services Ordinance

2024 – 05 – Pre-Zone Property Located Southwest of the Intersection of County Road 13 and Milton Jones Road – 68V Baldwin Land Holdings, LLC, Sharon and John Boni, Sharon, Thomas and John Boni, and Sharon Boni, representative of Thelma Boni Estate

2024 – 06 – Annex Property Contiguous to the Corporate Limits of the City of Daphne – Located Southwest of the Intersection of County Road 13 and Milton Jones Road – 68V Baldwin Land Holdings, LLC, Sharon and John Boni, Sharon, Thomas and John Boni, and Sharon Boni, representative of Thelma Boni Estate

2024 – 07 – Ordinance Authorizing the Donation and Conveyance of Certain Real Property No Longer Needed for Municipal Purposes to the Baldwin County Board of Education

13. 1st READ ORDINANCES:

14. COUNCIL COMMENTS

15. ADJOURN

CITY OF DAPHNE, ALABAMA

Proclamation

WHEREAS; our children are our most valuable resources and will shape the future of the City of Daphne; and

WHEREAS; childhood trauma, including abuse and neglect, is a serious problem affecting every segment of our community, and finding solutions requires input and action from everyone; and

WHEREAS; childhood trauma can have long-term psychological, emotional, and physical effects that have lasting consequences for victims of abuse; and

WHEREAS; protective factors are conditions that reduce or eliminate risk and promote the social, emotional, and developmental well-being of children; and

WHEREAS; effective child abuse prevention activities succeed because of the partnerships created between child welfare professionals, education, health, community- and faith-based organizations, businesses, law enforcement agencies, and families; and

WHEREAS; communities must make every effort to promote programs and activities that build strong children and families; and

WHEREAS; we acknowledge that we must work together as a community in partnership to build awareness about child abuse and contribute to promote the social and emotional well-being of children and families in a safe, stable, and nurturing environment; and

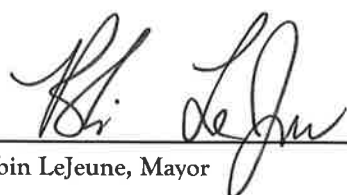
WHEREAS; prevention remains the best defense for our children and families.

NOW,
THEREFORE; I, Robin LeJeune, as the Mayor of the City of Daphne, together with the Daphne City Council, do hereby proclaim April 2024 as

National Child Abuse Prevention Month

in the City of Daphne and urge all citizens to recognize this month by dedicating ourselves to the task of improving the quality of life for all children and families.




Robin LeJeune, Mayor


Candace G. Antinarella, MMC, City Clerk

March 18, 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: Tommie Conaway, Steve Olen, Ron Scott, Doug Goodlin, Ben Hughes, Angie Phillips and Joel Coleman

Also Present: Jay Ross, City Attorney; Mayor LeJeune; Candace Antinarella, City Clerk; Chief Gulsby, Police; Troy Strunk, City Development; Ben Davis, Recreation; Adrienne Jones, Planning; Kellie Reid, Finance; Emmie Powell, Library; Ange Baggett, Marketing/Tourism; Chief Tacon, Fire; Ronnie Huskey, Public Works; Kent Ward, Junior Councilmember; Sunny Blackwood, Junior Councilmember; and Jessica Linne, Assistant City Clerk.

INVOCATION/PLEDGE OF ALLEGIANCE

Invocation was given by Pastor Wesley Jenkins, Destiny Church.

PROCLAMATION: Mayor LeJeune and Chief Gulsby presented a proclamation to Joseph Sullivan for his retirement from the City. Jason Vannoy, with the Baldwin County District Attorney's Office, presented Mr. Sullivan with a token of appreciation for his work with the District Attorney's Office.

PUBLIC HEARING: Adrienne Jones presented on 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. Councilman Coleman recused himself from the two public hearings and their upcoming votes.

Public hearing opened at 6:09pm.

Chloe Kelly, 68V, presented a slide show regarding the proposed amendments.

Judy Wilson, 8254 County Road 64, questioned how this development would affect traffic, specifically along County Road 64.

Public hearing closed at 6:18pm.

PUBLIC HEARING: Adrienne Jones presented on 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.

Public hearing opened at 6:19pm. No one came forward to speak.

Public hearing closed at 6:19pm.

3. APPROVAL OF MINUTES:

The minutes from the March 4, 2024 regular meeting were approved.

4. REPORT OF STANDING COMMITTEES:

A. FINANCE COMMITTEE

Councilwoman Phillips said the Committee met earlier and the next meeting is April 15th at 4:30pm.

B. BUILDINGS & PROPERTY COMMITTEE

Councilman Goodlin gave the February 2024 new Construction and Building Report summary: 23 certificates of occupancy, 231 permits issued, from those permits were 23 new residential home permits and \$84,812.81 fees collection. He said the next meeting is April 8th at 5:15pm.

March 18, 2024
CITY COUNCIL MEETING
REGULAR BUSINESS MEETING
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6:00 P.M.

**MOTION by Councilman Goodlin to authorize the Mayor to execute the Trione Park Lease Agreement.
No second was needed.
MOTION CARRIED UNANIMOUSLY.**

C. PUBLIC SAFETY COMMITTEE

Councilman Hughes said the next meeting is April 8th at 4:30pm and the minutes from the January meeting are in the packet.

D. CODE ENFORCEMENT/ORDINANCE COMMITTEE

Councilman Scott said the minutes from the February meeting are in the packet and the next meeting is April 1st at 4:30pm.

E. PUBLIC WORKS COMMITTEE

Councilwoman Conaway said the next meeting is April 1st at 5:15pm.

5. REPORTS OF SPECIAL BOARDS & COMMISSIONS:

A. Board of Zoning Adjustments

Mrs. Jones said the next meeting is April 4th at 5:00pm and the summarization of the March 7th meeting and minutes from the February 1st meeting are in the packet.

B. Daphne Public School Commission

Councilwoman Conaway said the next meeting is March 19th at 5:30pm at Daphne Elementary School.

**MOTION by Councilwoman Conaway to appoint Lynn Davis to the Daphne Public School Commission for a three-year term (March 2024 – March 2027). Seconded by Councilman Coleman.
MOTION CARRIED UNANIMOUSLY.**

C. Downtown Redevelopment Authority

Councilwoman Conaway said the next meeting is March 21st at 5:30pm.

D. Industrial Development Board

Councilman Scott said the next meeting is March 19th at 4:30pm.

E. Library Board

Councilman Goodlin said the next meeting is April 11th at 4:30pm.

F. Planning Commission

Councilman Olen said the next meeting is March 28th at 5:00pm.

G. Recreation Board

Councilman Hughes said the Recreation Board will be presenting at the next Council Work Session.

H. Utility Board

Councilman Coleman said the next meeting is March 27th at 5:00pm and the minutes from the January 31st meeting are in the packet.

**March 18, 2024
CITY COUNCIL MEETING
REGULAR BUSINESS MEETING
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DAPHNE, AL
6:00 P.M.**

6. PUBLIC PARTICIPATION:

Public participation opened at 6:24pm.

Michael De Laney, 2103 Old County Road, discussed the Downtown Redevelopment Authority Guaranty Agreement and suggested postponing the vote.

Public participation closed at 6:27pm.

7. MAYOR'S REPORT:

Mayor LeJeune congratulated Joseph Sullivan on his retirement. He shared about the recent trip to D.C. that he went on and said Councilman Coleman was there as well. He gave an update on the Justice Center construction and said Lott Park will be opening up beach volleyball courts soon.

8. CITY ATTORNEY REPORT:

City Attorney said there was no report.

9. DEPARTMENT HEAD COMMENTS:

Chief Gulsby, Police, reminded everyone that Coffee with the Chief is Wednesday at 9:00am.

Chief Tacon, Fire, thanked the Neighborhood School for recognizing the Fire Department and thanked those who were representing the Fire Department at local schools.

Ange Baggett, Marketing, reminded everyone the Easter Egg Dash is Saturday and invited everyone to the May Day event on May 4th.

Emmie Powell, Library, shared about recent events at the Library and invited everyone to the Spring Bash on March 26th from 2-4pm.

Ben Davis, Recreation, said youth baseball is gearing up and updated about the Dream Court sessions.

Adrienne Jones, Planning, said the public hearing for Envision Daphne is March 28th.

Kelli Reid, Finance, said the City's Comprehensive Statement is now on the website.

Sunny Blackwood, Junior City Council, gave us update on the trip to D.C. She asked the Council to consider sending two students next year.

10. CITY CLERK'S REPORT:

City Clerk said the March Junior City Council will be March 19th at 5:30pm at the Civic Center.

MOTION by Councilwoman Phillips to approve the South Alabama Out of the Darkness Walk on Sunday, October 13, 2024 from 1:00 – 4:00pm located at Daphne City Hall. Seconded by Councilman Goodlin.

MOTION CARRIED UNANIMOUSLY.

MOTION by Councilman Goodlin to approve the AKC CAT and Fast Cat event on May 23 – 26, 2024 at Ruff Wilson Park from 8:00am – 1:00pm. Seconded by Councilwoman Conaway.

MOTION CARRIED UNANIMOUSLY.

MOTION by Councilwoman Conaway to approve the Community Spirit Day on September 7, 2024 from 2:00 – 5:00pm at Lott Park. Seconded by Councilman Goodlin.

MOTION CARRIED UNANIMOUSLY.

**March 18, 2024
CITY COUNCIL MEETING
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6:00 P.M.**

City Clerk tabled the final motion authorizing the Mayor to execute the Downtown Redevelopment Authority Loan Guaranty until after the Resolutions.

11. RESOLUTIONS:

MOTION by Councilman Scott to waive the reading of Resolution 2024-12. Seconded by Councilman Hughes.

MOTION CARRIED UNANIMOUSLY.

MOTION by Councilman Scott to adopt Resolution 2024-12. Seconded by Councilman Hughes.

MOTION CARRIED UNANIMOUSLY.

MOTION by Councilman Scott to waive the reading of Resolution 2024-13. Seconded by Councilman Goodlin.

MOTION CARRIED UNANIMOUSLY.

MOTION by Councilman Scott to adopt Resolution 2024-13. Seconded by Councilman Goodlin. Councilman Scott explained the Resolution. Councilman Coleman questioned waiting an additional time for the opinion. Councilwoman Phillips asked City Attorney if the Resolution was needed. City Attorney said he doesn't think it's needed. Councilman Olen discussed the Supreme Court Case regarding a lawsuit.

Aye – Goodlin and Scott

Nay – Hughes, Conaway, Coleman, Phillips and Olen

MOTION FAILED.

MOTION by Councilwoman Conaway to authorize the Mayor to execute the Downtown Redevelopment Authority Loan Guaranty Agreement. Seconded by Councilman Hughes.

Aye – Hughes, Conaway, Coleman, Phillips and Olen

Nay – Goodlin and Scott.

MOTION CARRIED.

12. 2ND READ ORDINANCES:

13. 1ST READ ORDINANCES:

2024 – 04 – Ordinance Amending the City of Daphne's Towing and Recovery Rotation Services Ordinance

14. COUNCIL COMMETS:

Councilwoman Conaway thanked Sunny Blackwood for representing Daphne in D.C. She congratulated Joseph Sullivan on his retirement.

Councilman Coleman commended Sunny Blackwood for how she representing the City in D.C.

Councilman Goodlin congratulated and thanked the City Clerk for setting up the D.C. trip.

Councilman Scott said he agrees with Sunny that two students should be sent to D.C. next year.

Councilman Hughes congratulated Joseph Sullivan on his retirement.

Councilwoman Phillips echoed all the previous comments.

Mayor LeJeune invited all to Coffee with the Chief and congratulated the Recreation Staff on the Dream Court.

March 18, 2024
CITY COUNCIL MEETING
REGULAR BUSINESS MEETING
1705 MAIN STREET
DAPHNE, AL
6:00 P.M.

15. ADJOURN:

THERE BEING NO FURTHER BUSINESS TO DISCUSS, COUNCIL ADJOURNED INTO EXECUTIVE SESSION AT 6:58PM.

Respectfully submitted by,

Certification of Presiding Officer,

Candace G. Antinarella, MMC, City Clerk

Steve Olen, Council President

CITY OF DAPHNE
FINANCE COMMITTEE MINUTES
MARCH 18, 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. Steve Olen
Councilman Mr. Joel Coleman

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. Suzâne Henson, Revenue Officer Mrs. Julie Koptis, Senior Resource Specialist Ms. Jensen Graddick, City Clerk Mrs. Candace Antinarella, Executive Director of City Development Mr. Troy Strunk, Fire Chief Mrs. LeAnn Tacon, Director of Events and Marketing Mrs. Ange Baggett, and City Attorney Mr. Jay Ross.

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. Graddick reviewed the Human Resources Report:

- Posted/Reposted Positions – 8
- Reviewing/Testing/Interviewing/Background check - 9
- Promotion/Internal Transfer - 2
- New Hires – 9

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 – February, 2024

Mrs. Koptis reviewed the following reports and information:

- Code enforcement issued 77 warnings resulting in businesses becoming compliant and \$42,926.39 in revenue.
- New Businesses with a physical location in Daphne - 22
- Simplified Sellers Use Tax collections - \$233,014.15 and YTD collections - \$959,395.70
- Total Business Licenses issued were 79 new and 903 renewals for a total of 982 in February, 2024

Mrs. Koptis noted that more taxpayers are using the online portal each month.

VI. SALES & LODGING TAX REPORT

A. Sales and Use Taxes: January, 2024

Mrs. Henson reviewed the Sales & Use Tax Reports: \$2,134,517.55 was collected for January, 2024 which was up \$10,532.98 from January 2023's collections:

- YTD Variance over Budget - \$740,099.59

B. Lodging Tax Collections, January, 2024

Mrs. Henson reviewed the Lodging Tax Collections Report and noted the collections for January, 2024 were \$102,549.51 which is up \$3,216.90 from January 2023's collections.

- YTD Variance over Budget - \$17,341.28

C. Lodging Tax Analysis Report, February, 2024

Mrs. Reid reviewed the Lodging Tax Analysis report:

- Recreation balance for related purchases - \$504,544.51
- Reserved balance for Bayfront related purchases - \$1,532,695.30
- Reserved balance for Occupancy Fee - \$216,366.50

VII. FINANCIAL SCHEDULES & REPORTS

A. Financial Reports

1. Treasurer's Report: February, 2024

Mrs. Reid reviewed the Treasurer's Report:

TREASURER'S REPORT					
As of February 29, 2024					
Account Type/Title	2/29/2024	1/31/2024	Increase (Decrease) from last Month	2/28/2023	Increase (Decrease) from Last Year
GENERAL FUND & ENTERPRISE FUNDS	\$ 17,797,570	\$ 17,496,975	\$ 300,595	\$ 18,099,760	\$ (302,190)
INVESTMENT FUND	10,476,914	10,547,141	(70,226)	10,138,337	\$ 338,577
Total Unrestricted Cash Balance	28,274,484	28,044,116	230,368	28,238,097	36,387
SPECIAL REVENUE FUNDS					
4 CENT GAS TAX	297,156	292,325	4,831	233,000	64,156
7 CENT GAS TAX	296,445	290,291	6,154	175,724	120,721
10 CENT GAS TAX	246,423	228,885	17,538	186,490	59,933
TREE & FLOWER	10,287	10,287	-	22,660	(12,373)
COVID RELIEF FUND	-	-	-	2,218,032	(2,218,032)
ANIMAL SHELTER FUND	1,898,398	2,437,087	(538,689)	795,518	1,102,880
MOBILE INFIRMARY BUILDING	98,404	92,989	5,415	-	98,404
FEDERAL DRUG FORFEITURES	376,231	432,688	(56,458)	196,225	180,006
LOCAL DRUG FORFEITURES	95,435	95,435	-	80,539	14,896
LIBRARY	50,729	53,960	(3,230)	16,843	33,886
COURT TRAINING & EQUIPMENT	42,519	41,954	565	42,845	(326)
COURT/CORRECTION	549,561	541,593	7,969	540,071	9,490
LODGING TAX	2,253,606	2,318,376	(64,770)	3,301,411	(1,047,805)
AGENCY FUNDS					
SELF INSURANCE	230,243	224,032	6,211	230,562	(319)
OPEB TRUST INVESTMENT FUND	1,533,052	1,526,417	6,635	1,176,817	356,235
	7,978,489	8,586,319	(607,830)	9,216,737	(1,238,248)
CAPITAL PROJECT FUNDS					
CAPITAL RESERVE	6,924,014	7,273,518	(349,504)	7,428,311	(504,297)
2023 CONSTRUCTION FUND	9,146,928	9,108,856	38,072	-	9,146,928
	16,070,942	16,382,374	(311,432)	7,428,311	8,642,631
DEBT SERVICE FUNDS					
DEBT SERVICE	741,797	805,580	(63,782)	884,291	(142,494)
Total Restricted Cash Balance	24,791,228	25,774,273	(983,045)	17,529,339	7,261,889
Total City Cash Balance	\$ 53,065,712	\$ 53,818,388	\$ (752,676)	\$ 45,767,436	\$ 7,298,276
Encumbrance Total as of			2/29/2024	\$ 91,065.68	

Mrs. Reid noted that the OPEB account is up over last year and the Capital Reserve fund has decreased due to projects being worked on.

The Treasurer's Report as of February, 2024 Total Unrestricted Cash Balance - \$28,274,484 and Total City Cash Balance - \$53,065,712 was presented to be filed for audit.

2. Encumbrance Report

- Encumbrance balance - \$91,065.68 as of February, 2024.

Mrs. Reid reviewed the Encumbrance Report and noted that the \$37,038 was paid for the Jail Locking System last week and the Comprehensive Master plan will clear out soon.

3. Outstanding Appropriations

Mrs. Reid reviewed the Outstanding Appropriations report. Several projects were discussed.

4. Financial Overview: Debt Summaries & Monthly Financial Statements

Mrs. Reid reviewed the following Financial Statements:

- Debt Summary Schedules (General & Enterprise Funds), February, 2024
 - o Outstanding Warrant Balance as of February, 2024: \$32,660,442
 - o Outstanding Capital Lease Balance as of February, 2024:
 - General Fund: \$578,334
 - Enterprise Fund: \$629,169
- Monthly Financial Statements, January 2024
 - o General Fund YTD Budgetary Net Income: \$4,402,678 which is less (\$3,547,727) than the prior YTD net income
 - o Solid Waste Fund Transfers \$196,349
 - o Civic Center Fund Transfers \$155,052

5. Summary of Budgetary Amendments

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

- Total Appropriations Year to Date – \$5,961,043
- Adjusted Expenses over Revenue – (\$5,958,862)

Discussion was made on the Daphne High School Turf project concerning the status of the project.

6. Unfunded Future Projects Expenditure Summary

Mrs. Reid reviewed the Unfunded Future Projects Expenditure Summary. Mr. Strunk noted that he was waiting on permitting and engineering to be completed for the amphitheater project.

B. Bills Paid Reports – February, 2024

The Bills Paid Report was previously presented electronically.

VIII. BIDS (Resolution)

There were no bids discussed.

IX. APPROPRIATION REQUESTS: (Ordinance)

There were no appropriation requests discussed.

X. SURPLUS

A. Surplus – V#4050-2005 F150, EQ# 1133-2006 JD Gator, EQ#1913-2019 JD1575 Mower, EQ#1591-2015 JD1575 Mower & EQ#2000-2019 JD1575 Mower

Mrs. Henson reviewed the items for surplus and noted she had just sold the last 12 items/groups that had recently been approved as surplus.

***MOTION BY Mr. Scott to recommend to Council to declare certain property surplus and authorize the Mayor to dispose of the following surplus property: V#4050-2005 F150, EQ# 1133-2006 JD Gator, #1913-2019 JD1575 Mower, #1591-2015 JD1575 Mower & #2000-2019 JD1575 Mower. Seconded by Mr. Goodlin.
MOTION CARRIED UNANIMOUSLY***

XI. NEW BUSINESS

There was no new business discussed.

XII. OLD BUSINESS

There was no old business discussed.

XIII. ADJOURN The meeting adjourned at 5:09 p.m.

March 11, 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, Councilwomen Angie Phillips (arrival time 4:40pm) and Tommie Conaway, Councilmen Doug Goodlin, Ron Scott and Benjamin Hughes.

ABSENT: Mayor LeJeune and Councilman Joel Coleman.

Also Present: Troy Strunk, City Development; Fire Department; Chief Tacon, Chief Gulsby, Police Department; Jessica Linne, Assistant City Clerk; Christina Brazell, Recording Secretary.

3. PUBLIC PARTICIPATION:

None.

4. APPROVAL OF MINUTES FROM PREVIOUS MEETING

Minutes from January 8, 2023 Public Safety meeting were approved as presented.

5. POLICE DEPARTMENT – Chief Gulsby

Old Business: None.

New Business:

Chief Gulsby spoke on the most recent burglary that occurred at Terry Thompson Chevrolet in Daphne, 4 suspects at large, (about 300, 00.00 dollars' worth of vehicles). Last ping on one of the vehicles occurred on Interstate 65, going Northbound. GPS devices were disabled.

Last week, Daphne PD hosted a Basic Swat School. Daphne Fire Department assisted with the school, providing additional training, (Tactical Emergency Combat Casualty) taught by Chief Adams.

Daphne Police Officer assigned to the ALEA drug task force, while working patrol, conducted a stop on the way to Mobile Metro Jail last week. The stop resulted in a recovery of \$55,000.00 dollars' worth of cash and a loaded pistol.

DPD recently updated their Jail Locking System.

Daphne PD's BBQ Team participated in Foley's BBQ and Blue's Festival this past weekend. They won in 3 different categories, placing 10th overall.

March 11, 2024
PUBLIC SAFETY MEETING MINUTES
1705 MAIN STREET
DAPHNE, AL
4:30 P.M.

Councilman Olen asked about the inflation of citations issued for January and February. Chief Gulsby advised that this may be due to the Traffic Unit being able to work their normal shifts.

6. FIRE DEPARTMENT: - Chief Tacon

Old Business: None.

New Business:

Chief Tacon spoke on their need for portable radios. She provided the cost associated with new portables. They are applying for a grant at this time. This would be worked out for next budget year, not this year. Along with this, they will need to change out the radios at the stations, as well as on the fire trucks.

Medstar Report: Sharon Schwarz represented. Last years' time performance was at 82%, this year they are 88%. She explained they have increased their staff quite a bit. Last month they did complete the closing the Mobile Office and are looking at a new location as well on Pollard Rd. in Daphne.

Discussion occurred between the Council and Medstar regarding the (13) times DFD's paramedics rode along on calls. Sharon advised that she had not completed a full analysis of the previous month in order to explain the reason for the increase.

7. OTHER BUSINESS:

None

Adjournment: 5:03 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: 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: June 8 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.

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 result 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: Tracie M Strickland

DATE: 1-29-24

INTERNAL USE ONLY

DATE REC'D: January 29, 2024

CITY CLERK: _____

FIRE DEPT: La Tu

APPROVED ROUTE: _____

POLICE DEPT: [Signature]

ROUTE MAP ATTACHED: ☐ Yes ☐ No

PUBLIC WORKS: [Signature]

SPORTS & RECREATION: [Signature]

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 result 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. Tancer

APPROVED ROUTE: _____

POLICE DEPT: RF

ROUTE MAP ATTACHED: ☐ Yes ☐ No

PUBLIC WORKS: CP

SPORTS & RECREATION: CM

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: Prodissee Pantry
APPLICANT NAME: Neil Brasley
STREET: 9315 Spanish Fri Blvd CITY, STATE, ZIP: Spanish Fort AL 36527
CONTACT PHONE: 251-626-1720 EMAIL: programs@prodisseePantry.org
"ON SITE" CONTACT PERSON DAY OF EVENT: Neil Brasley
CELL PHONE: 251 709-1222 EMAIL: Programs@ProdisseePantry.org

EVENT INFORMATION

EVENT NAME: Prodissee 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): Portalets side of Building & Tent in Parking lot.
Neer tables; Start & Finish line in front of City Hall
on the street.

SPECIAL REQUESTS

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

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' # 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: N.B.

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.

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:

[Handwritten Signature]

DATE:

1-4-2024

INTERNAL USE ONLY

DATE REC'D:

1-4-2024

CITY CLERK:

FIRE DEPT:

[Handwritten Signature]

APPROVED ROUTE:

POLICE DEPT:

[Handwritten Signature]

ROUTE MAP ATTACHED: ☐ Yes ☐ No

PUBLIC WORKS:

[Handwritten Signature]

SPORTS & RECREATION:

[Handwritten Signature]

EVENT FEE: ☐ Paid \$

CHK#

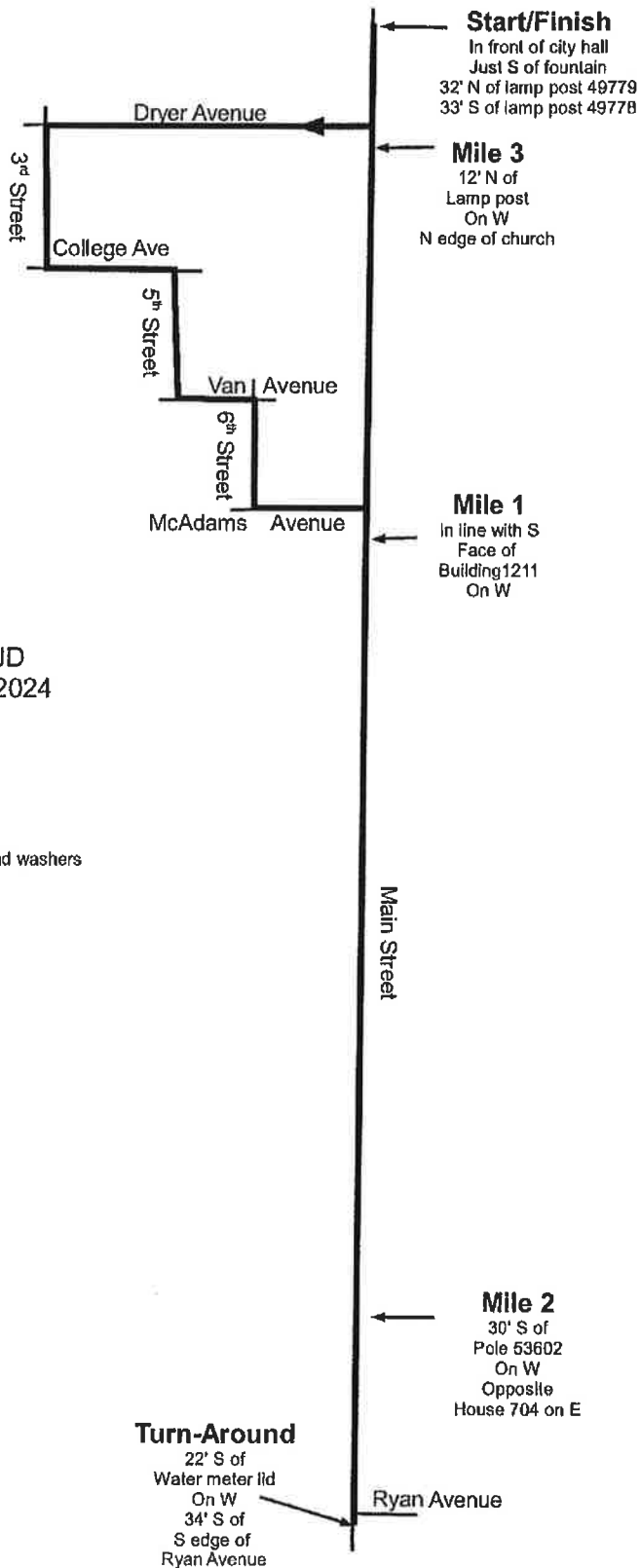
MARKETING & EVENTS:

☐ 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: IGY6 GULF COAST

APPLICANT NAME: OFF. WILLIAM K. MENEFFEE (BILL)

STREET: 102 PIPPIN CIR. CITY, STATE, ZIP: DAPHNE, AL. 36526

CONTACT PHONE: (251) 583-4450 EMAIL: WK MENEFFEE@GMAIL.COM

"ON SITE" CONTACT PERSON DAY OF EVENT: BILL MENEFFEE

CELL PHONE: (251) 583-4450 EMAIL: WK MENEFFEE@GMAIL.COM

EVENT INFORMATION

EVENT NAME: "RUCK THE BAY"

TYPE OF/PURPOSE OF EVENT: RUCK MARCH / WALK / RUN VETERAN SUICIDE

EVENT DATE: NOV. 9, 2024 TIME (START- END): 0700 - 1200 HRS

ASSEMBLY TIME: 0630 # PARTICIPANTS/VEHICLES: _____

EVENT LOCATION: MAIN STREET

FULL DESCRIPTION OF EVENT (PLEASE LIST ANY TENTS, STAGING, PORT-O-LETS, OR SIMILAR ITEMS THAT WILL BE USED ON-SITE): CIVIC CENTER PARKING AREA / PORT-O-LETS THERE

SPECIAL REQUESTS

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

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: NONE

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: [Signature]

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.

"Ruck the Bay"
I GYG Gulf Coast - Bill Menefee

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 result 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:

3-19-2024

INTERNAL USE ONLY

DATE REC'D:

3-20-2024

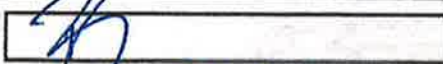
CITY CLERK:

FIRE DEPT:



APPROVED ROUTE:

POLICE DEPT:

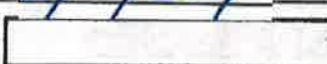


ROUTE MAP ATTACHED: ☐ Yes ☐ No

PUBLIC WORKS:

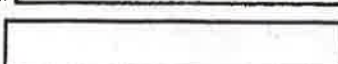


SPORTS & RECREATION:

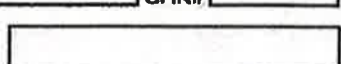


EVENT FEE: ☐ Paid \$ CHK#

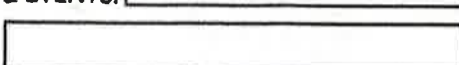
MARKETING & EVENTS:



☐ Waived:



** REVENUE:

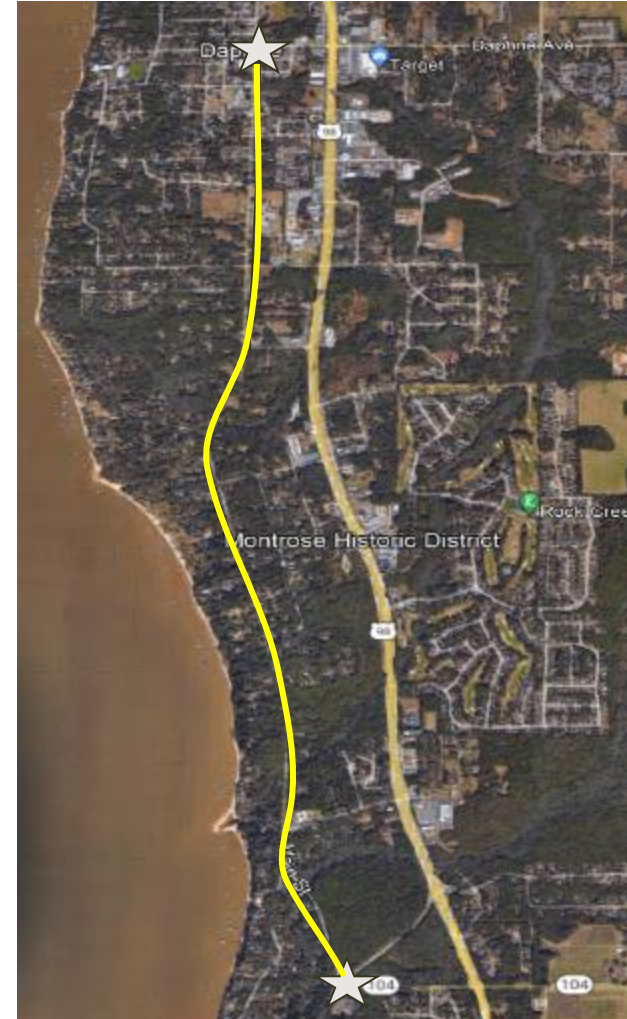


PROOF OF INSURANCE REC'D: ☐ Yes ☐ No

Route

Single route along Eastern Shore Trail that provides 5 turn around points to support maximum participation.

- Daphne Civic Center Start/Finish
- Cloud Mountain Coffee 5K turn around
- WJ Carrell S Entrance 4M turn around
- Bendabout Lane 6M turn around
- Windmere Ct 8M turn around
- Fairhope Clock Intersection 10.4M Turn around



**CITY OF DAPHNE, ALABAMA
RESOLUTION 2024 - 14**

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

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

WHEREAS, the items listed below are recommended for disposal.

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

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

DEPT	EQ/VEH/#	DESCRIPTION	VIN/SN
PD-DET	4050	2005 FORD F150 PU	1FTRX12W75NB91324
MOWING	1913-L	2019 JD 1575 TERRAINCUT FRONT MOWER - 72" RD DECK	1TC1575VTKS050065
MOWING	1591-L	2015 JD 1575 TERRAINCUT FRONT MOWER - 72" RD 1500 FM	1TC1575VEFS020017
MOWING	1133	2006 JD GATOR TX, W/CANOPY & WINDSHIELD	W04X2XD003616
MOWING	2000	2019 JD 1575 OUT FRONT CAB MOWER - 72" DECK	1TC1575VJKS050269

2. The Mayor is authorized to advertise and accept bids through Govdeals.com/Liquidity Services Operations LLC as contracted for the sale of such personal property; and
3. The Mayor is authorized to sell said property to the highest bidder and deposit any and all proceeds to the appropriate City fund. The Mayor is further authorized to direct the disposition of any property which is not claimed by any bidder and sign all necessary documents.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS _____ day of _____, 2024.

Robin Le Jeune, Mayor

ATTEST:

Candace G. Antinarella, MMC, City Clerk

**CITY OF DAPHNE
ORDINANCE 2024-04**

**AN ORDINANCE AMENDING THE CITY OF DAPHNE'S TOWING AND RECOVERY
ROTATION SERVICES ORDINANCE NO. 2017-09,
AS CODIFIED IN CHAPTER 21, ARTICLE II, DAPHNE CODE OF ORDINANCES**

WHEREAS, Ordinance No. 2017-09 established regulations governing towing and recovery rotation services for the City of Daphne (the "City"); and

WHEREAS, Ordinance No. 2017-09 has been codified as Chapter 21, Article II, of the Daphne Code of Ordinances; and

WHEREAS, the City Council of the City is aware of the increase in costs associated with towing, cleanup, and recovery services provided by tow truck or wrecker services within the City and, after due consideration, believes it to be in the best interest of public safety and for the benefit of its citizens to amend Ordinance No. 2017-09 to adjust the maximum allowable towing and storage fees for tow truck services performed in response to wrecker rotation calls made by a police dispatcher.

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

SECTION 1. AMENDMENT TO SECTION 16 (CHAPTER 21, ARTICLE II, SEC. 21-36)

Section 16 of Ordinance 2017-09, as codified at Section 21-36 of Article II, Chapter 21 of the Daphne Code of Ordinances, is hereby repealed and replaced in its entirety with the following:

No tow truck service business on the Daphne Police Department's wrecker rotation call list may charge a fee in excess of amounts set forth herein for tow truck services performed in response to wrecker rotation calls made by a police dispatcher. In addition to the fee caps set forth and provided herein, no other fees may be charged by the tow truck service business that are not expressly set forth by this ordinance.

- (1) The tow truck service business may not charge more than two hundred dollars (\$200.00) for each vehicle towed as the result of an arrest or an abandoned, dismantled, or inoperative vehicle from one point in the Daphne city limits and police jurisdiction to another point therein, for any vehicle with a gross vehicle weight rating (GVWR) of 10,000 pounds or less.
 - a. If any vehicle requires a dolly, tire change, or removal of a dislodged drive shaft there may be an additional charge up to thirty-five dollars (\$35.00).
 - b. No additional added towing charges will be allowed for moving the towed vehicle to any destination required by the owner within the Daphne city limits and police jurisdiction.

- (2) The tow truck service business may not charge more than two hundred dollars (\$200.00) for each vehicle towed as the result of an accident from one point in the Daphne city limits and police jurisdiction to another point therein, for any vehicle with a gross vehicle weight rating (GVWR) of 10,000 pounds or less. In addition to the up to two hundred dollar (\$200.00) charge for towing each vehicle, any service call which requires more than one (1) hour on scene shall be permitted an additional charge up to two hundred dollars (\$200.00) per hour, calculated in fifteen minute increments.
- (3) The tow truck service business may not charge more than five hundred dollars (\$500.00) for each vehicle towed from one point in the City or police jurisdiction to another point therein, for any vehicle with a gross vehicle weight rating (GVWR) of 10,001 pounds or more. In addition to the charge up to five hundred dollars (\$500.00) for towing each vehicle, any service call which requires more than one (1) hour on scene shall be permitted an additional charge up to five hundred dollars (\$500.00) per hour, calculated in fifteen minute increments.
- a. No additional added towing charges will be allowed for moving the towed vehicle to any destination required by the owner within the Daphne city limits and police jurisdiction.
- (4) A tow truck service business may charge a maximum of an additional one hundred fifty dollars (\$150.00) for the actual use of any additional equipment not required by this chapter, when such use is requested by or consented to by the police officer in charge of the scene or the hazardous materials incident supervisor, for any vehicle with a gross vehicle weight rating (GVWR) of 10,000 pounds or less. The need or request for the use of a “flatbed,” “roll-back,” or “slide-back” wrecker shall not be considered additional equipment under this section.
- (5) A tow truck service business may charge additional fees pursuant to the Fee Schedule incorporated herein as Appendix A for the actual use of any additional equipment not required by this Ordinance, when such use is requested by or consented to by the police officer in charge of the scene or the hazardous materials incident supervisor, for any vehicle with a gross vehicle weight rating (GVWR) of 10,000 pounds or more. A tow truck service driver on the City’s rotation list shall keep a copy of Appendix A with him or her at all times and present Appendix A upon request to any person to whom towing services were provided, their agent, or any City police officer or hazardous materials incident supervisor in charge of the scene or incident.
- (6) Storage Fees may be charged as follows:
- a. Up to forty dollars (\$40.00) per day for each vehicle with up to one ton gross weight.
- b. Up to seventy-five dollars (\$75.00) per day for each vehicle over one ton in gross weight or for each vehicle that requires inside storage.
- c. Up to one hundred fifteen dollars (\$115.00) per day for each vehicle that can be powered by an electric motor that draws electricity from a battery

and is capable of being charged from an external source, including fully electric vehicles and plug-in hybrid electric vehicles.

SECTION 2. AMENDMENT TO ORDINANCE 2017-09, APPENDIX A.

Appendix A to Ordinance 2017-09 is hereby repealed and replaced in its entirety with Appendix A hereto.

SECTION 3. SEVERABILITY.

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 4: REPEALER.

All other provisions of Ordinance No. 2017-09 not amended by this Ordinance remain in full effect. All other City Ordinances or parts thereof in conflict with the provisions of this Ordinance, in so far as they conflict, are hereby repealed to the extent of conflict.

SECTION 5: EFFECTIVE DATE.

This Ordinance shall be effective as of May 1, 2024, upon its due adoption by the City Council and publication as required by law.

ADOPTED AND APPROVED on this _____ day of _____, 2024.

Robin LeJeune, Mayor

ATTEST:

Candace G. Antinarella, MMC, City Clerk

APPENDIX A
CITY OF DAPHNE TOWING AND RECOVERY ROTATION SERVICES ORDINANCE
ADDITIONAL FEE SCHEDULE

<u>ADDITIONAL FEE SCHEDULE</u>	<u>FEES</u>
Absorbent Pads	\$6.25 /ea
Absorbent Socks	\$12.50 /ea
Absorbent Disposal	\$43.75 per 5 gls.
Bale of Hay	\$31.25 /ea
Chainsaw	\$118.75 /per job
Crash Wrap	\$31.25 /per window
Debris Disposal	\$93.75 /per load
Drill	\$56.25 /per job
Drip Pan	\$12.50 /ea
Dump Truck	\$243.75 /hr
Emergency Response Unit	\$312.50 /hr (2-hr minimum)
Equipment Trailer	\$93.75 /hr
Forklift	\$218.75 /hr
Gate Fee	\$93.75
Grass Seed	\$12.50 /lb
Hazardous Material Supervisor	\$156.25 /hr
Light Duty Dollies	\$56.25
Lowboy Trailer	\$312.50 /hr
Metal Cutting Saw	\$156.25 /per job
Micro-blaze	\$56.25 /per tank
Oil Dry	\$31.25 per 5 gls. (after 1st bag)
Oil Dry Disposal	\$43.75 per 5 gls. (after 1st bag)
Pallet Wrap	\$31.25 /roll
Pallet	\$43.75 /ea
Pallet Jack	\$62.50 /ea
Pickup Truck	\$93.75 /hr
Portable Pressure Washer	\$93.75 /per job
Reefer Trailer	\$312.50 /hr
Rotator	\$937.50 /hr (4-hr minimum)
Scene Lighting	\$218.75
Skid Steer	\$281.25 /hr
Skid Steer Attachment	\$62.50 /ea
Slide Axle Trailer	\$312.50 /hr
Spreader Bars	\$156.25 /ea
State Administration Fee	\$93.75
Street Sweeper	\$406.25 /per job
Tarp	\$62.50 /ea
Torch/Welder	\$118.75 /hr
Tractor Only	\$218.75 /hr

Traffic Cones	\$11.25	/ea
Traffic Information Sign	\$25.00	/ea
Trailer Dolly	\$625.00	/per job
Trimmer	\$118.75	/per job
Waders	\$62.50	/ea
Wreck Master Supervisor	\$93.75	/hr

50% Flammable High Flash Point Surcharge
100% Flammable Low Flash Point Surcharge
200% Class B Explosives or Chemicals Surcharge
300 % Class A Explosives or Chemicals Surcharge
500% Radioactive or Nuclear Loads Surcharge

**CITY OF DAPHNE, ALABAMA
ORDINANCE 2024-05**

**Ordinance to Pre-Zone Property Located Southwest of the intersection of
County Road 13 and Milton Jones Road
68V Baldwin Land Holdings, LLC, Sharon and John Boni, Sharon, Thomas and John
Boni, and Sharon Boni, representative of Thelma Boni Estate**

WHEREAS, 68V Baldwin Land Holdings, LLC, Sharon and John Boni, Sharon, Thomas and John Boni, and Sharon Boni, representative of Thelma Boni Estate, as the owner of certain real property located within the unincorporated area of Baldwin County, Alabama, has requested that said property that is currently zoned by the County as 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 the City of Daphne, be pre-zoned as PUD, Planned Unit Development, prior to annexation into the City of Daphne; and

WHEREAS, said real property is located Southwest of the intersection of County Road 13 and Milton Jones Road, being more particularly described as follows:

Legal Description for Property to be Pre-Zoned:

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 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.

WHEREAS, at the regular Planning Commission meeting on January 25, 2024, the Commission considered said request and voted to set forth an unanimously favorable recommendation to the City Council to pre-zone the property PUD, Planned Unit Development; and,

WHEREAS, due notice of said proposed pre-zoning has been provided to the public as required by law through publication and open display at City Hall, and a public hearing was held before the City Council on March 18, 2024; and,

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

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

SECTION I: ZONING

That above described real property is hereby pre-zoned PUD, Planned Unit Development, City of Daphne. Upon annexation of the property prior to the expiration of the pre-zoning as set forth in Section IV, the property shall be assigned the zoning district in accordance with the pre-zoning and the zoning ordinance and zoning map shall be amended to reflect said zoning. Should annexation not occur prior to the expiration of this pre-zoning as set forth in Section IV, this pre-zoning shall have no effect and the designation of a zoning district for the property shall be set forth in the annexation ordinance.

Until such time as the property is annexed into the City of Daphne, the property shall remain in the unincorporated area of Baldwin County and zoned in accordance with the Baldwin County Commission's zoning plan. The County's zoning for the property at the time the request for pre-zoning was submitted was RSF-E, Residential Single Family Estate, RMF-6 Multiple Family, RSF-2, Single

Family Residential, and B-3, General Business, Baldwin County District 15, Exterritorial Planning Jurisdiction.

SECTION II: REPEALER.

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

SECTION III: SEVERABILITY.

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

SECTION IV: EFFECTIVE AND EXPIRATION DATE.

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

**ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE,
ALABAMA, THIS _____ day of _____, 2024.**

Robin Le Jeune, Mayor

ATTEST:

Candace G. Antinarella, MMC, City Clerk

PROPERTY LIES IN FLOOD ZONE "X" UNINSURED AS SCALED FROM
FLOOD INSURANCE RATE MAP NUMBER 0100000025M, COMMUNITY
NUMBER 010000, PANEL 0822, SUFFIX "M", REVISED DATE APRIL 18,
2016 AND MAP NUMBER 0100000025M, COMMUNITY NUMBER 010000,
PANEL 0822, SUFFIX "M", REVISED DATE APRIL 18, 2016.

1. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
2. THE LINES REPRESENTING THE CENTRELINES AND RIGHT-OF-WAYS OF THE HIGHWAYS ARE SHOWN AND ARE BASED ON AVAILABLE RECORDS AND FIELD SURVEYS UNLESS RIGHT-OF-WAY MONUMENTATION WAS AVAILABLE.
3. SURVEY WAS CONDUCTED IN MAY, 2022, AND IS RECORDED IN A SURVEYING FIELD BOOK.
4. BEARINGS AND DISTANCES SHOWN HEREIN WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON STATE PLANE GROUND, 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, 2020.
6. THIS SURVEY IS A PROPERTY BOUNDARY SURVEY FOR RECORDING. THE ONLY IMPROVEMENTS LOCATED HEREON ARE THOSE THAT AFFECT THE BOUNDARIES.

- W = FINE HYDRANT
- S = SEWER VALVE
- T = TELEPHONE PEDISTAL
- = GUY WIRE
- U = UTILITY MARKER
- U = UTILITY POLE
- W = WATER VALVE
- W = TEMPORARY BENCH MARK
- A = CAPLAIN MARKER
- R = REBAR FOLDS
- CRF = CAPPED REBAR FOLDS
- CRS = CAPPED REBAR SET (CA-1187-LS)
- B.S.L = BUILDING SETBACK LINE
- DB = DEED BOOK
- INS = INSTRUMENT
- INV = INVERT
- PR # = PARCEL NUMBER
- P = PACE
- PCP = REINFORCED CONCRETE PIPE
- PPB = REAL PROPERTY BOOK
- (C) = CALCULATED BEARING AND DISTANCE
- (D) = RECORD DIZED OR PLAT BEARING AND DISTANCE
- = RAILROAD FENCE
- = SECTION LINE
- = OVERHEAD POWER LINE
- = GAS LINE
- = WATER MAIN
- = SEWER FORCE MAIN
- * = TRENCH LOCATED BY SHOWN WAY

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

⑤

Author's address:
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University of Illinois at Chicago
Chicago, IL 60607-7181
USA
E-mail: jay@uic.edu

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BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, BOW SUBDIVISION, AS SHOWN BY MAP OF PLAT THEREOF RECORDED AT SUE 2055--E.F. BALDWIN COUNTY DEEDS RECORDS, AND RUN THENCE SOUTH 89 DEGREES 30 MINUTES 22 SECONDS EAST, A DISTANCE OF 621.85 FEET; THENCE RUN SOUTH 06 DEGREES 08 MINUTES 04 SECONDS EAST, A DISTANCE OF 1319.16 FEET; THENCE RUN SOUTH 89 DEGREES 30 MINUTES 22 SECONDS WEST, A DISTANCE OF 624.91 FEET TO A CORNER ON THE WEST MARGIN OF COUNTY ROAD 13; THENCE RUN NORTH 0 DEGREES 15 MINUTES 57 SECONDS EAST, ALONG SAID WEST MARGIN, A DISTANCE OF 1328.23 FEET TO THE POINTING PLANTING TRACT CONTAINS 18.94 ACRES, MORE OR LESS.

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

BEING ADJACENT TO THE NORTHEAST CORNER OF LOT 1, BUSINESS CENTER OF
FRIENDSHIP ROAD SOUTHWEST, AS SHOWN BY MAP OF PLAT
RECORDED AT SLIDE 2090-C AND D, BALDWIN COUNTY PROBATE RECORDS,
AND THE WEST MARGIN OF SAID ROAD, A DISTANCE OF 633.09 FEET, 25 DEGREES 25 MINUTES 42 SECONDS EAST, A
DISTANCE OF 100.00 FEET, 25 DEGREES 25 MINUTES 42 SECONDS EAST, A
DISTANCE OF 111.38 FEET, THENCE RUN NORTH 89 DEGREES
19 MINUTES 24 SECONDS EAST, A DISTANCE OF 824.91 FEET TO A POINT ON
THE WEST MARGIN OF SAID ROAD, A DISTANCE OF 824.91 FEET, 25 DEGREES
25 MINUTES 42 SECONDS EAST, A DISTANCE OF 100.00 FEET, 25 DEGREES
25 MINUTES 42 SECONDS EAST, A DISTANCE OF 111.38 FEET, THENCE RUN NORTH 89 DEGREES
19 MINUTES 24 SECONDS WEST, ALONG SAID WEST MARGIN, A DISTANCE OF
100.00 FEET, 25 DEGREES 25 MINUTES 42 SECONDS WEST, RUN NORTH 89
DEGREES 19 MINUTES 24 SECONDS WEST, ALONG SAID WEST MARGIN, A DISTANCE OF
111.38 FEET, THENCE RUN NORTH 89 DEGREES 19 MINUTES 24 SECONDS EAST, A
DISTANCE OF 824.91 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS
19.56 ACRES. MORE OR LESS.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9, BUSINESS CENTER OF
PINEHURST ROAD SUBDIVISION, AS SHOWN BY MAP ON FILE THEREOF
RECORDED AT SHERBORN, MASSACHUSETTS, DEEDS 2233, 2234, 2235,
AND RUN THENCE NORTH 00 DEGREES 07 MINUTES 35 SECONDS EAST,
A DISTANCE OF 310.25 FEET; THENCE RUN SOUTH 89 DEGREES 00
SECONDS EAST, A DISTANCE OF 216.71 FEET TO THE POINT ON THE WEST
SIDE OF COUNTY ROAD 15; THENCE RUN SOUTH 00 DEGREES 18 MIN
24 SECONDS WEST, A DISTANCE OF 1000.89 FEET TO THE POINT OF
THENCE DEPARTING SAID WEST MARSH, RUN NORTH 00 DEGREES 00
03 SECONDS WEST, A DISTANCE OF 1280.50 FEET; THENCE RUN
DEPARTING 27 MINUTES 54 SECONDS WEST, A DISTANCE OF 883.71 FEET;
THENCE RUN SOUTH 00 DEGREES 07 MINUTES 30 SECONDS EAST, A
DISTANCE OF 660.81 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS
49.83 ACRES, MORE OR LESS.

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.

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.

BEGINNING AT THE SOUTTHEAST CORNER OF LOT 9, BUSINESS CENTER OF
RECORDS AT ALDIE 2000' AS SHOWN BY MAP OF PLATINUM TRACT
CONTAINS 86 DEGREES 27 MINUTES TO POINT OF BEGINNING
AND RUN THENCE SOUTH 00 DEGREES OF MINUTES 30 SECONDS WEST,
A DISTANCE OF 216.17 FEET; THENCE RUN NORTH 89 DEGREES 27 MINUTES 33
SECONDS EAST, A DISTANCE OF 216.17 FEET; THENCE RUN NORTH 89 DEGREES
THENCE RUN NORTH 89 DEGREES EAST, A DISTANCE OF 661.63 FEET;
DISTANCE OF 247.58 FEET; THENCE RUN NORTH 00 DEGREES 46 MINUTES 33
MARGIN OF CLOVER LAKE; THENCE RUN NORTH 89 DEGREES 13 MINUTES 25
POINT ON THE EAST MARGN OF FRESHWATER, A DISTANCE OF 370.33 FEET
14 MINUTES 02 SECONDS EAST, ALSO SAID EAST MARGIN, A
DISTANCE OF 370.33 FEET; THENCE RUN NORTH 89 DEGREES 13
SOUTH 89 DEGREES 33 MINUTES TO BEING EAST, A DISTANCE OF 253.20
DISTANCE OF 284.70 FEET; THENCE RUN SOUTH 89 DEGREES 25 SECONDS EAST, A
TRACT CONTAINS 13.69 ACRES.

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

Boundary & Topographic Survey

68 Ventures



S.E. Civil
Engineering
& Surveying
1405 WINDHILL RD.
PALMBOURNE, NJ 07650
(201) 261-0404

DRAWN	AF
CHECKED	DES
PROJ / MCR	DES
SCALE	1"=20'
PROJECT	20221104
FILE	20221104-SBD
SHEET	1 OF 1





**COMMUNITY DEVELOPMENT
INTERNAL MEMORANDUM**

DATE: January 29, 2024

TO: Office of the City Clerk

FROM: Adrienne Jones, AICP, Director of Community Development 

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





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.

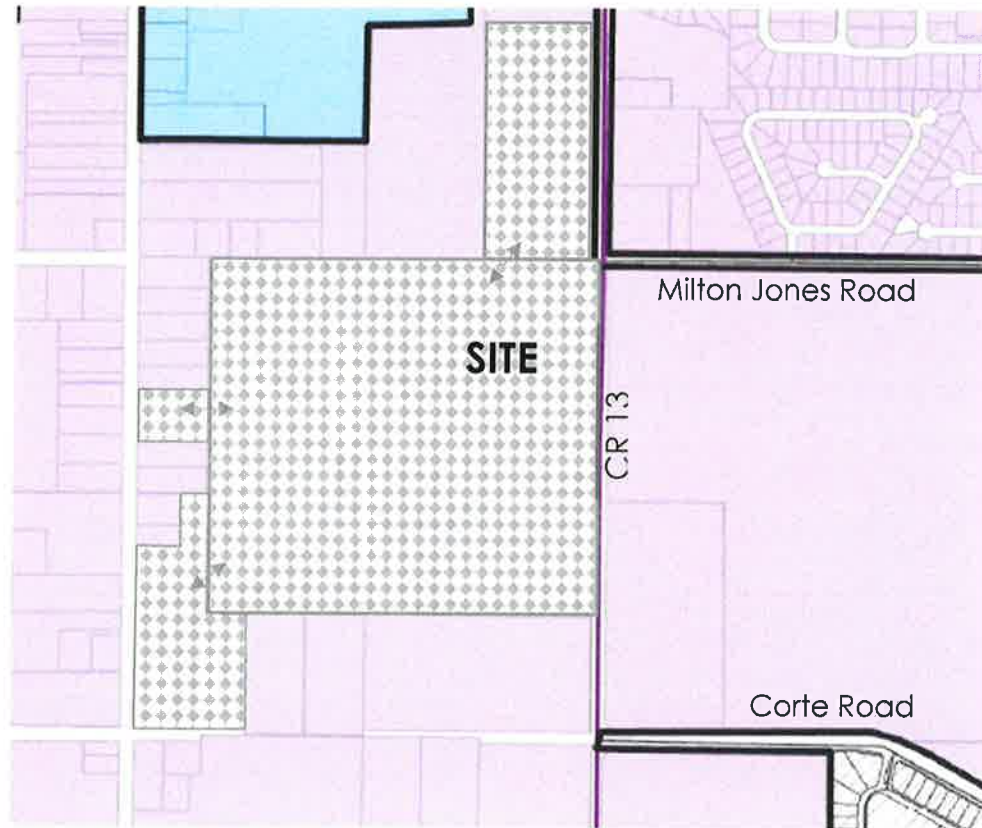
Goal: Provide a land use plan for the City of Daphne, which supports the City's economic development, housing, transportation, and open space, recreation and education goals in a manner that maintains and promotes Daphne's unique image and quality of life. Objective: Encourage development of sound and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

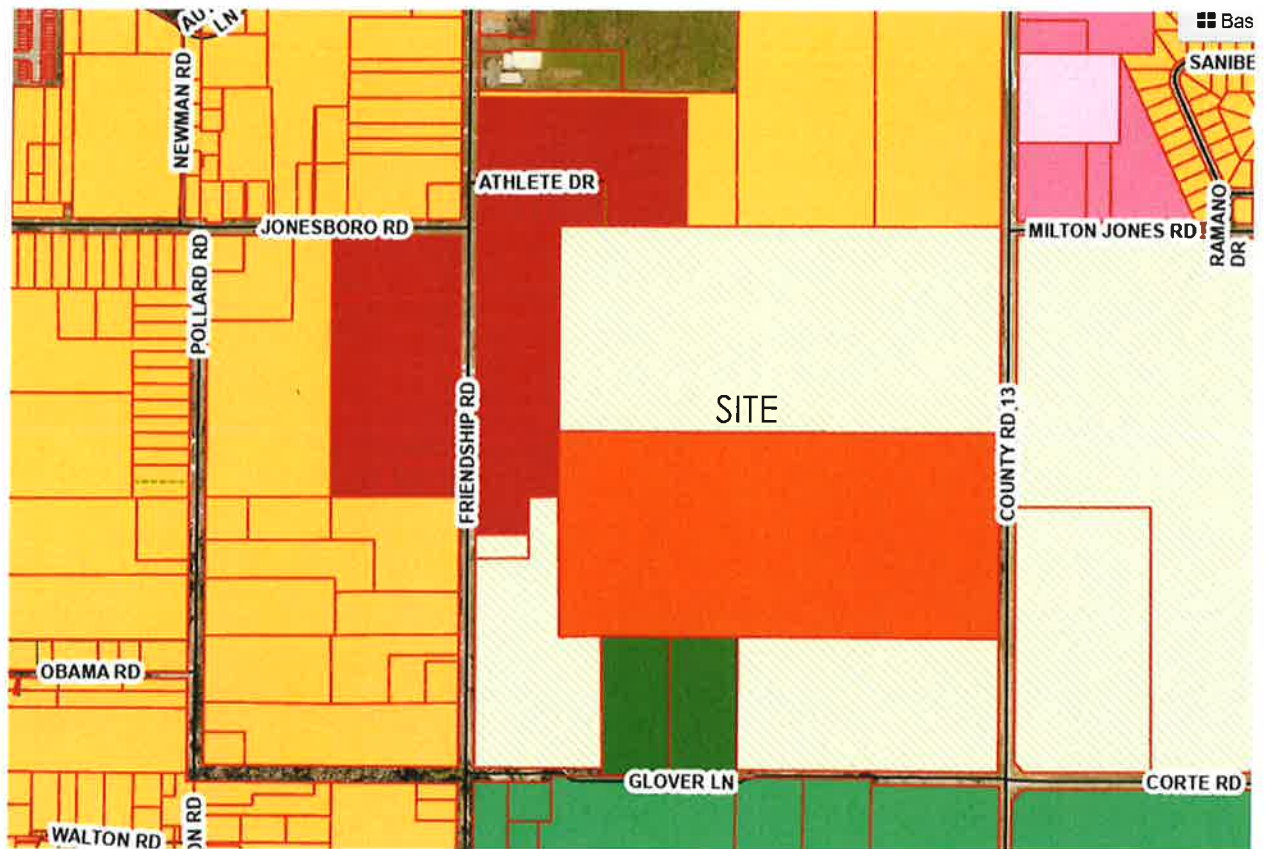
Excerpt from Daphne Zoning Map



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)

COMMUNITY DEVELOPMENT



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.

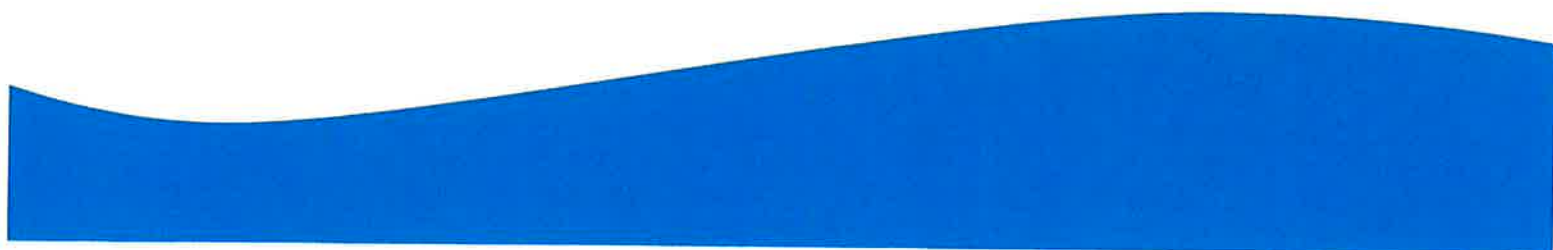
Sincerely,
Adrienne D. Jones, AICP,
Director of Community Development

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	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	DAPHNE	AL	36526
05-43-05-21-0-000-001.015	256846	BONI, SHARON O ETAL BONI, JOHN CHRISTOPH AND ER	1365 ORCHARD AVE	NEW KENSINGTON PA	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	125170 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 KENSINGTON PA	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	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	25604 FRIENDSHIP RD	DAPHNE	AL	36526
05-43-05-21-0-000-058.001	256849	FRANCIS, CHARLES CHRISTOPHER ETUX CHELSE AND A HARGETT	1214 CAPTAIN ONEAL DR	DAPHNE	AL	36526
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	BAY MINETTE	AL	36507
05-43-05-21-0-000-047.004	262861	HINKLEY, CHRIS ETAL HINKLEY, SUZANNE	7175 HURRICANE RD	BAY MINETTE	AL	36507
05-43-08-28-0-000-005.000	22011	JEMISON, MACKIE (HEIR OF JIM JEMISON)	P O BOX 383	DAPHNE	AL	36526
05-43-05-21-0-000-048.007	241158	JGA HOLDINGS L L C	925 CHARLESTON LOOP	FAIRHOPE	AL	36532
05-43-05-21-0-000-047.003	203050	KIM, JOHN C ETAL KIM, DEBORAH L	25478-B FRIENDSHIP RD (MA)	DAPHNE	AL	36526
05-43-05-21-0-000-001.008	250363	LANGENBACH CONSTRUCTION COMPANY	8119 MCGOWIN DR STE A	FAIRHOPE	AL	36532
05-43-08-28-0-000-006.003	213910	MASON, JOHNNY	3437 DIAL ST	WHISTLER	AL	36612
05-43-05-21-0-000-054.004	98554	MC GROUP L L C	P O BOX 772	FAIRHOPE	AL	36533
05-43-05-21-0-000-054.000	68218	MITCHELL, DOROTHY	P O BOX 20	FAIRHOPE	AL	36533
05-43-05-21-0-000-059.000	16606	PINSON, MARYE ALICE	601 COLLEGE AVE	DAPHNE	AL	36526
05-43-05-22-0-000-014.002	103705	REYNOLDS READY MIX L L C	PO BOX 883	WEST PALM BCH	FL	33402
05-43-05-21-0-000-056.001	9597	RUDOLF W LOSCH L L C	25230 FRIENDSHIP RD	DAPHNE	AL	36526
05-43-05-21-0-000-053.000	841	RUSS, MATTIE ANDERSON (LIFE ESTATE)	17709 GREY EAGLE RD	TAMPA	FL	33647
05-43-05-21-0-000-048.009	241160	SEWARD, STEVE G	7251 BRIDGEWOOD LN	SPANISH FORT	AL	36527
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	MOBILE	AL	36606
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	FAIRHOPE	AL	36532
05-43-05-21-0-000-001.010	250365	VALOR PROPERTY MANAGEMENT L L C	502 LAKE SHORE DR	DAPHNE	AL	36526
05-43-05-21-0-000-048.008	241159	ZAATE L L C	26258 POLLARD RD	DAPHNE	AL	36526
		68 VENTURES LLC	707 BELROSE AVE	DAPHNE	AL	36526
		SE CIVIL LLC	9969 WINDMILL RD	FAIRHOPE	AL	36532

APPLICATION
&
SUPPLEMENTAL INFORMATION





APPLICATION FOR REZONING OR PRE-ZONING

Office use only: Rev. 072816

Date Submitted December 21, 23

Application Number:

Planning Commission Public

ZA- or PZA- 24-01

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 Residential
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-

Mailing Address: THELMA BONI ESTATE
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 Rezoning

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

PROPERTY LIES IN FLOOD ZONE "X" UNINSURED AS SCALED FROM
FLOOD INSURANCE RATE MAP NUMBER 0100000025M, COMMUNITY
NUMBER 010000, PANEL 0822, SUFFIX "M", REVISED DATE APRIL 18,
2016 AND MAP NUMBER 0100000025M, COMMUNITY NUMBER 010000,
PANEL 0822, SUFFIX "M", REVISED DATE APRIL 18, 2016.

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 HIGHWAYS ARE SHOWN AND ARE BASED ON SURVEY DATA AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION WAS ALSO SHOWN.
3. A SURVEY WAS CONDUCTED IN MAY, 2022, AND IS RECORDED IN A SURVEYING FIELD BOOK.
4. BEARINGS AND DISTANCES SHOWN HEREIN WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES, AND ARE BASED ON STATE PLANE GROUND, 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, 2020.
6. THIS SURVEY IS A PROPERTY BOUNDARY SURVEY FOR RECORDING. THE ONLY IMPROVEMENTS LOCATED HEREON ARE THOSE THAT AFFECT THE BOUNDARY.

- W = FINE HYDRANT
- S = SEWER VALVE
- T = TELEPHONE PEDISTAL
- = GUY WIRE
- U = UTILITY MARKER
- U = UTILITY POLE
- W = WATER VALVE
- W = TEMPORARY BENCH MARK
- A = CAPLAIN MARKER
- R = REBAR FOLDS
- CRF = CAPPED REBAR FOLD
- CRS = CAPPED REBAR SET (CA-1187-1.5)
- B.S.L = BUILDING SETBACK LINE
- DB = DEED BOOK
- INS = INSTRUMENT
- INV = INVERT
- PR # = PARCEL NUMBER
- P = PACE
- PCP = REINFORCED CONCRETE PIPE
- PPB = REAL PROPERTY BOOK
- (C) = CALCULATED BEARING AND DISTANCE
- (D) = RECORD DIZED OR PLAT BEARING AND DISTANCE
- = RAILROAD FENCE
- = SECTION LINE
- = OVERHEAD POWER LINE
- = GAS LINE
- = WATER MAIN
- = SEWER FORCE MAIN
- * = STRUCTURES LOCATED BY DRONE, MAY BE INACCURATE

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

⑤

[illegible]

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BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, BOW SUBDIVISION, AS SHOWN BY MAP OF PLAT THEREOF RECORDED AT SUE 2055--E.F. BALDWIN COUNTY DEEDS RECORDS, AND RUN THENCE SOUTH 89 DEGREES 30 MINUTES 22 SECONDS EAST, A DISTANCE OF 621.85 FEET; THENCE RUN SOUTH 06 DEGREES 08 MINUTES 04 SECONDS EAST, A DISTANCE OF 1319.16 FEET; THENCE RUN SOUTH 89 DEGREES 30 MINUTES 22 SECONDS WEST, A DISTANCE OF 624.91 FEET TO A CORNER ON THE WEST MARGIN OF COUNTY ROAD 13; THENCE RUN NORTH 02 DEGREES 15 MINUTES 57 SECONDS EAST, ALONG SAID WEST MARGIN, A DISTANCE OF 1328.23 FEET TO THE POINTING TRACT CONTAINS 18.94 ACRES, MORE OR LESS.

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

[illegible]

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9, BUSINESS CENTER OF
PINEHURST ROAD SUBDIVISION, AS SHOWN BY MAP ON FILE THEREOF
RECORDED AT SLOAN COUNTY, NEBRASKA, RECORD NO. 100,000,000;
AND RUN THENCE NORTH 00 DEGREES 07 MINUTES 35 SECONDS EAST,
A DISTANCE OF 310.25 FEET; THENCE RUN SOUTH 89 DEGREES 25 MINUTES
30 SECONDS EAST, A DISTANCE OF 216.71 FEET TO THE POINT ON THE WEST
CORNER OF LOT 15; THENCE RUN SOUTH 00 DEGREES 18 MINUTES
24 SECONDS EAST, A DISTANCE OF 1000.89 FEET TO THE POINT OF
THENCE DEPARTING SAID WEST MARSH, RUN NORTH 89 DEGREES 25 MINUTES
30 SECONDS WEST, A DISTANCE OF 1280.50 FEET; THENCE RUN
NORTH 00 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 680.81 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS
49.83 ACRES, MORE OR LESS.

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.

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.

[illegible]

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

Boundary & Topographic Survey

68 Ventures



S.E. Civil
Engineering
& Surveying
1405 WINDHILL RD.
PALMBOURNE, NJ 07650
(201) 261-0404

DRAWN	AF
CHECKED	DES
PROJ / MCR	DES
SCALE	1"=20'
PROJECT	20221104
FILE	20221104-SBD
SHEET	1 OF 1

ROWAN OAK
Included PINs

3724

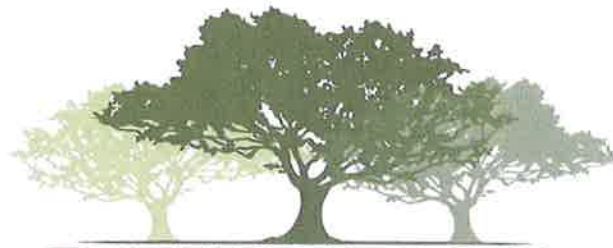
256846

250366

250367

261844

3726



ROWAN OAK

D A P H N E

PUD Statement and Narrative



A Planned Unit Development

Developer:

68Venturës

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

Engineer/ Surveyor:



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

Landscape Architects:



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

Traffic Engineer:



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 Road¹, a value of \$214,200².
- 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 \$144,500³.
- 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.

²Based 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

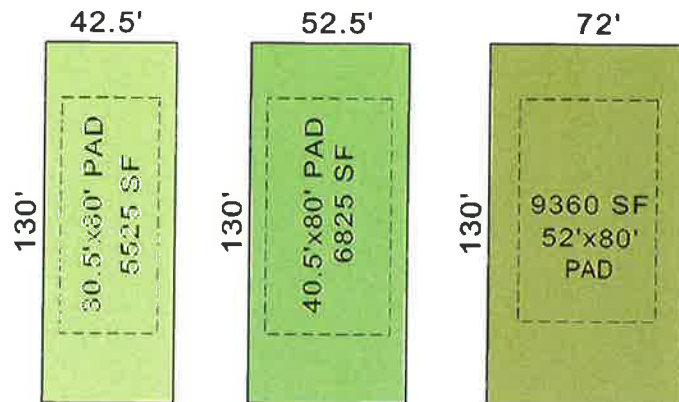
All streets and drainage will be designed to the current standards of the City of Daphne Land Use Ordinance. No deviations or variances will be requested. Traffic Calming is provided using Traffic Circles, Speed Tables, and Stop Signs. Utilities will be provided by Daphne Utilities (sewer), Belforest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

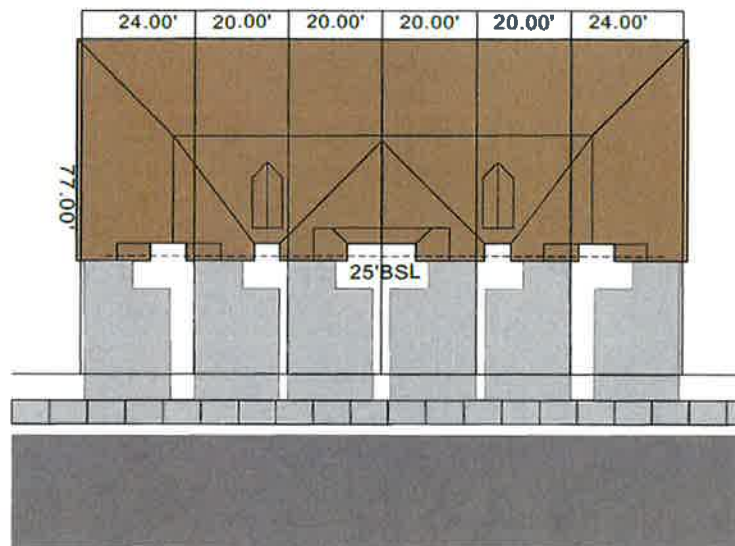
In general, the various aspects of the Zoning Ordinance will be met in Rowan Oak in regards to Streets, Buffers, Parking and Open Space. However, the unique spatial characteristics of the various Lots proposed do not meet the specifics of the defined Zoning designations of the Land Use Ordinance. The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

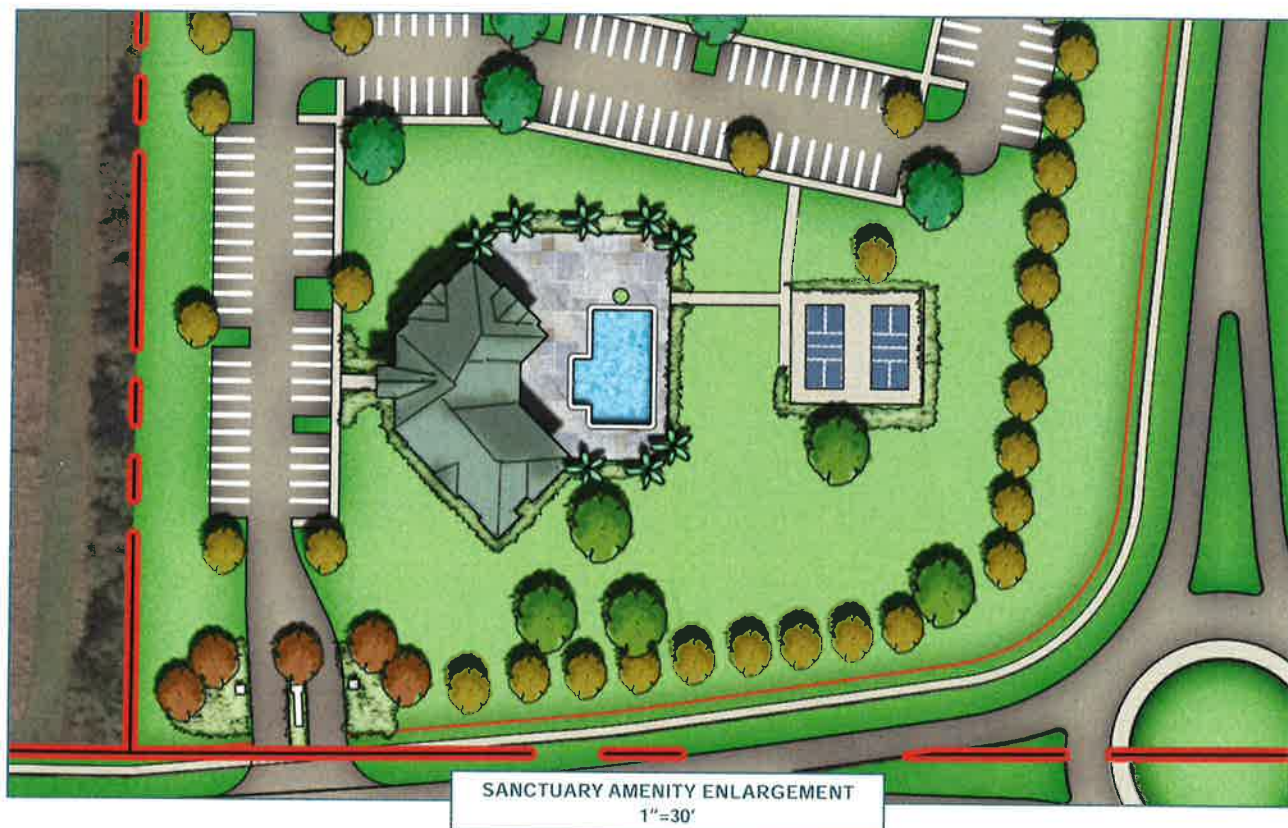
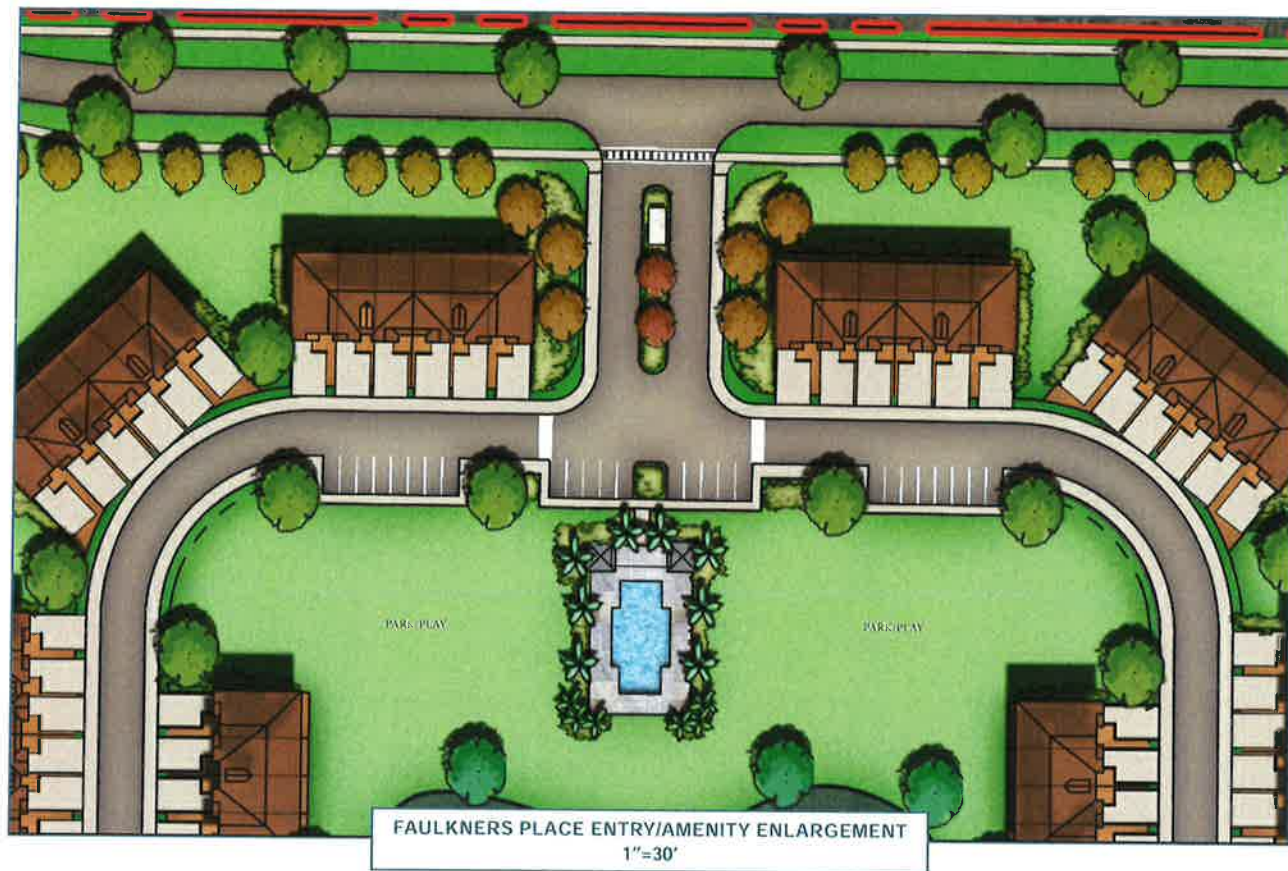
Additional Stipulations

- 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



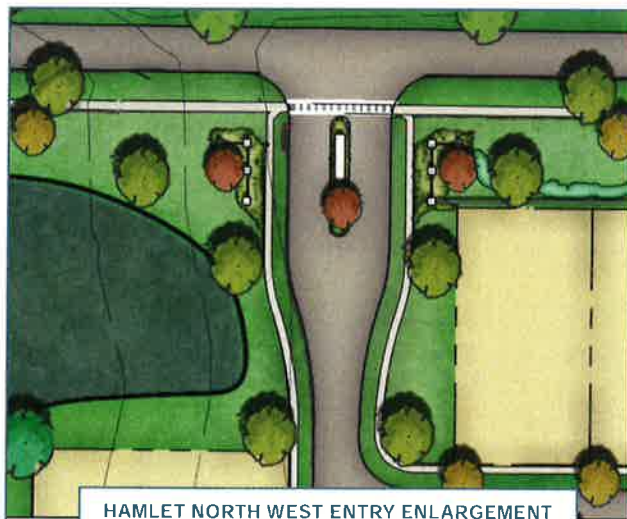




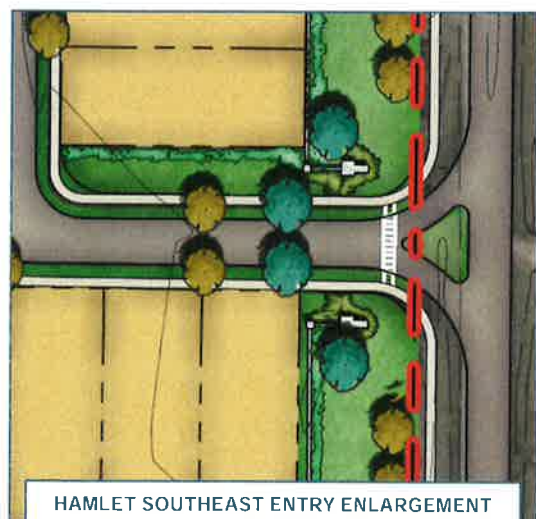
PUBLIC PARK ENLARGEMENT
1"=30'



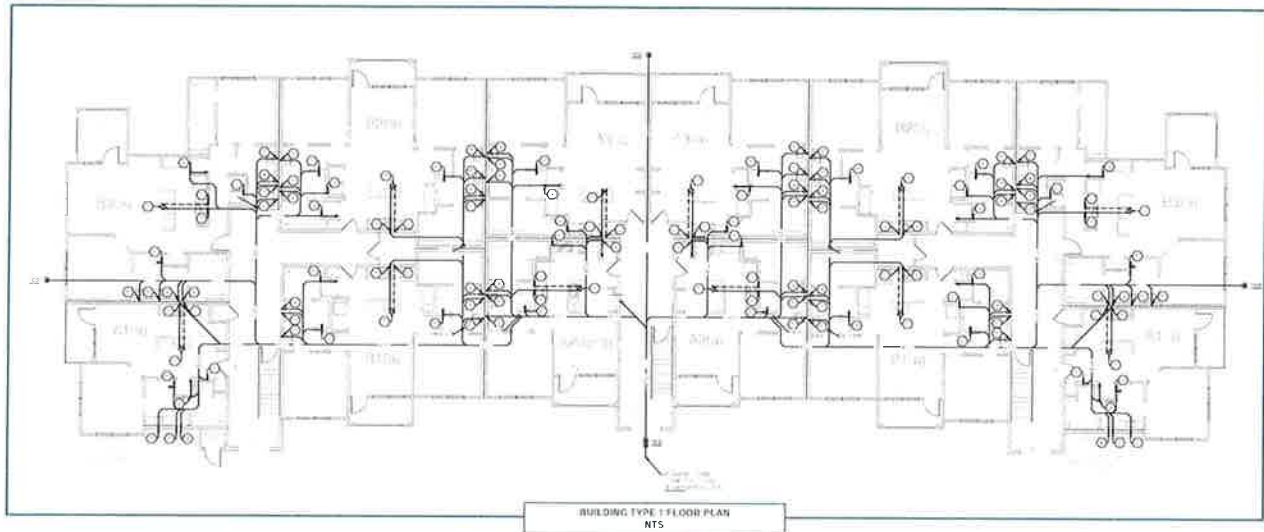
FAULKNERS PLACE POOL RESTROOMS
NTS



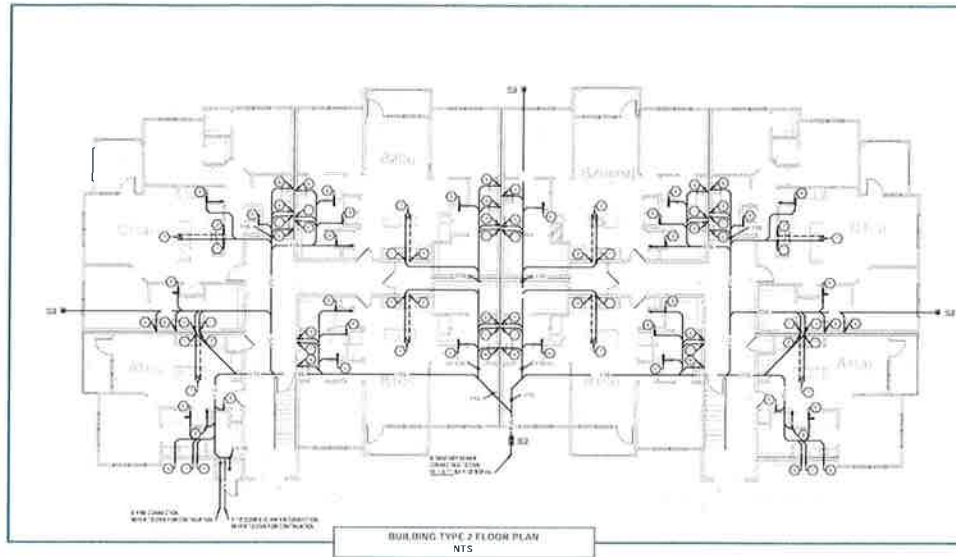
HAMLET NORTH WEST ENTRY ENLARGEMENT
1"=30'



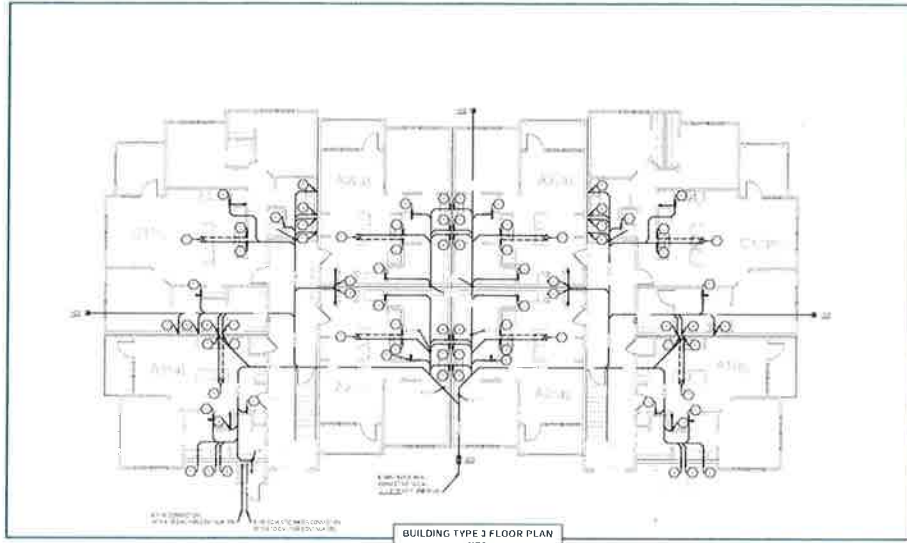
HAMLET SOUTHEAST ENTRY ENLARGEMENT
1"=30'



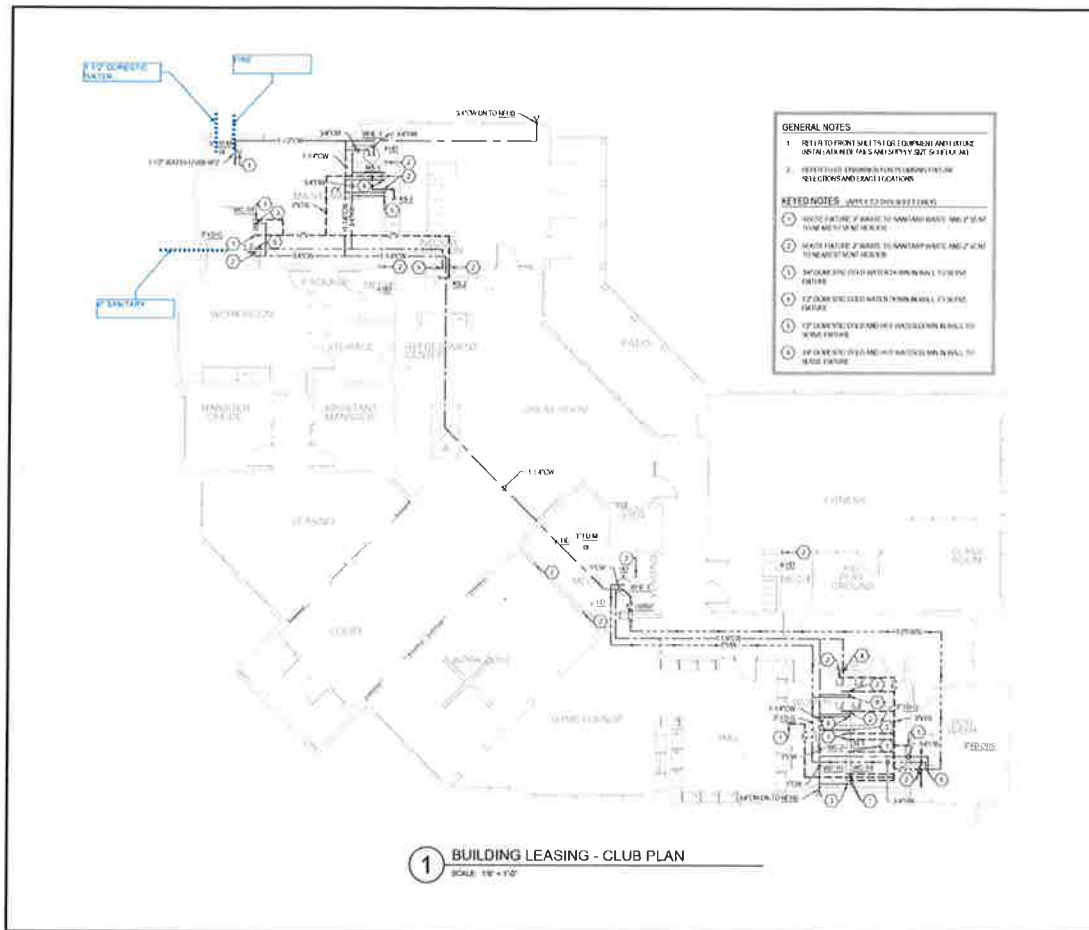
SANCTUARY BUILDING ELEVATIONS, BUILDING TYPE 1
NTS



SANCTUARY BUILDING ELEVATIONS, BUILDING TYPE 2
NTS



SANCTUARY BUILDING ELEVATIONS, BUILDING TYPE 3
NTS



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

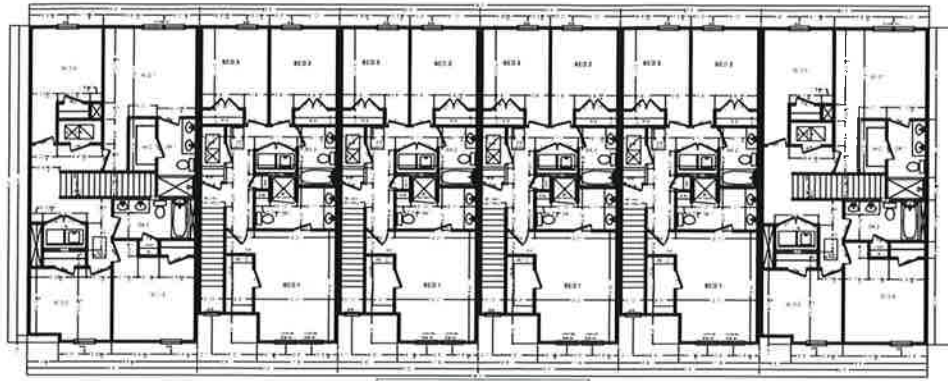


2 LEASING/ CLUB FRONT ELEVATION
SCALE: 1/8" = 1'-0"

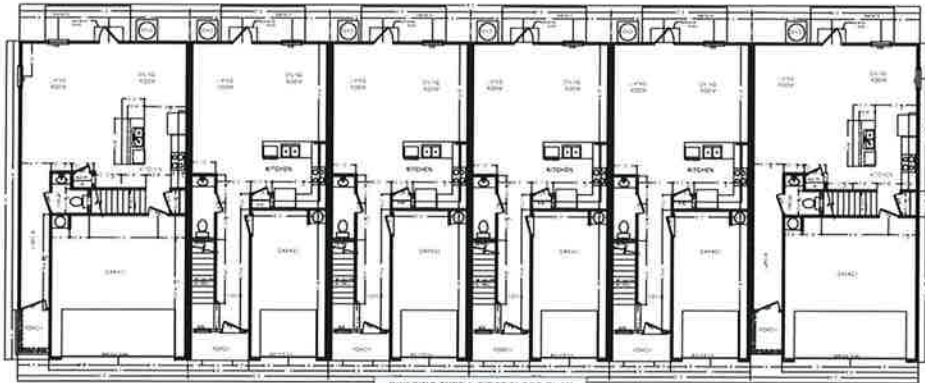
SANCTUARY CLUBHOUSE PLAN AND ELEVATIONS



SANCTUARY CLUBHOUSE ELEVATIONS
AND MATERIAL PALETTE



BUILDING TYPE 1, SECOND FLOOR PLAN
NTS



BUILDING TYPE 1, FIRST FLOOR PLAN
NTS

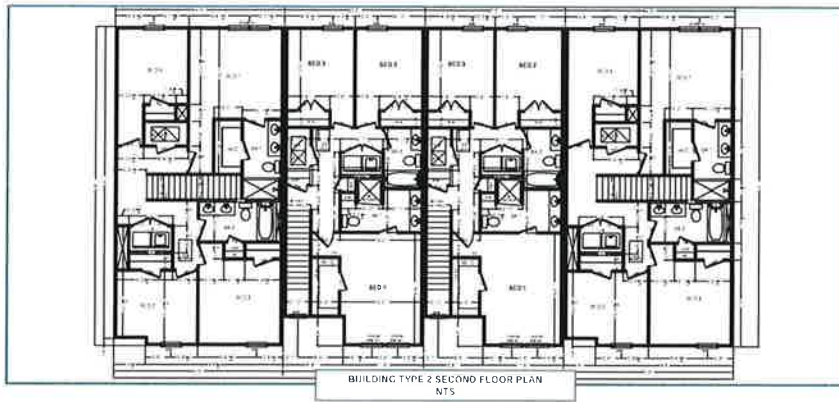
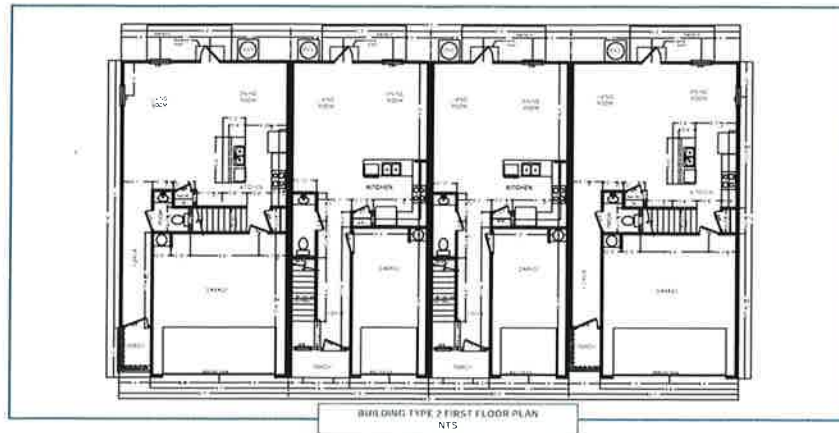


BUILDING TYPE 1 FRONT ELEVATION
NTS



BUILDING TYPE 1 BACK ELEVATION
NTS

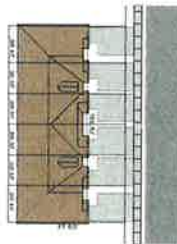
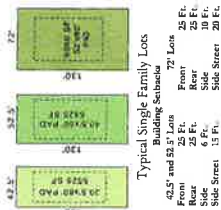
FAULKNERS PLACE BUILDING ELEVATIONS, BUILDING
TYPE 1



FAULKNERS PLACE BUILDING ELEVATIONS, BUILDING TYPE 2
NTS



Vicinity Map
1 inch = 1 Mile



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

Esate of Thelma Marie Boni
Thomas Boni
1208 Belle Chene Drive
Mobile, AL 36693

Frederick Boni
2605 Springhill Ave
Mobile, AL 36607

OWNERS

Developers

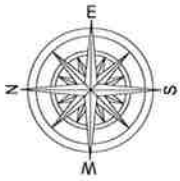
68 Ventures
707 Belrose Avenue
Daphne, AL 36526

Engineer/Surveyor

S.E. Civil Engineering & Surveying
8949 Windmill Road
Faulkner, AL 36532
Larry Smith, P.E. Lic. 26348
David Dreibl, P.L.S. Lic. 26014



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



SCALE: 1" = 100'



A Planned Unit Development

TOTAL AREA	134.31 AC
Commercial	11.61 AC
Residential	122.26 AC
Townhomes	132
Multi-Family	204
42.5' x 100's	103
52.5' x 100's	96
72' x 100's	59
TOTAL	594
Density	4.74 / Ac
Open Space	28.5 Ac (21%)
Current Zoning	RMF-6, RSF-2, RSF-E & B5 (Baldwin County)
Proposed Zoning	P.U.D. (Daphne)
Impervious Area	41.8 Acres (33%)

Parking	518
Single Family	2 Sp / unit
Additional	97
Total	396
Multi-Family	46
Additional	408
Total	454
Total Parking	1310

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

Utility Providers	Belmont Water
Water	Daphne Utilities
Sewer	Rivers
Power	AT&T
Telephone	

Building Data	Max	Max
Type	Single Family	Multi-Family
Stories	2-1/2	2-1/2
Blg. Ht.	35 Ft.	35 Ft.
Coverage	35%	30%
Lot	2-1/2	2-1/2
Site	4	4
Use	30%	30%



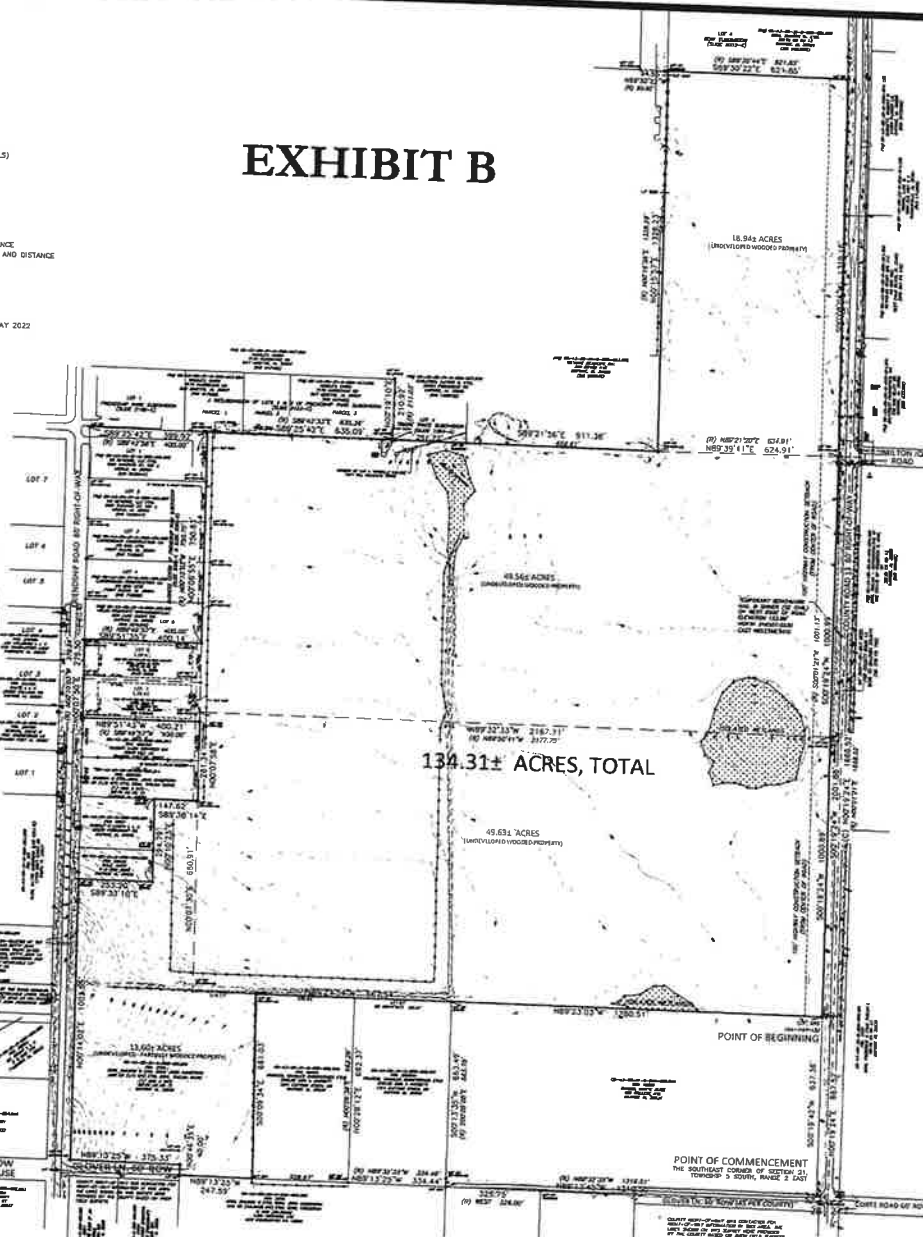
EXHIBIT A

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.

[illegible]

PROPERTY LIES IN FLOOD ZONE "X" UNINSURED AS TOLED FROM FLOOD INSURANCE RATE MAP NUMBER
01003C0632W, COMMUNITY NUMBER 015000, PANEL 0832. SUFFIX "M", REVISED DATE APRIL 18, 2019 AND
MAP NUMBER 01003C0855W, COMMUNITY NUMBER 015000, PANEL 0655, SUFFIX "M".

- 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 ADJUST-OF-WAY MANAGEMENT IS ALSO SHOWN.
- 3 SURVEY WAS CONDUCTED IN MAY, 1992, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
- 4 BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM AIR PHOTO TRAVERSES, AND ARE BASED ON STATE PLANE GRID, ALABAMA WEST ZONE USING GPS OBSERVATIONS.
- 5 THIS SURVEY HAS BEEN RECALCULATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 1997.
- 6 THIS SURVEY IS A PROPRIETARY SURVEY SURVEY FOR REZONING. THE ONLY IMPROVEMENTS LOCATED HEREON ARE THOSE THAT AFFECT THE BOUNDARY SURVEY FOR REZONING. THE OTHER IMPROVEMENTS LOCATED HEREON



Vicinity Map
1 Inch = 1 Mile

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.

[illegible]

09-26-2023
DATE

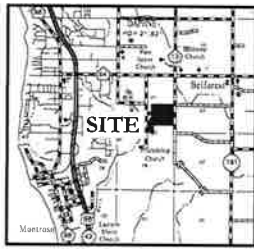


Boundary &
Topographic Survey

68 Ventures

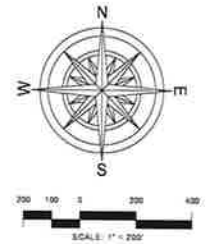
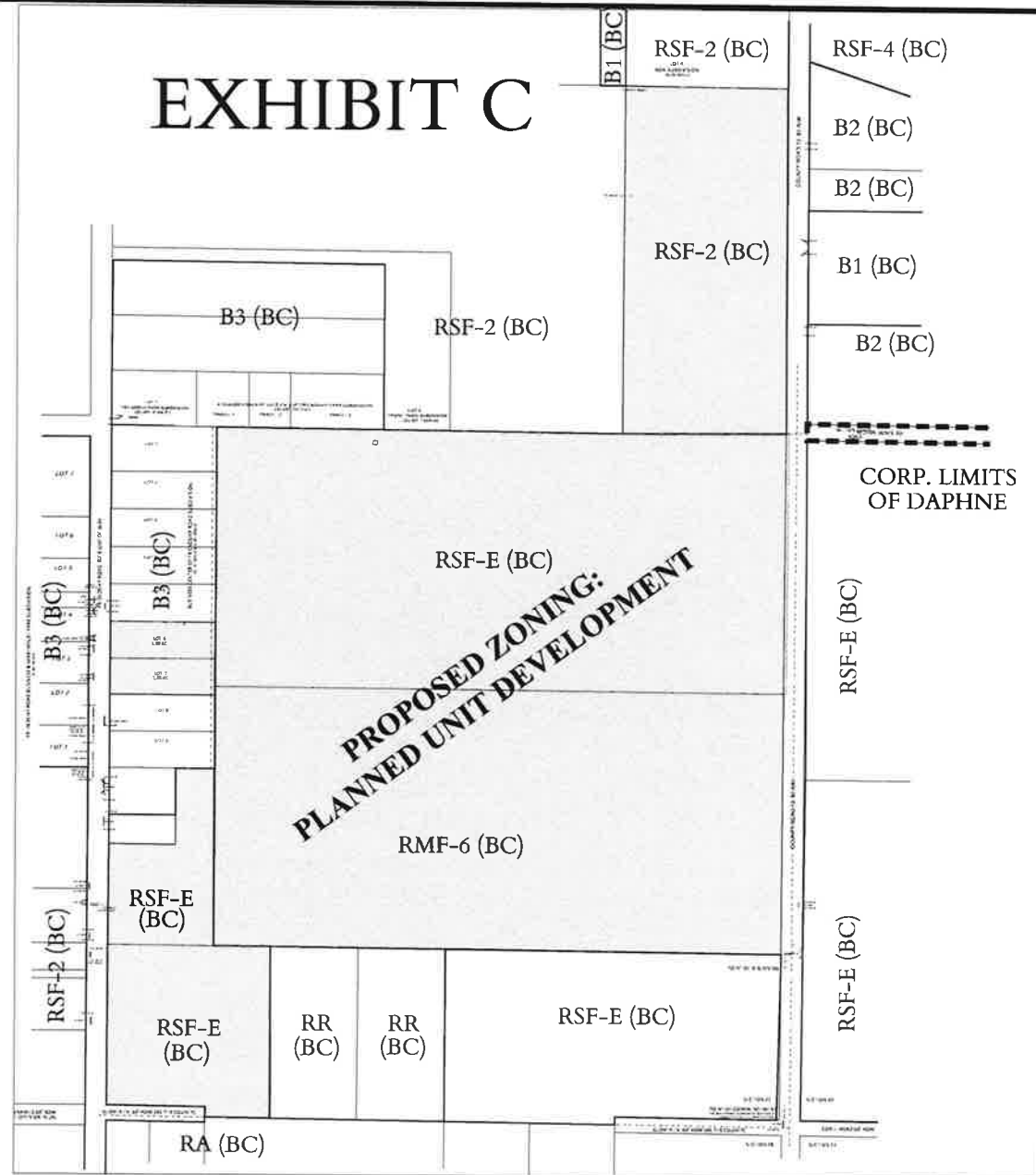
S.E. Civil
Engineering
& Surveying
3909 WINDHILL ROAD
FAIRBORN, AL 36531
(205) 835-6766

DRAWN	IAF
CHECKED	DEC
PROJECT MGR	DEC
SCALE	1"=200'
PROJECT	26221
FILE	20221154-B



Vicinity Map
1 Inch = 1 Mile

EXHIBIT C



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

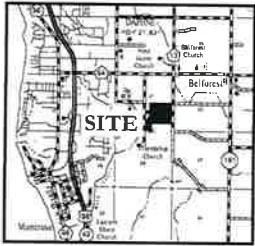
68 Ventures
707 Belrose Avenue
Daphne, AL 36526

Engineer/Surveyor

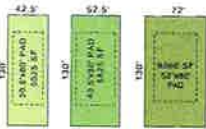
S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
Larry Smith, PE Lic 26348
David Diehl, PLS Lic 26014



DEC 07-2023

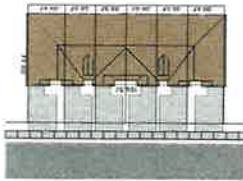


Vicinity Map
1 Inch = 1 Mile



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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

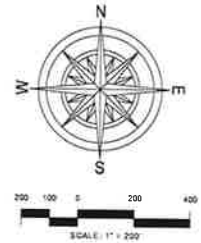
Developer

68 Ventures
707 Belrose 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"
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42.5'x130's	103
52.5'x130's	96
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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

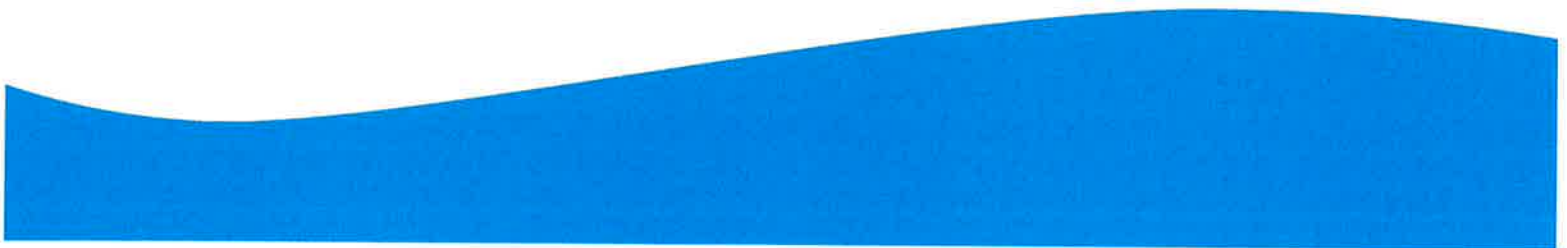
Type	Max. Bldg. Ht.	Max. Stories	Max. Coverage
Single Family	35 Ft.	2-1/2	35% (Lot)
Townhomes	35 Ft.	2-1/2	30% (Site)
Multi-Family	30 Ft.	4	30% (Site)

Exhibit D



DEC 07-2023

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



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 a 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 D. Jones, AICP
Community Development Director & Zoning Administrator

cc: Candace G. Antinarella, City Clerk
David Diehl – Email
File

**CITY OF DAPHNE, ALABAMA
ORDINANCE 2024-06**

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

**Property Located Southwest of the intersection of
County Road 13 and Milton Jones Road
68V Baldwin Land Holdings, LLC, Sharon and John Boni, Sharon, Thomas and John
Boni, and Sharon Boni, representative of Thelma Boni Estate**

WHEREAS, on the 11th day of December, 2023, 68V Baldwin Land Holdings, LLC, Sharon and John Boni, Sharon, Thomas and John Boni, and Sharon Boni, representative of Thelma Boni Estate, being the owner of certain real property hereinafter described, did file with the City Clerk a petition requesting that said tracts or parcels of land be annexed into and become part of the City of Daphne, Alabama (the “City”); and

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

WHEREAS, said petition was presented to the Planning Commission of the City of Daphne at a regular scheduled meeting on January 25, 2024, and the Commission set forth a favorable recommendation for the City Council of the City of Daphne to consider said request for annexation of said property; and

WHEREAS, after proper publication, a public hearing was held by the City Council on March 18, 2024, concerning the petition for annexation.

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

SECTION ONE: ANNEXATION

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

SECTION TWO: ZONING

At the ____, regularly scheduled City Council meeting, Ordinance 2024-02 was adopted pre-zoning the said property as PUD, Planned Unit Development, with the apportionment of said zoning districts to the subject property described therein.

SECTION THREE: DESCRIPTION OF TERRITORY

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

Legal Description for Annexation:

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 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.

SECTION FOUR: MAP OF PROPERTY

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

SECTION FIVE: EFFECTIVE DATE AND PUBLICATION

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

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS THE _____ DAY OF _____, 2024.

Robin Le Jeune, Mayor

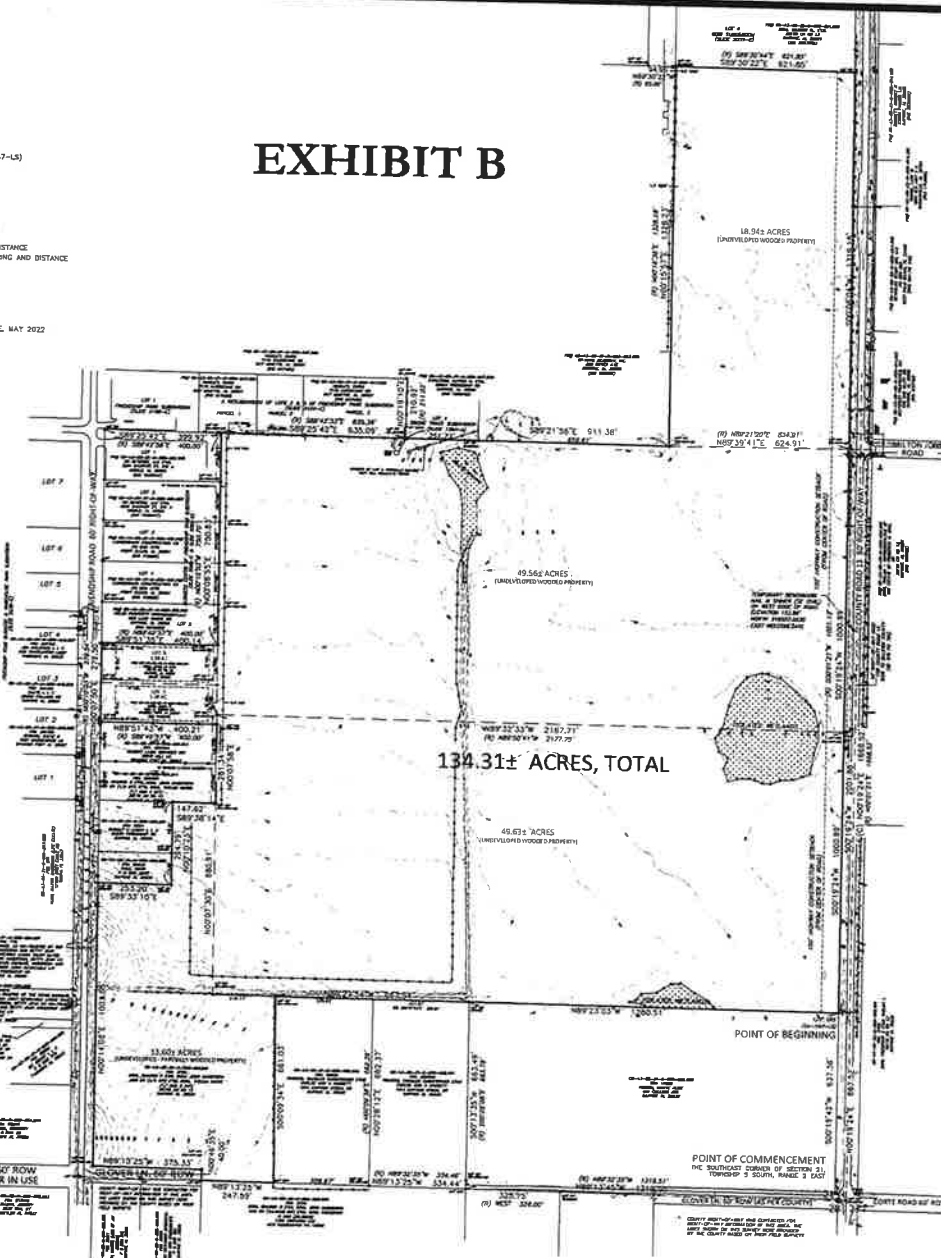
ATTEST:

Candace G. Antinarella, MMC, City Clerk

LEGEND:

- ⊕ = FIRE HYDRANT
- ⊙ = CROSS VALVE
- ⊖ = TOLERANCE POINT
- = GUY WIRE
- ⊙ = UTILITY MARKER
- ⊙ = UTILITY POLE
- ⊙ = WATER VALVE
- ⊙ = EMERGENCY SIGNAL MARCH
- ⊙ = WETLAND MARKER
- ⊙ = REDMAN FOLDER
- ⊙ = CAPMED REDMAN FOLDER
- ⊙ = CAPMED REDMAN FOLDER (EA-117-15)
- ⊙ = BULL DOG
- ⊙ = CHAIN SETBACK LINE
- ⊙ = REED BOX
- ⊙ = INTERFERENCE
- ⊙ = HAZARD
- ⊙ = PARABELLUM MARCH
- ⊙ = FENCE
- ⊙ = REINFORCED CONCRETE PIPE
- ⊙ = REAL PROPERTY BOX
- ⊙ = CALCULATED BEARING AND DISTANCE
- ⊙ = SECOND DIRECTION OF PLAY BEARING AND DISTANCE
- ⊙ = POINT & BEARING FENCE
- ⊙ = SECTION LINE
- ⊙ = OVERHEAD POWER LINE
- ⊙ = GAS LINE
- ⊙ = WATER MAIN
- ⊙ = SEWER FENCE LOCATED

⊙ = WETLANDS LOCATED BY BIONE, MAY 2022



PROPERTY LIES IN FLOOD ZONE "A" UNDEVELOPED AS SHOWN FROM FLOOD INSURANCE RATE MAP NUMBER 0100030812M, COMMUNITY NUMBER 010000, PANEL 0432, SUFFIX "M", REVISED DATE APRIL 10, 2019 AND MAP NUMBER 0100030815M, COMMUNITY NUMBER 010000, PANEL 0555, SUFFIX "M", REVISED DATE APRIL 10, 2019.

1 THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE
2 FEATURES.

3 THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL
4 PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RECENTLY WET WORK INFORMATION IS ALSO SHOWN.

5 SURVEY WAS CONDUCTED IN DAY, DREZ, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.

6 BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM Aerial PHOTO TRANSFERS, AND ARE
7 NOT OF STATE PLANE, OLD, ALABAMA STATE ZONE USING GPS OBSERVATIONS.

8 THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF
9 PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2017.

10 THIS SURVEY IS A PROPERTY BOUNDARY SURVEY FOR RECORDING. THE DAILY IMPROVEMENTS LOCATED HEREON
11 ARE THOSE THAT AFFECT THE BOUNDARIES.

[illegible]

DAVID E. SICK 09-26-2023
AL P.L.S. NO. 26014 DATE

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL



Boundary & Topographic Survey

68 Ventures



S.E. Civil
Engineering
& Surveying
8885 WINDHILL ROAD
FALLOON, AL 36322

DRAWN	JAS
CHECKD.	DED
PROD/MGR	DED
SCALE	1"=200'
PROJECT	20221104
FILE	20221104-BUILD
SHEET	1 OF 1

**COMMUNITY DEVELOPMENT
INTERNAL MEMORANDUM**



DATE: January 29, 2024
TO: Office of the City Clerk
FROM: Adrienne Jones, AICP, Director of Community Development *AG*
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.

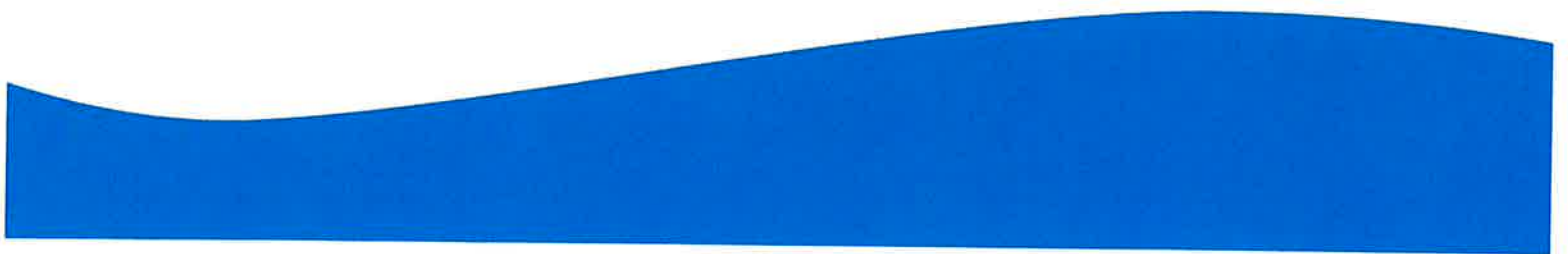
Excerpt from Article 23-1 Procedure [for Annexation Requests]

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 BBV 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 BBV 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.

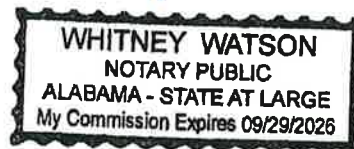
Given under my hand and official seal this the 11th day of December, 2023.


NOTARY PUBLIC

My commission expires: Sept. 29, 2026

Corporation's Address

707 Belrose Ave
Daphne, AL 36526



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, 2022.

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 1.2 BAC
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

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,

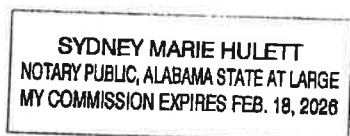
Thomas Boni
Name of Owner (Print)

[Signature]
Name of Owner (Signature)

STATE OF Alabama
COUNTY OF Baldwin

I, Sydney Marie Hulet, 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 Hulet
NOTARY PUBLIC

My commission expires: Feb 18 2026

Owner's Address

1206 Belle Chene Drive
Mobile AL 36693

DATED this 29 day of November, 2023

Respectfully submitted by,

Frederick G. Boni, Jr.

Name of Owner (Print)

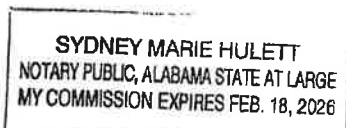
[Signature]

Name of Owner (Signature)

STATE OF Alabama
COUNTY OF Baldwin

I, Sydney Marie Hulet, 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 19 day of November, 2023



Sydney Marie Hulet
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: JB

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: JB

We certify that the property is a single or multiple parcels under single or multiple ownership.

Initials: JB

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: JB

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: JB

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: JB

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, 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: Thomas Goni Signature: _____

Printed Name: Thomas Goni Printed Name: _____

Mailing Address: 1208 Belle Mailing Address: _____
Chene Drive
Mobile, AZ 36693

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 2022.

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] Signature: _____

Printed Name: Frederick G. Bojor 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) [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,

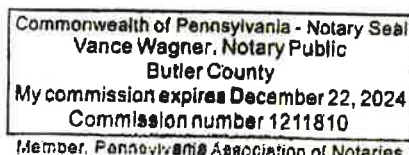
Sharon Ann Boni
Name of Owner (Print)

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



V-W
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: PCZ SGB

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: PCZ SGB

We certify that the property is a single or multiple parcels under single or multiple ownership.

Initials: PCZ SGB

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: PCZ SGB

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: PCZ SGB

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 49.56 AC
Subdivision Name _____ Lot Number(s) _____

Names and Signature of ALL property owners:

Signature: John Christopher Boni Signature: Sharon Ann Boni

Printed Name: John Christopher Boni Printed Name: Sharon Ann Boni

Mailing Address: 1365 Orchard Ave Mailing Address: 126 Iron Bridge Road
New Kensington, PA 15068 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.

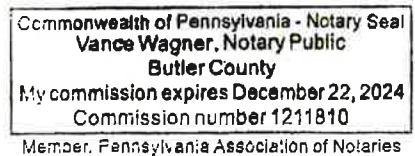
Given under my hand and official seal this the 28 day of November, 2023

NOTARY PUBLIC V. Wagner

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: 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 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: _____
126 Iron Bridge Road
Mailing Address: 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.

THOMAS, FREDERICK,
SHARON AND JOHN
CHRISTOPHER BONI
3. **Owner:** The petitioner, 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,

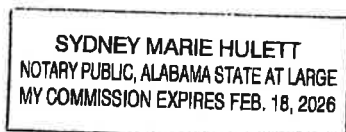
Thomas Boni
Name of Owner (Print)

[Signature]
Name of Owner (Signature)

STATE OF Alabama
COUNTY OF Baldwin

I, Sydney Marie Hulet, 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 Hulet
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)

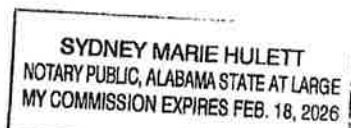
[Signature]

Name of Owner (Signature)

STATE OF Alabama
COUNTY OF Baldwin

I, Sydney Marie Hulet, 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 Hulet
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,

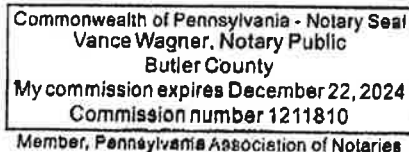
Name of Owner (Print) John Christopher Boni

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



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,

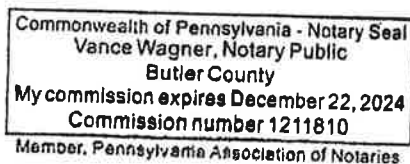
Sharon Ann Boni
Name of Owner (Print)

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



[Signature]
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: ACB SGB

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: ACB SGB

We certify that the property is a single or multiple parcels under single or multiple ownership.

Initials: ACB SGB

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: ACB SGB

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: ACB SGB

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: John Christopher Boni

Signature: Sharon Ann Boni

Printed Name: John Christopher Boni
1365 Orchard Ave

Printed Name: Sharon Ann Boni
126 Iron Bridge Road

Mailing Address: New Kensington, PA 15068

Mailing Address: 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: JB

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: JB

We certify that the property is a single or multiple parcels under single or multiple ownership.

Initials: JB

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: JB

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: JB

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, 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 13.60 ac & 1.28 ac
Subdivision Name _____ Lot Number(s) _____

Names and Signature of ALL property owners:

Signature: [Signature] Signature: _____

Printed Name: Thomas Boni Printed Name: _____

Mailing Address: 1208 Belle Mailing Address: _____
Chere Drive
Mobile, AL
36685

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] Signature: _____

Printed Name: Frederick G. Boni Jr. Printed Name: _____

Mailing Address: 2605 Spring Hill Ave Mailing Address: _____
Mobile, AL 36607

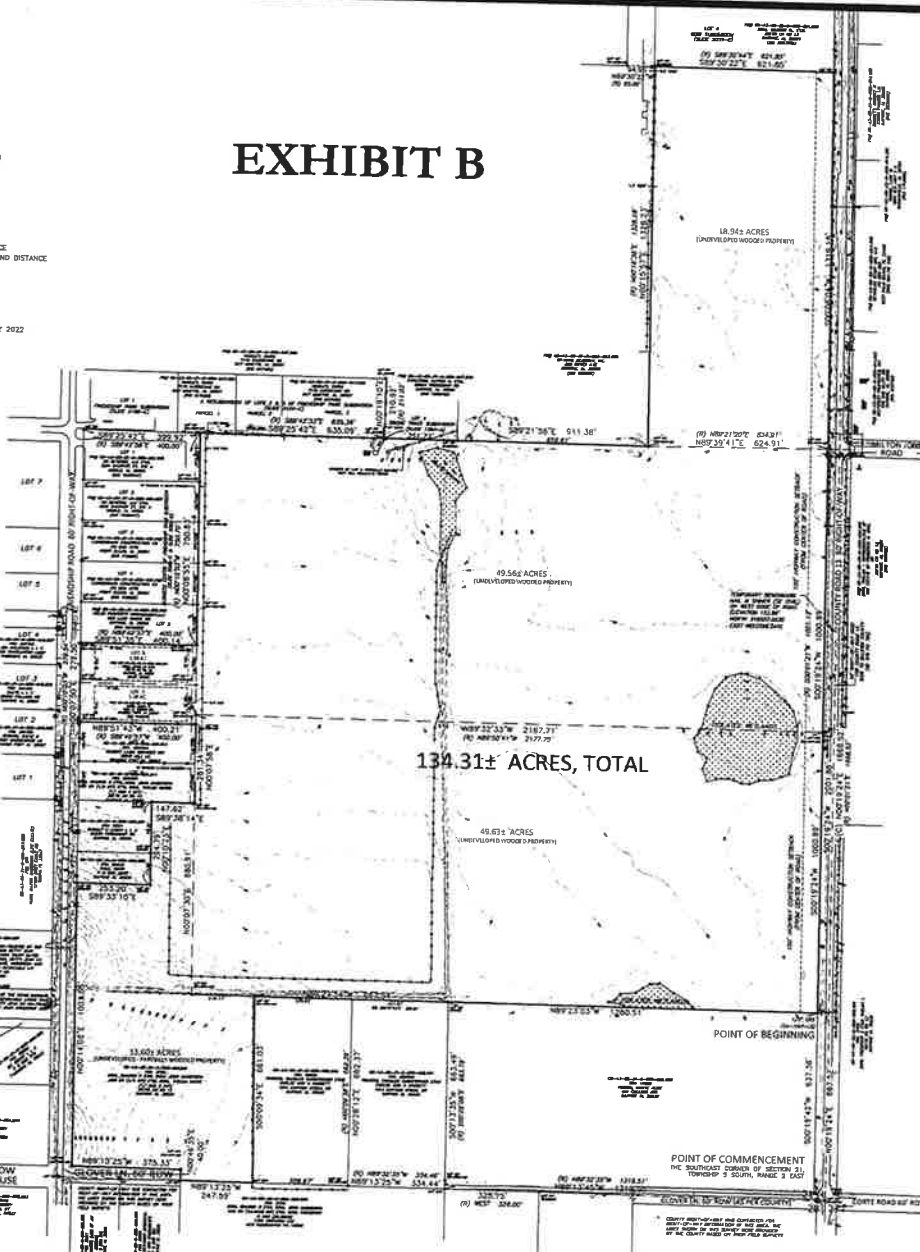
EXHIBIT A

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.

[illegible]

PROPERTY LIES IN FLOOD ZONE "A" UNDEVELOPED AS SHOWN FROM FLOOD INSURANCE RATE MAP NUMBER 0100030812M, COMMUNITY NUMBER 010000, PANEL 0432, SUFFIX "M", REVISED DATE APRIL 10, 2019 AND MAP NUMBER 0100030815M, COMMUNITY NUMBER 010000, PANEL 0555, SUFFIX "M", REVISED DATE APRIL 10, 2019.

- 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-WAY OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS SURVEY OF-ART DOCUMENTATION IS ALSO SHOWN.
- 3 SURVEY WAS CONDUCTED IN DAY, SEE, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
- 4 BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM Aerial PHOTO TRAVERSES, AND ARE BASED ON DATE, PLANE, GRID, ALABAMA STATE ZONE USING GPS OBSERVATIONS.
- 5 THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE STANDARDS 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 RECORDING. THE ONLY IMPROVEMENTS LOCATED HEREON ARE THOSE THAT AFFECT THE BOUNDARIES.

[illegible]

DAVID E. SICK 09-26-2023
AL P.L.S. NO. 26014 DATE

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

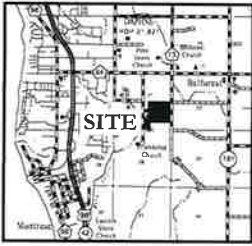


Boundary & Topographic Survey

68 Ventures

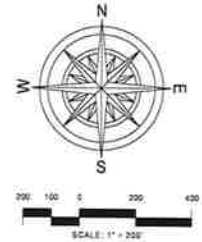
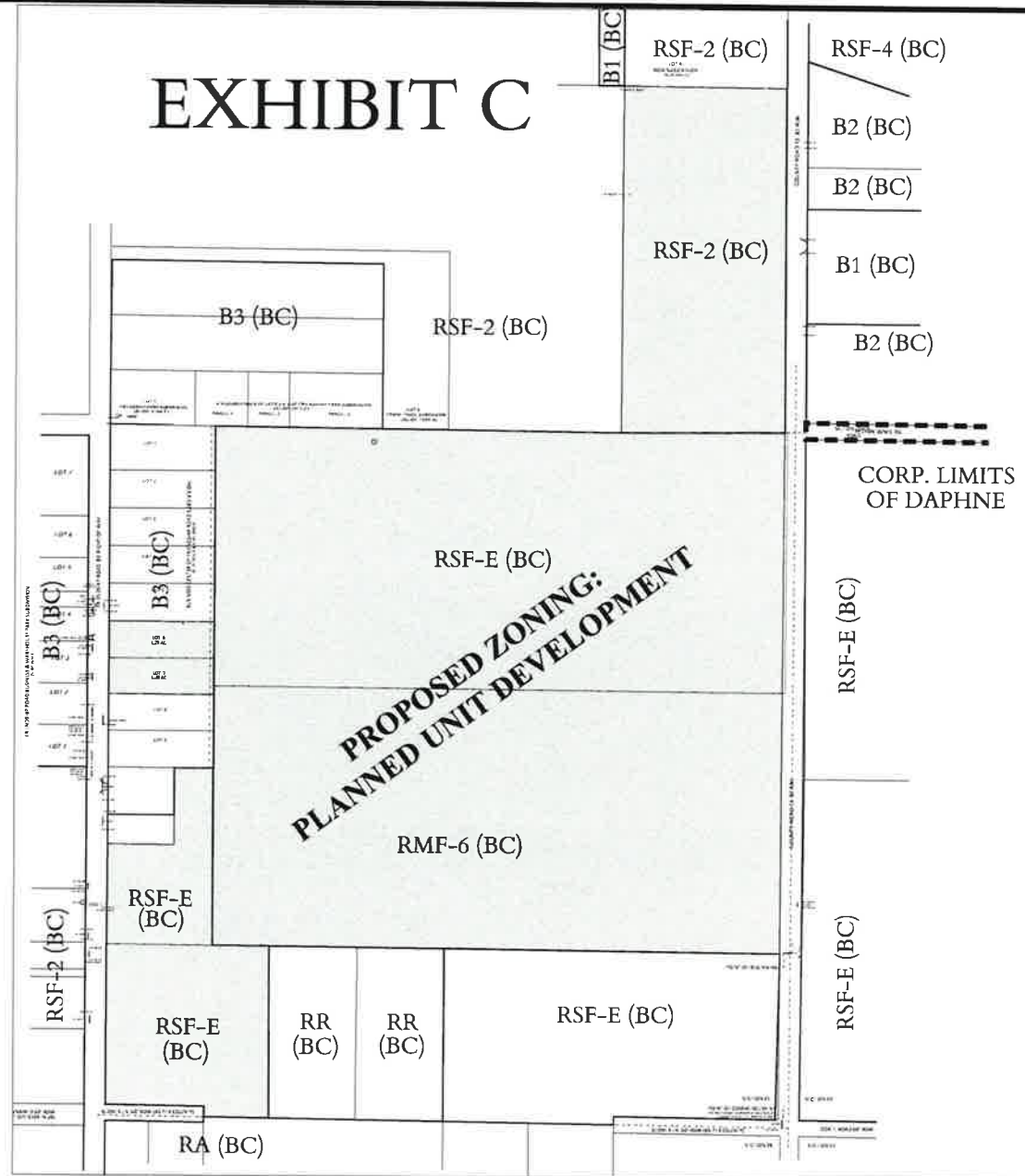


DRAWN	JAS
CHECKD.	DED
PROD/MGR	DED
SCALE	1"=200'
PROJECT	20221104
FILE	20221104-BUILD
SHEET	1 OF 1



Vicinity Map
1 Inch = 1 Mile

EXHIBIT C



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

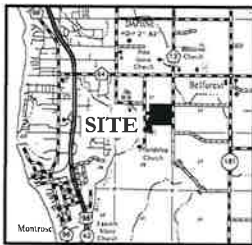
68 Ventures
707 Belrose Avenue
Daphne, AL 36526

Engineer/Surveyor

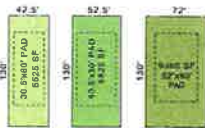
S.E. Civil Engineering & Surveying
9969 Windmill Road
Fairhope, AL 36532
Larry Smith, PE Lic 26348
David Diehl, PLS Lic 26014



DEC 07-2023

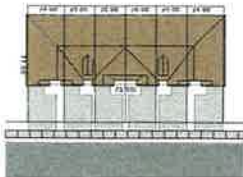


Vicinity Map
1 Inch = 1 Mile



Typical Single Family Lots

Building Setbacks		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	8 Ft.
Side Street	20 Ft.

Owners

Sharon Boni
126 Iron Bridge Road
Sarver, PA 16053

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

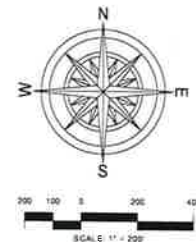
Developer

68 Ventures
707 Belrose 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 Ordinance.



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	39
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	Riverch
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

**CITY OF DAPHNE, ALABAMA
ORDINANCE 2024-07**

**AN ORDINANCE AUTHORIZING THE DONATION AND CONVEYANCE OF
CERTAIN REAL PROPERTY NO LONGER NEEDED FOR MUNICIPAL PURPOSES
TO THE BALDWIN COUNTY BOARD OF EDUCATION**

WHEREAS, the City of Daphne (the “City”) owns certain real property located in the City, being more particularly described as the westernmost 13.94± acre portion of Lot 2, DISC Subdivision, as recorded as Slides 2568-E and 2568-F in the Office of the Judge of Probate, Baldwin County, Alabama, and identified as Lot 1 and depicted on the subdivision plat attached hereto as Appendix 1 (the “Property”); and

WHEREAS, the Property is adjacent to certain real property owned by the Baldwin County Board of Education (“BCBE”) and operated by BCBE as Daphne High School, a public school located within the corporate boundaries of the City; and

WHEREAS, the City has determined that the Property is no longer needed for municipal purposes; and

WHEREAS, BCBE has expressed a desire to utilize the Property for the expansion of the Daphne High School campus and supporting facilities; and

WHEREAS, according to records of the Baldwin County Revenue Commissioner, the appraised value of the Property is approximately \$0.58 per square foot, or approximately \$355,030.00; and

WHEREAS, Section 16-13-36 of the Alabama Code (1975) authorizes municipalities to provide things of value to a local board of education for the support of new or existing public schools within the jurisdiction of the municipality; and

WHEREAS, the City Council of the City of Daphne wishes to authorize the Mayor to convey title to the Property to BCBE pursuant to a Statutory Warranty Deed substantially in the form attached hereto as Appendix 2 (the “Deed”).

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

1. It is hereby established and declared that the real property of the City of Daphne, Alabama, described and depicted as Lot 1 on Appendix 1 hereto, is no longer needed for municipal purposes.

2. The Mayor and the City Clerk are hereby authorized and directed to execute and attest, respectively, for and on behalf of the City of Daphne, the Deed in substantially the form attached hereto as Appendix 2, subject to final approval by the City Attorney, a fully executed copy of which shall be recorded in the Office of the Judge of Probate of Baldwin County, Alabama,

and on file in the office of the City Clerk, whereby the City shall convey the Property to BCBE at no cost in support of Daphne High School.

3. The Mayor and the City Clerk are hereby authorized to execute any and all other documents and instruments reasonably necessary to complete the conveyance of the Property as requested by BCBE and approved by the City Attorney.

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS ____ DAY OF _____, 2024.

Robin LeJeune, Mayor

ATTEST:

Candace G. Antinarella, MMC, City Clerk

Appendix 1

Depiction of Property to be Conveyed

(attached)

Appendix 2

Form of Deed

(attached)

STATE OF ALABAMA }
COUNTY OF BALDWIN }

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the CITY OF DAPHNE, an Alabama municipal corporation (“Grantor”), for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid to the Grantor by the BALDWIN COUNTY BOARD OF EDUCATION (“Grantee”), does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee all that real property situated in the County of Baldwin, State of Alabama, described as follows, to-wit:

Lot 1, Re-Sub of Lot 2, DISC Subdivision, a Resubdivision of Lot 2, DISC Subdivision (Slide 2568-E and 2568F), recorded in Slide _____, in the office of the Judge of Probate, Baldwin County, Alabama.

EXCEPTING THEREFROM such oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others; it being the intention of the Grantor to convey to Grantee only the interest Grantor owns therein, if any.

This conveyance is made subject to the following:

1. All taxes and assessments for the current and subsequent years, which became a lien as of October 1, 2023, but not yet due and payable until October 1, 2024, if any.
2. Easements, reservations, restrictions, rights-of-way and setback lines as reserved and shown on record map of said subdivision.
3. Any and all matters applicable to said property and appearing of record in the Office of the Judge of Probate Court of Baldwin County, Alabama.

TOGETHER WITH ALL AND SINGULAR the rights, privileges, tenements, hereditaments and appurtenances hereunto belonging, or in anywise appertaining;

TO HAVE AND TO HOLD unto the said Grantee, and the successors and assigns of said Grantee, in fee simple, FOREVER.

[Signatures on Following Page]

IN WITNESS WHEREOF, Grantor has set its hand and seal on this the ____ day of _____, 2024.

GRANTOR:

CITY OF DAPHNE, ALABAMA
By: Robin LeJeune
Its: Mayor

ATTEST:

Candace G. Antinarella, MMC, City Clerk

ACKNOWLEDGEMENT

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned Notary Public in and for said county in said state, hereby certify that Robin LeJeune, whose name as Mayor of the CITY OF DAPHNE, an Alabama municipal 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, as such officer and with full authority executed the same voluntarily for and as the act of said municipal corporation.

Given under my hand and notarial seal on this ____ day of _____, 2024.

{SEAL}

Notary Public
My Commission Expires: _____

Address of Grantor:

City of Daphne
1705 Main Street
Daphne, AL 36526

Address of Grantee:

Baldwin County Board of Education
2600-A North Hand Ave
Bay Minette, AL 36507

THIS INSTRUMENT PREPARED BY:
A. Patrick Dungan, Esq.
Adams and Reese LLP
11 N Water St, Ste 23200
Mobile, AL 36602