

CITY OF DAPHNE
1705 MAIN STREET, DAPHNE, AL
CITY COUNCIL BUSINESS MEETING AGENDA
Monday, April 15, 2024 at 6:00 P.M.

1. CALL TO ORDER

2. ROLL CALL
INVOCATION
PLEDGE OF ALLEGIANCE

PRESENTATION: Fire Department Medal Presentation

PRESENTATION: Firefighter Scott Bishop – Retirement

PROCLAMATION: National Public Safety Telecommunicators Week

PROCLAMATION: National Animal Care and Control Officer Week

RECOGNITION: Bayside Academy Chess Team

PUBLIC HEARING: Estate of Georgianne Simms Pre-Zoning Amendment – located Northeast of County Road 64 and Alabama Highway 181

PUBLIC HEARING: Estate of Georgianne Simms Annexation Petition – located Northeast of County Road 64 and Alabama Highway 181

3. APPROVE MINUTES: April 1, 2024 regular meeting

4. REPORTS OF STANDING COMMITTEES

A. FINANCE COMMITTEE – Phillips

B. BUILDINGS & PROPERTY COMMITTEE – Goodlin

Review the March 2024 new Construction and Building Reports.

Certificates of Occupancy: 24 Permits Issues: 240 New Residential Home Permits: 3

Total Fees: \$57,725.99

C. PUBLIC SAFETY COMMITTEE – Hughes

MOTION to authorize the Mayor to execute a contract with BrightStar Care of Greater Mobile/Baldwin County.

D. CODE ENFORCEMENT/ORDINANCE COMMITTEE – Scott

E. PUBLIC WORKS COMMITTEE – Conaway

Review the minutes from the March meeting.

5. REPORTS OF SPECIAL BOARDS & COMMISSIONS

A. BOARD OF ZONING ADJUSTMENTS – Adrienne Jones

Review the minutes from the March 7th meeting and the summarization of the April 4th meeting.

B. DAPHNE PUBLIC SCHOOL COMMISSION – Conaway

C. DOWNTOWN REDEVELOPMENT AUTHORITY – Conaway

D. INDUSTRIAL DEVELOPMENT BOARD – Scott

City Council Agenda – April 15, 2024

E. LIBRARY BOARD – Goodlin

F. PLANNING COMMISSION – Olen

Review the minutes from the February 22nd meeting and the report from the March 28th meeting.

G. RECREATION BOARD – Hughes

H. UTILITY BOARD – Coleman

Review the minutes from the February 28th meeting.

6. PUBLIC PARTICIPATION

7. MAYOR’S REPORT

8. CITY ATTORNEY REPORT

9. DEPARTMENT HEAD REPORTS

10. CITY CLERK’S REPORT

MOTION to approve the publication and set a public hearing on May 20, 2024 for the Proposed Amendments to the Land Use and Development Ordinance, Article 13.

MOTION to approve the publication and set a public hearing on May 20, 2024 for the AMERCO Real Estate Zoning Amendment - Southeast of the intersection of Whispering Pines and U.S. Highway 98.

MOTION to approve the publication and set a public hearing on May 20, 2024 for the Malbis Plantation, Inc. Pre-Zoning Amendment - due West of the intersection of Plantation Drive and Alabama Highway 181.

MOTION to approve the publication and set a public hearing on May 20, 2024 for the Malbis Plantation, Inc. Annexation Petition located - West of the intersection of Plantation Drive and Alabama Highway 181.

11. RESOLUTIONS:

2024 – 15 – Appropriation: Additional Engineering – Main Street Revitalization Phase 1 - \$20,600

2024 – 16 – Resolution Ratifying the City of Daphne Planning Commission’s Adoption of the Envision 2042 Comprehensive Plane

12. 2nd READ ORDINANCES:

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

City Council Agenda – April 15, 2024

13. 1st READ ORDINANCES:

2024 – 08 – Pre-Zone Property Located Northeast of County Road 64 and Alabama Highway 181 – The Estate of Georgianne Simms

2024 – 09 – Annex Property Contiguous to the Corporate Limits of the City of Daphne – Located Northeast of County Road 64 and Alabama Highway 181 – The Estate of Georgianne Simms

14. COUNCIL COMMENTS

15. ADJOURN

FIRE DEPARTMENT INTERNAL MEMORANDUM



DATE: November 20, 2023
TO: Awards Committee
FROM: Battalion Chief Lamar Green
SUBJECT: Award Recommendation and Submission

On the evening of November 17, 2023, Engine 5 responded to 23841 Devonfield Lane for an obstetrical emergency. Upon arrival, the crew of Lt. David Hill, Lt. Chase Brewer, and Firemedic Charles Jones, Jr. were faced with a female who had delivered her child while on the side of the road. The initial dispatch information was for a woman in labor with the urge to push. During their response, Baldwin Central advised the crew that the child had been delivered and was heard crying in the background.

Upon the crew's arrival, the child was found on the side of the road without a pulse and not breathing. The Engine 5 crew immediately began lifesaving measures on the child and also attended to the mother. The ambulance arrived for transport and the mother and child were loaded for transport. Firemedic Jones accompanied the ambulance to Thomas Hospital and continued compression and ventilator assistance en route. Arriving at Thomas Hospital, it was noted that the child was attempting to breathe on his own and his heart rate was 110. Patient care was transferred to the ED staff and the patient was moved to the Labor and Delivery floor for further treatment and evaluation. The child is expected to make a full recovery, as well as the mother.

The crew on Engine 5 displayed extreme courage and situational awareness with the events of this call. They remained calm and completed the tasks at hand in a proficient and professional manner. The quick response coupled with the ability to maintain excellent patient care and knowledge led to the life of this child being saved. Without the care provided by the Engine 5 crew, the child would not have lived. The crew also received praise from the receiving facility for their treatment and continued vigilance in ensuring the child would survive.

Due to their actions that led to this child's life being saved, I would like to recommend the crew of Engine 5 for the Silver Lifesaving Medal. I would also like to recommend Firemedic Jones additionally for the Phoenix Award for the fact that his critical judgments in performing life-resuscitative efforts resulted in the saving of a patient's life.

CITY OF DAPHNE, ALABAMA

Proclamation

WHEREAS; emergencies can occur at any time that require police, fire or emergency medical services; and

WHEREAS; when an emergency occurs the prompt response of police officers, firefighters and paramedics is critical to the protection of life and preservation of property; and

WHEREAS; the safety of our police officers and firefighters is dependent upon the quality and accuracy of information obtained from citizens who telephone the Daphne communications center; and

WHEREAS; Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency services; and

WHEREAS; Public Safety Telecommunicators are the single, vital link for our police officers and firefighters by monitoring their activities by radio, providing them information and ensuring their safety; and

WHEREAS; Public Safety Telecommunicators of Daphne have contributed substantially to the apprehension of criminals, suppression of fires and treatment of patients; and

WHEREAS; each dispatcher has exhibited compassion, understanding and professionalism during the performance of their job in the past year.

NOW,
THEREFORE; I, Robin LeJeune, as the Mayor of the City of Daphne, together with the Daphne City Council, do hereby proclaim April 14-20, 2024 as

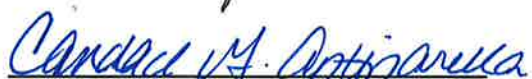
National Public Safety Telecommunicators Week

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





Robin LeJeune, Mayor



Candace G. Antinarella, MMC, City Clerk

CITY OF DAPHNE, ALABAMA

Proclamation

- WHEREAS;** the National Animal Care and Control Association has designated the second full week of April each year as National Animal Care and Control Appreciation Week; and
- WHEREAS;** Animal Control Officers and Animal Care Givers are dedicated to helping pets and people in the community every day; and
- WHEREAS;** various federal, state, and local government officials throughout the county take this time to recognize, thank and commend all Animal Control Officers and Animal Care Givers for the dedicated services they provide to citizens, public safety and public service agencies across the nation; and
- WHEREAS;** every day Animal Control Officers put themselves in potentially dangerous situations by protecting people from dangerous animals and seek justice in cases of abused, neglected, and abandoned animals by conducting humane investigations and protect the welfare of helpless animals and pets from injury, disease, and starvation; and
- WHEREAS;** Animal Control Officers provide the essential functions enforcing State Laws pertaining to animal care along with County Animal Regulations, and protecting the public from diseases such as rabies, and educating the public on the proper care of community's pet; and
- WHEREAS;** the Daphne Police Department and the City of Daphne recognizes the Animal Control Officers and the Animal Care Givers for the many dedicated and long hours of service they perform in providing the highest and most efficient level of customer service to the residents of our community.

NOW,

THEREFORE; I, Robin LeJeune, as the Mayor of the City of Daphne, together with the Daphne City Council, do hereby proclaim April 14 - 20, 2024 as

National Animal Care and Control Officer Appreciation Week

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



Robin LeJeune, Mayor

Candace G. Antinarella
Candace G. Antinarella, MMC, City Clerk



**COMMUNITY DEVELOPMENT
INTERNAL MEMORANDUM**

DATE: February 26, 2024
TO: Office of the City Clerk
FROM: Adrienne Jones, AICP, Director of Community Development 
SUBJECT: The Estate of Georgianne Simms Pre-Zoning Amendment

PRESENT ZONING: B-3, General Business, Baldwin County District 15

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

LOCATION: Northeast of County Road 64 and Alabama Highway 181

RECOMMENDATION: At the February 22, 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



Zoning Classification:

B-3, General Business, Baldwin County District 15 Planning Area

Surrounding Zonings/Uses:

- **North-** B-3, General Business
- **South-** B-3, General Business
- **East-** RSF-E, Residential Single Family Estate
- **West-** B-3, General Business

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 PC: Favorable

Proposed Zoning:

B-2(a), General Business
Alternate

Development Concept:

Quick Serve Restaurant

Council District:

4

Existing Conditions:

0.75 acres (1 parcel)

Planning Commission Recommendation

02/22/24 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: 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: 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. Promote clustered commercial development in defined areas.

Proposal:

The applicant proposes to pre-zone the subject property to B-2(A), General Business Alternate, in order to construct a quick service restaurant. Such would be consistent with the commercial zoning classification and compatible with existing commercial uses on surrounding properties.

Recommendations:

Staff Recommendation to PC: Favorable

Planning Commission Recommendation to City Council: Favorable

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

Map of the Broadway-Al Highway 181 area in San Jose, California. The map shows various land parcels with different colors and labels. A large red parcel in the center is labeled "SITE" and "LOT 16". To its left is a yellow parcel labeled "LOT 15". To its right is a green parcel labeled "LOT 17". The map also shows several other parcels labeled "RA", "B3", "RSF-E", and "B4". A black box highlights a portion of the "SITE" parcel, containing the text: "FORMER POWER SUBSTATION", "A REMAINDER OF MULTIPLE", "PARCELS INCLUDING LOT 1", "SHOWN ON THE", "PLAT 2238-A". The map includes a scale bar and a north arrow.

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APPLICATION & SUPPLEMENTAL INFORMATION



APPLICATION FOR REZONING OR PRE-ZONING

Office use only: Rev. 072816

Date Submitted: January 22, 2024

Application Number:

Planning Commission Public

ZA- or PZA- 24-02

Hearing Date: February 22, 2024

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):

PPIN#(s):

NE intersection of Hwy. 181 and CR 64

38746

Gross Site Area (acreage):

0.75 ac.

Requested Zoning or Pre-Zoning:

B-2(a)

Current Zoning Designation(s):

Amended Request:

B-3 (County Zoning) Baldwin Cty. District 15

Initials:

Date:

Current Land Use:

Anticipated Land Use:

Scooters Coffee

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:

Estate of Georgianne Simms by Carl E. Johnson, Executor

Mailing Address:

P.O. BOX 489 FOLEY AL. 36536

Name of Authorized Agent:

Aaron S. Collins

Mailing Address:

9969 Windmill Road, Fairhope, AL. 36532

Name of Developer*:

Hudson Sandefur

Other:

O = 251-943-6400

F = 251-943-6565

Phone/Fax:

E-mail: **CEJ@JSDNCPA.com**

Phone/Fax: **251-990-6566**

E-mail: **acollins@secivileng.com**

Phone/Fax: **251-654-5466**

E-mail: **hudson@zaxmail.com**

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: Carl E. Johnson

Date 1-17-24

Agent's Signature: Aaron S. Collins

Date 1-19-24

REVERSIONARY CLAUSE ACKNOWLEDGEMENT

SKIP THIS PAGE IF REQUESTING PRE-ZONING OR PLANNED UNIT DEVELOPMENT ZONING

Pursuant to Article 22-2 of the Land Use & Development Ordinance, zoning and rezoning may revert back to prior designation if certain conditions are not met. Said conditions are specified in Article 22 of the Land Use Ordinance. Legibly sign and print/type responses below. Indicate N/A or an "X" where item is not applicable. **Submit with rezoning request where applicable.**

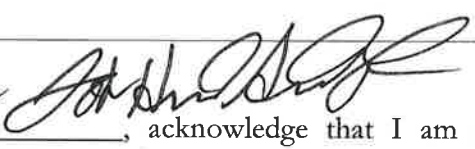
CURRENT OWNER'S ACKNOWLEDGEMENT

I, CARL E. JOHNSON, EXECUTOR, acknowledge that I am aware that this rezoning request is subject to a reversionary clause as noted in Article 22-2 of the Land Use & Development Ordinance. Date: 1-17-24

CARL E. JOHNSON, EXECUTOR ESTATE OF GEORGIANNE SIMMS
PRINTED NAME OF CURRENT OWNER/PETITIONER

Carl E. Johnson

DEVELOPER'S ACKNOWLEDGEMENT

I, John Hudson Sandefur , acknowledge that I am aware that this rezoning request is subject to a reversionary clause as noted in Article 22-2 of the Land Use & Development Ordinance. Date: 1-18-24

PRINTED NAME OF DEVELOPER

John Hudson Sandefur 

PROPERTY ADDRESS OR PPIN#(s): 38746

Legal Description Lot A- Simms Subdivision Pre-Zoning & Annexation

EXHIBIT "A"

Lot A Of Simms Subdivision, By Map Or Plat Thereof Recorded At Slide 2929-E, Probate Records, Baldwin County, Alabama. Being A Resubdivision Of Lot 1C, Simms-Foster Subdivision As Recorded In Slide 2825-A, A Resubdivision of Multiple Parcels, Including Lot 1, Simms Orchard, As Recorded At Slide 1844-A.



DRAINAGE EASEMENTS
EXTERNAL REAR AND SIDE BOUNDARY LOT LINES: 15 FEET
INTERIOR REAR AND SIDE LOT LINES: 7.5 FEET

UTILITY EASEMENTS
EXTERNAL REAR AND SIDE BOUNDARY LOT LINES: 15 FEET
INTERIOR REAR AND SIDE LOT LINES: 10 FEET

FLOOD STATEMENT
PROPERTY LIES IN FLOOD ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER D100308AAL, COUNTY: BALDWIN, PARCEL: 0555, SURFAC "N", MAP REVISED DATE: APRIL 19, 2019

2/04/19
SLIDE 0002829-E

Planning Dist: 35
Zoning: B-3 (GENERAL BUSINESS)
Total Area: 4.98 AC.
Total Lots: 2
Smallest Lot: 32,770 SF
Largest Lot: 184,473 SF
Street Length: NONE

PARCEL NUMBER:
05-48-06-14-0-000-012.000

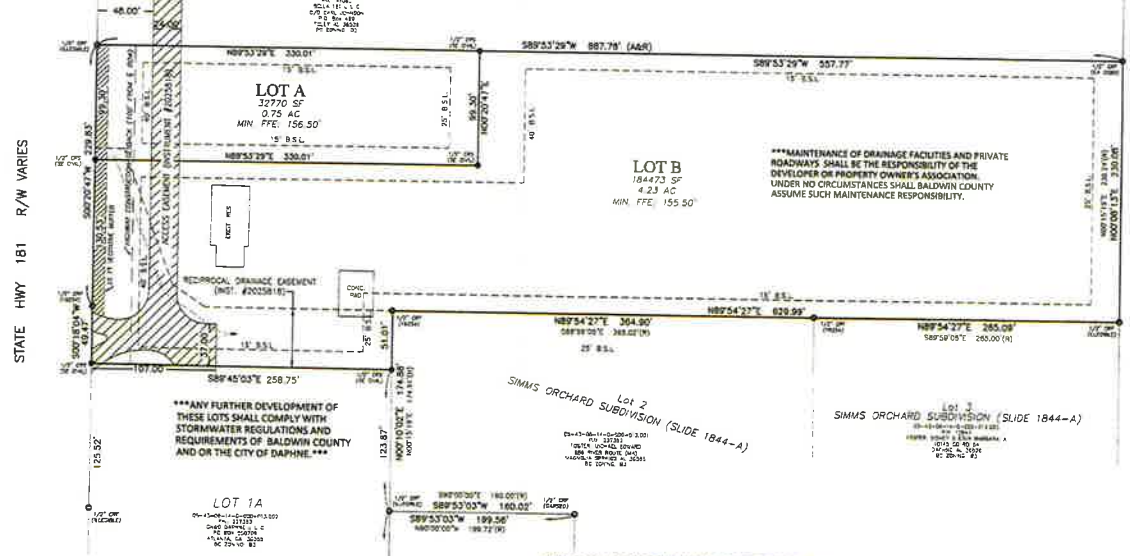
BUILDING SETBACKS AS PER B-3 ZONING, BALDWIN COUNTY PLANNING DISTRICT 35:
FRONT: 40 FT.
REAR: 25 FT.
SIDE: 15 FT.

OWNER OF RECORD & SUBDIVIDER:
ESTATE OF GEORGIANNE SIMMS
C/O CARL E. JOHNSON
PO BOX 489
FOLEY, AL 36536

UTILITY PROVIDERS
Water: BELFOREST WATER SYSTEM
Sewer: BALDWIN COUNTY SEWER SERVICE
Power: RIVERA UTILITIES
Telephone: AT&T

SURVEYOR
S.E. CIVIL ENGINEERING AND SURVEYING, LLC
9969 WINDMILL ROAD
FAIRHOPE, AL 36532
DAVID E. DIEHL, PLS LIC. NO. 26514

Exhibit "B"



- LEGEND:**
- B.S.L. = BUILDING SETBACK LINE
 - (N) = RECORD BEARING/DISTANCE
 - CHS = CAPPED REAR SET (SEE CIV.)
 - CHS = CAPPED REAR ROAD
 - CHS = REAR ROAD (NO CAPS)
 - = 10 FOOT STUMP DEDICATED HERCITY FOR PUBLIC RIGHT-OF-WAY
 - = SECTION LINE
 - = ACCESS EASEMENT (INSTRUMENT #20230818)



Vicinity Map
1 Inch = 1 Mile

SURVEYOR'S NOTES:

1. THERE MAY BE RECORDS OF UNRECORDED DEEDS, EASEMENTS, ENCUMBRANCES, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF THIS SUBDIVISION.
2. THE SURVEYOR HAS BEEN ADVISED BY THE PROPERTY OWNER THAT THE EXISTENCE, LOCATION, OR EXTENT OF ANY EASEMENTS OR ENCUMBRANCES AFFECTING THE PROPERTY ARE SHOWN ON THE RECORDS OF THE BALDWIN COUNTY PLANNING DISTRICT 35.
3. THE SURVEYOR HAS BEEN ADVISED BY THE PROPERTY OWNER THAT THE EXISTENCE, LOCATION, OR EXTENT OF ANY EASEMENTS OR ENCUMBRANCES AFFECTING THE PROPERTY ARE SHOWN ON THE RECORDS OF THE BALDWIN COUNTY PLANNING DISTRICT 35.
4. THE SURVEYOR HAS BEEN ADVISED BY THE PROPERTY OWNER THAT THE EXISTENCE, LOCATION, OR EXTENT OF ANY EASEMENTS OR ENCUMBRANCES AFFECTING THE PROPERTY ARE SHOWN ON THE RECORDS OF THE BALDWIN COUNTY PLANNING DISTRICT 35.
5. THE SURVEYOR HAS BEEN ADVISED BY THE PROPERTY OWNER THAT THE EXISTENCE, LOCATION, OR EXTENT OF ANY EASEMENTS OR ENCUMBRANCES AFFECTING THE PROPERTY ARE SHOWN ON THE RECORDS OF THE BALDWIN COUNTY PLANNING DISTRICT 35.
6. THE SURVEYOR HAS BEEN ADVISED BY THE PROPERTY OWNER THAT THE EXISTENCE, LOCATION, OR EXTENT OF ANY EASEMENTS OR ENCUMBRANCES AFFECTING THE PROPERTY ARE SHOWN ON THE RECORDS OF THE BALDWIN COUNTY PLANNING DISTRICT 35.

GENERAL NOTES:

1. ACCESS EASEMENT AS SHOWN HEREIN SHALL BE MAINTAINED BY PROPERTY OWNER AS DEFINED IN INSTRUMENT 20230818 AND SHALL NOT BE THE RESPONSIBILITY OF BALDWIN COUNTY.
2. THERE IS A DEDICATED HERCITY 10 FOOT STUMP DEDICATED ON EACH SIDE OF LOT AND CROWN AREA LINES UNLESS OTHERWISE NOTED.
3. THE LANDSCAPE BUREAU ALIEN STATE HIGHWAY 10 SHALL COMPLY WITH THE BALDWIN COUNTY ZONING ORDINANCE.
4. ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.
5. DRAINAGE/UTILITY EASEMENTS - EXISTENTIAL REAR AND SIDE BOUNDARY LOT LINES 15 FEET HERCITY REAR AND SIDE LOT LINES 10 FEET.
6. ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.
7. DRAINAGE/UTILITY EASEMENTS - EXISTENTIAL REAR AND SIDE BOUNDARY LOT LINES 15 FEET HERCITY REAR AND SIDE LOT LINES 10 FEET.
8. ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.
9. ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.
10. ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.

SURVEYOR'S CERTIFICATE

I, DAVID E. DIEHL, A LICENSED SURVEYOR OF BALDWIN COUNTY, ALABAMA, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY OF THE ESTATE OF GEORGIANNE SIMMS, A PROPRIETOR, SITUATED IN BALDWIN COUNTY, ALABAMA, AND DESCRIBED AS FOLLOWS:

LOT 1C SIMMS-FOSTER SUBDIVISION AS RECORDED IN SLIDE 2825-A, A RESUBDIVISION OF MULTIPLE PARCELS, INCLUDING LOT 1, SIMMS ORCHARD, AS RECORDED AT SLIDE 1844-A.

TRACT CONTAINS 4.98 ACRES MORE OR LESS

AND THAT THE PLAT OR MAP CONTAINED HEREIN IS A TRUE AND CORRECT MAP SHOWING THE SUBDIVISION INTO WHICH THE PROPERTY DESCRIBED IS DIVIDED, SHOWING THE LENGTH AND BEARING OF THE BOUNDARIES OF EACH LOT AND EASEMENT, AND ITS NUMBER AND SHOWING THE STREETS, ALLEYS AND PUBLIC GROUNDS AND DIVING THE BEARING, LENGTH, WIDTH AND HANDS OF THE STREETS, ALLEYS AND PUBLIC GROUNDS HAVE BEEN PLACED AT POINTS MARKED THIS (10) AS HEREON SHOWN. I FURTHER CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALDWIN COUNTY ZONING ORDINANCE, AND THAT THE SURVEYOR HAS BEEN ADVISED BY THE PROPERTY OWNER THAT THE EXISTENCE, LOCATION, OR EXTENT OF ANY EASEMENTS OR ENCUMBRANCES AFFECTING THE PROPERTY ARE SHOWN ON THE RECORDS OF THE BALDWIN COUNTY PLANNING DISTRICT 35.

David E. Diehl
DAVID E. DIEHL, PLS. NO. 26514, DATE 01-02-2024

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

CERTIFICATE OF THE BALDWIN COUNTY PLANNING DIRECTOR:
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING AT THE BALDWIN COUNTY PLANNING DISTRICT 35, BALDWIN COUNTY, ALABAMA, THIS 01-02-2024.

Michael J. Taylor
Michael J. Taylor, Director

CERTIFICATE OF APPROVAL BY AT&T
THE UNDERSIGNED, AS AUTHORIZED BY AT&T, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING AT THE BALDWIN COUNTY PLANNING DISTRICT 35, BALDWIN COUNTY, ALABAMA, THIS 01-02-2024.

David E. Diehl
David E. Diehl, Representative

CERTIFICATE OF APPROVAL BY BELFOREST WATER SYSTEM
THE UNDERSIGNED, AS AUTHORIZED BY BELFOREST WATER SYSTEM, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING AT THE BALDWIN COUNTY PLANNING DISTRICT 35, BALDWIN COUNTY, ALABAMA, THIS 01-02-2024.

David E. Diehl
David E. Diehl, Representative

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER
THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING AT THE BALDWIN COUNTY PLANNING DISTRICT 35, BALDWIN COUNTY, ALABAMA, THIS 01-02-2024.

David E. Diehl
David E. Diehl, County Engineer

CERTIFICATE OF APPROVAL BY E-911 ADDRESSING
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 ADDRESSING, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING AT THE BALDWIN COUNTY PLANNING DISTRICT 35, BALDWIN COUNTY, ALABAMA, THIS 01-02-2024.

David E. Diehl
David E. Diehl, Representative

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICE
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY SEWER SERVICE, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING AT THE BALDWIN COUNTY PLANNING DISTRICT 35, BALDWIN COUNTY, ALABAMA, THIS 01-02-2024.

David E. Diehl
David E. Diehl, Representative

CERTIFICATE OF APPROVAL BY RIVERA UTILITIES ELECTRIC
THE UNDERSIGNED, AS AUTHORIZED BY RIVERA UTILITIES ELECTRIC, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING AT THE BALDWIN COUNTY PLANNING DISTRICT 35, BALDWIN COUNTY, ALABAMA, THIS 01-02-2024.

David E. Diehl
David E. Diehl, Representative

CERTIFICATION OF OWNERSHIP AND DEDICATION
I, CARL E. JOHNSON, AS OWNER OF THE WITHIN PLAT, HEREBY CERTIFY THAT I AM THE OWNER OF THE WITHIN PLAT AND THAT I HAVE THE RIGHT TO DEDICATE THE WITHIN PLAT TO THE PUBLIC. I HEREBY DEDICATE THE WITHIN PLAT TO THE PUBLIC FOR THE PURPOSES OF THE BALDWIN COUNTY PLANNING DISTRICT 35, BALDWIN COUNTY, ALABAMA, AND THAT THE STREETS ARE SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE PUBLIC.

Carl E. Johnson
Carl E. Johnson, Owner

CERTIFICATION BY NOTARY PUBLIC
I, CARL E. JOHNSON, AS OWNER OF THE WITHIN PLAT, HEREBY CERTIFY THAT I AM THE OWNER OF THE WITHIN PLAT AND THAT I HAVE THE RIGHT TO DEDICATE THE WITHIN PLAT TO THE PUBLIC. I HEREBY DEDICATE THE WITHIN PLAT TO THE PUBLIC FOR THE PURPOSES OF THE BALDWIN COUNTY PLANNING DISTRICT 35, BALDWIN COUNTY, ALABAMA, AND THAT THE STREETS ARE SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE PUBLIC.

Carl E. Johnson
Carl E. Johnson, Owner

CERTIFICATE OF APPROVAL FOR RECORDING
STATE OF ALABAMA
COUNTY OF BALDWIN

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE BALDWIN COUNTY ZONING ORDINANCE AND THAT THE SURVEYOR HAS BEEN ADVISED BY THE PROPERTY OWNER THAT THE EXISTENCE, LOCATION, OR EXTENT OF ANY EASEMENTS OR ENCUMBRANCES AFFECTING THE PROPERTY ARE SHOWN ON THE RECORDS OF THE BALDWIN COUNTY PLANNING DISTRICT 35.

David E. Diehl
David E. Diehl, Representative

CERTIFICATE OF APPROVAL FOR RECORDING
THE UNDERSIGNED, AS AUTHORIZED BY THE BALDWIN COUNTY PLANNING DISTRICT 35, BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING AT THE BALDWIN COUNTY PLANNING DISTRICT 35, BALDWIN COUNTY, ALABAMA, THIS 01-02-2024.

David E. Diehl
David E. Diehl, Representative

CERTIFICATE OF APPROVAL FOR RECORDING
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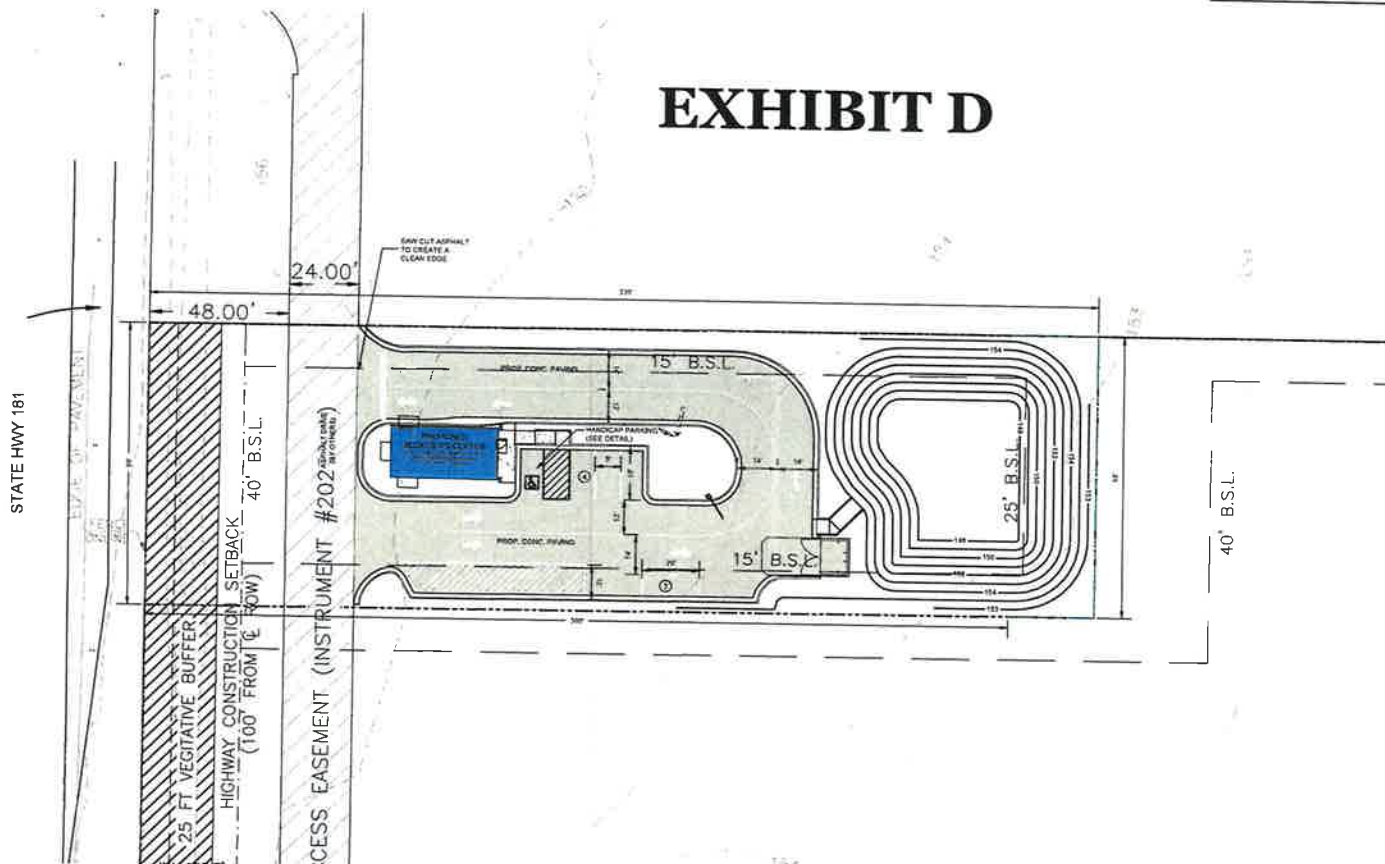
PRELIM- FINAL PLAT	
GEORGIANNE SIMMS	
S.E. Civil Engineering & Surveying 9969 WINDMILL ROAD FAIRHOPE, AL 36532 (205) 964-4444	
DATE: 01-02-2024	SCALE: 1"=40'
PROJECT: 2825/2829	FILE: SIMMS PRELIM/FINAL
SHEET: 1 OF 1	

PARKING DATA	
PARKING REQUIREMENT	SPACES
TOTAL REQUIRED (1.25 SPACES FOR EACH SEAT) =	XX
TOTAL PROVIDED =	7

SITE ANALYSIS		
SITE ADDRESS (PROPOSED) 49.75 AC (33,778 SF)	BUILDING HEIGHT 16 FT	BUILDING UNDER ROOF 584 SF
REQUIRED PARKING 8 SPACES (SEE PARKING DATA)	PROVIDED PARKING 7 SPACES	ZONING B-2
JURISDICTION CITY OF DAPHNE	PERVIOUS AREA 8.25 AC (35,376)	REQUIRED 48 FT 15 FT 25 FT
BUILDING SETBACKS FRONT YARD SIDE YARD REAR YARD	MAXIMUM BUILDING HEIGHT MAX. DENSITY	50 1.33 UNITS/AC

SITE PLAN LEGEND	
EXISTING 	PROPOSED

EXHIBIT D



S.E. Civil
Engineering & Surveying
Professional Seal
No. 1000000000

CONCEPTUAL
SITE PLAN

SCOOTERS
Inc. (SEE DETAIL)
2024-01-01

PRELIMINARY
PLAN

JOB NO.
PROJECT
DATE
SCALE
SHEET

C01

811
Know what's below.
Call before you dig.

ADJACENT PROPERTY OWNERS LOT A SIMMS SUBDIVISION

Owner Name	Address	City	State	Zip
SIMMS GEORGIANNE S AND SIMMS GEORGIANNE	PO BOX 489	FOLEY	AL	36536
BELLA 181 L L C	P O BOX 489	FOLEY	AL	36536
ALLEGRI, JOSEPH A JR PROPERTIES II L L C	10139 VOLVECKY DR	DAPHNE	AL	36526
SE Civil	9969 Windmill Road	Fairhope	AL	36532

COMMUNITY DEVELOPMENT



February 9, 2024

Dear Sir/Ma'am,

NOTICE OF PUBLIC HEARING

A petition for PRE-ZONING will be considered by the Daphne Planning Commission for The Estate of Georgianne Simms containing 0.75 acres +/- located northeast of the intersection of County Road 64 and Alabama Highway 181 zoned B-3, General Business, Baldwin County District 15, to be pre-zoned as B-2(a), General Business Alternate. A petition to annex said property has also been submitted.

Said petition will also be considered by the Daphne City Council pursuant to Alabama Code 11-52-85. The application is available for review at City Hall in the Department of Community Development, 1705 Main Street, during regular business hours. An informal site preview meeting will be held on Wednesday, February 14, 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, February 22, 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

The Estate of Georgianne Simms Pre-Zoning Amendment

**COMMUNITY DEVELOPMENT
INTERNAL MEMORANDUM**



DATE: February 26, 2024
TO: Office of the City Clerk
FROM: Adrienne Jones, AICP, Director of Community Development 
SUBJECT: The Estate of Georgianne Simms Annexation Petition

PRESENT ZONING: B-3, General Business, Baldwin County District 15

LOCATION: Northeast of County Road 64 and Alabama Highway 181

RECOMMENDATION: At the February 22, 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)
6. Conceptual Site Layout (Exhibit D)

THE ESTATE OF GEORGIANNE SIMMS ANNEXATION PETITION



THE ESTATE OF GEORIANNA SIMMS ANNEXATION REQUEST

The applicant proposes to annex the subject property into the corporate limits. The site meets the contiguity requirement because it abuts Alabama State Route 181 (Highway 181) 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. On February 22, 2024, the Planning Commission set forth a favorable recommendation for annexation into the City of Daphne.

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

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

23-2 PROCEDURE FOR ZONING NEWLY ANNEXED LAND

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

APPLICATION & SUPPLEMENTAL INFORMATION

STATE OF ALABAMA

COUNTY OF BALDWIN

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

(_____)

ESTATE OF GEORGIANNE SIMMS BY

The undersigned, CARL E. JOHNSON, EXECUTOR, files this petition with the Clerk of the City of Daphne requesting the property hereafter described, commonly referred to as, Lot A Simms Subdivision, 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.

ESTATE OF GEORGIANNE SIMMS

3. **Owner:** The petitioner, BY CARL E. JOHNSON, EXECUTOR, 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: Requesting B-2(a)

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 17 day of JANUARY, 2024

Respectfully submitted by,

ESTATE OF GEORGIANNE SIMMS

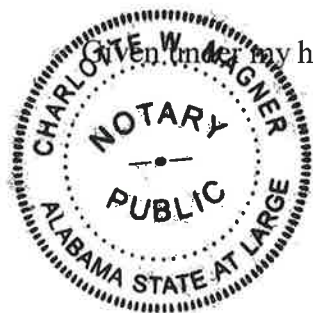
Name of Owner (Print)

Carl E Johnson, EXECUTOR

Name of Owner (Signature)

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Charlotte W MAGNER, the undersigned Notary Public in and for said county and state, hereby certify that Carl E Johnson 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 17 day of JANUARY, 2024

Charlotte W Magner
NOTARY PUBLIC

My commission expires: Notary Public - Alabama State At Large
My Commission Expires - April 24, 2024

Owner's Address

PO Box 489
Foley, AL 36536

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: CEG _____

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: CEG _____

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: CEG _____

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: CEG _____

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 17 day of JANUARY 2024.

Legal Description Attached (Exhibit A)? YES Map or Survey Attached (Exhibit B)? YES

Recorded Subdivision Plat OR Preliminary/Final Subdivision plat approved by Planning Commission

Attached (Exhibit C)? YES Acreage 0.75 AC.

Subdivision Name SIMMS SUBDIVISION A RESUBDIVISION OF LOT 1C SIMMS- FOSTER Lot Number(s) LOT- A

SUBDIVISION AS RECORDED IN SLIDE 2825-A A RESUBDIVISION OF MULTIPLE PARCELS INCLUDING LOT 1, SIMMS ORCHARD, AS RECORDED AT SLIDE 1844-A

Names and Signature of ALL property owners:

Signature: _____

Signature: Carl E. Johnson, Executor

Printed Name: _____

Printed Name: CARL E. JOHNSON,

Mailing Address: _____

Mailing Address: P.O. Box 489; Foley, AL 36536

Legal Description Lot A- Simms Subdivision Pre-Zoning & Annexation

EXHIBIT "A"

Lot A Of Simms Subdivision, By Map Or Plat Thereof Recorded At Slide 2929-E, Probate Records, Baldwin County, Alabama. Being A Resubdivision Of Lot 1C, Simms-Foster Subdivision As Recorded In Slide 2825-A, A Resubdivision of Multiple Parcels, Including Lot 1, Simms Orchard, As Recorded At Slide 1844-A.

SITE ANALYSIS		
SITE ADDRESS (PROPOSED) 451 E. 101 (33.77) UPI	BUILDING HEIGHT 18 FT	BUILDING NUMBER ROOM 604 SF
REQUIRED PARKING X SPACES (SEE PARKING DATA)	PROPOSED PARKING 7 SPACES	
ADJACENT CITY OF SALEM	ZONING J-3	
INTERVIEW AREA 5.2% AC (0.33%)	PERMITS AREA 0.00 AC (0.00%)	
BUILDING SETBACKS FRONT YARD SIDE YARD REAR YARD	REQUIRED 40 FT 18 FT 25 FT	
MAXIMUM BUILDING HEIGHT MAX. DENSITY	52' 1.33 UNITS/AC	

SITE PLAN LEGEND

EXISTING EXISTING DRIVEWAY  EXISTING DRIVEWAY  EXISTING DRIVEWAY  EXISTING DRIVEWAY  EXISTING DRIVEWAY  EXISTING DRIVEWAY  EXISTING DRIVEWAY  EXISTING DRIVEWAY	TRAFFIC CONTROL ARROW CURB & GUTTER HEADER CURB RIBBON CURB PARKING QUANTITY ACCESSIBLE PARKING SPACE PERVAHUS CONCRETE PAVING CONCRETE PAVING MEDIUM DUTY ASPHALT PAVING	PROPOSED  PROPOSED DRIVEWAY  PROPOSED DRIVEWAY  PROPOSED DRIVEWAY  PROPOSED DRIVEWAY  PROPOSED DRIVEWAY  PROPOSED DRIVEWAY  PROPOSED DRIVEWAY
---	---	--

EXHIBIT D

Site plan showing a proposed building and parking area. The plan includes the following features and dimensions:

- Proposed Building:** A blue-shaded rectangular structure with a width of 24.00' and a length of 48.00'. It is labeled "PROPOSED BUILDING" and "PROPOSED CONSTRUCTION SETBACK (100' FROM E ROW)".
- Parking Area:** A green-shaded area labeled "PROP. CONC. PAVING" and "15' B.S.L." (Back Setback Line). It contains a blue-shaded area labeled "PROPOSED CONC. DRIVE" and "15' B.S.L.".
- Access Easement:** A green-shaded area labeled "ACCESS EASEMENT (INSTRUMENT #2022-0000000000)".
- Vegetative Buffer:** A hatched area labeled "25 FT VEGETATIVE BUFFER" and "HIGHWAY CONSTRUCTION SETBACK (100' FROM E ROW)".
- Other Features:** A "SAW CUT ASPHALT TO CREATE A CLEAR EDGE" is shown at the top. A "40' B.S.L." (Back Setback Line) is indicated on the right side. A "40' B.S.L." is also indicated at the bottom right.
- Dimensions:** The plan includes various dimensions for setbacks and easements, such as 24.00', 48.00', 15', 25', 40', and 100'.



S.E. Civil
Engineering
& Surveying
1910 West Valley Road
Fayetteville, AL 36827

CONCEPTUAL SITE PLAN

SCOOTERS
 1988-1991 1000 cc
 1988-1991 1200 cc

PRELIMINARY

JOB NO. 20180001	DATE 1/18/24
DRAWN DNC	SCALE 1"=20'

C01

COMMUNITY DEVELOPMENT



February 23, 2024

Estate of Georgianne Simms by Carl Johnson, Executor
P.O. Box 489
Foley, AL 36536

Subject: Estate of Georgianne Simms Pre-zoning Project Status #PZA24-02
Estate of Georgianne Simms Annexation Project Status #ANX24-02

Dear Estate of Georgianne Simms by Carl Johnson, Executor,

On February 22, 2024, the Daphne Planning Commission set forth a favorable recommendation to the City Council to annex and pre-zone the 0.75-acre subject property to B-2(a), General Business Alternate within the city limits of the City of Daphne.

Documentation will be forwarded for further processing. If you have any questions, feel free to contact me.

Sincerely,

Adrienne D. Jones, AICP
Community Development Director

cc: Aaron Collins – Email
City Clerk - Email
File

**April 1, 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 6:02pm.

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; Ronnie Huskey, Public Works; Vickie Hinman, Human Resources; Kent Ward, Junior Councilmember; Troy Capstraw, Junior Councilmember; Daniel Hill, Junior Councilmember; and Jessica Linne, Assistant City Clerk.

INVOCATION/PLEDGE OF ALLEGIANCE:

Invocation was given by Father Tuck Bowen, St. Stephen's Charismatic Episcopal Church.

Pledge of Allegiance was led by Boy Scout Troop 5087.

PROCLAMATION: Mayor LeJeune presented a proclamation to the Baldwin County Child Advocacy Center recognizing National Child Abuse Prevention Month.

3. APPROVAL OF MINUTES:

The minutes from the March 18, 2024 regular meeting were approved.

4. REPORT OF STANDING COMMITTEES:

A. FINANCE COMMITTEE

Councilwoman Phillips said the minutes from the March 18th meeting were in the packet. She gave the 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 for February 2024: Warrants-\$32,660,442; Capital Leases: General Fund-\$578,334; Enterprise Fund -\$629,169.

She said the next meeting is April 15th at 4:30pm.

B. BUILDINGS & PROPERTY COMMITTEE

Councilman Goodlin said the next meeting is April 8th at 5:15pm.

C. PUBLIC SAFETY COMMITTEE

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

D. CODE ENFORCEMENT/ORDINANCE COMMITTEE

Councilman Scott said the next meeting is May 6th at 4:30pm.

E. PUBLIC WORKS COMMITTEE

Councilwoman Conaway said the next meeting is May 6th at 5:15pm.

**MOTION by Councilwoman Conaway to reclassify the Landscape Coordinator position to a Crew Leader position in the FY2024 Budget. No second was needed.
MOTION CARRIED UNANIMOUSLY.**

**April 1, 2024
CITY COUNCIL MEETING
REGULAR BUSINESS MEETING
1705 MAIN STREET
DAPHNE, AL
6:00 P.M.**

5. REPORTS OF SPECIAL BOARDS & COMMISSIONS:

A. Board of Zoning Adjustments

Mrs. Jones said there was no report.

B. Daphne Public School Commission

Councilwoman Conaway said the next meeting is April 22nd at 5:30pm at Daphne East Elementary School.

C. Downtown Redevelopment Authority

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

D. Industrial Development Board

Councilman Scott said the next meeting is April 16th 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 April 25th at 5:00pm.

G. Recreation Board

Councilman Hughes said the Recreation Board will be presenting at the next Council Work Session on April 8th.

H. Utility Board

Councilman Coleman said the next meeting is April 24th at 5:00pm.

6. PUBLIC PARTICIPATION:

Public participation opened at 6:12pm.

No one came forward to speak.

Public participation closed at 6:12pm.

7. MAYOR'S REPORT:

Mayor LeJeune said it was great to see the Boy Scouts at the meeting. He said the Easter Egg Dash went great and thanked all involved. He invited everyone to the May Day Celebration on May 4th and shared the City received a \$5 million grant from Senator Britt for underground utilities.

8. CITY ATTORNEY REPORT:

City Attorney said there was no report.

9. DEPARTMENT HEAD COMMENTS:

Chief Gulsby, Police, said he was headed to the Police Academy tomorrow for a graduation and mentioned there were new officers about to go through the Academy.

Ange Baggett, Marketing, said it was a successful Easter Egg Dash and reminded everyone Brown Bag by the Bay is starting on Thursday, the Sunset Concert Series starts April 21st and the May Day Celebration is May 4th.

**April 1, 2024
CITY COUNCIL MEETING
REGULAR BUSINESS MEETING
1705 MAIN STREET
DAPHNE, AL
6:00 P.M.**

Emmie Powell, Library, said the Spring Break Bash was a success and thanked all involved.

Adrienne Jones, Planning, gave a report from last week's Planning Commission meeting.

Daniel Hill, Junior City Council, gave a report on the last Junior Council meeting and shared about their recent involvement with City events.

Vickie Hinman, Human Resources, reminded the Council and others that they are required to complete their Statement of Economic Interests.

10. CITY CLERK'S REPORT:

**MOTION by Councilman Coleman 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. Seconded by Councilman Hughes.
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilman Scott to approve the Buckaroo Foundation Stampede 5k and 1 mile fun run on May 11, 2024 from 7:00am – 12:00pm. Seconded by Councilman Hughes.
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilwoman Conaway to approve the Prodissee Pantry Turkey Trot 5k and 1 mile fun run on October 26, 2024 from 6:45am – 10:30am. Seconded by Councilwoman Phillips.
MOTION CARRIED UNANIMOUSLY.**

City Clerk invited Officer Bill Menefee to present to the Council the proposed Ruck by the Bay event.

**MOTION by Councilman Hughes to approve the Ruck the Bay March/Walk/Run on November 9, 2024 from 7:00am – 12:00pm. Seconded by Councilman Goodlin.
MOTION CARRIED UNANIMOUSLY.**

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

**MOTION by Councilman Scott to waive the reading of Resolution 2024-14. Seconded by Councilwoman Conaway.
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilman Scott to adopt Resolution 2024-14. Seconded by Councilwoman Phillips.
MOTION CARRIED UNANIMOUSLY.**

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

**April 1, 2024
CITY COUNCIL MEETING
REGULAR BUSINESS MEETING
1705 MAIN STREET
DAPHNE, AL
6:00 P.M.**

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

**MOTION by Councilman Hughes to waive the reading of Ordinance 2024-04. Seconded by Councilwoman Conaway.
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilman Hughes to adopt Ordinance 2024-04. Seconded by Councilwoman Conaway.
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilman Scott to waive the reading of Ordinances 2024-05 and 2024-06. Seconded by Councilwoman Phillips. Councilman Coleman recused himself from the discussion and votes on Ordinances 2024-05 and 2024-06.
MOTION CARRIED. Councilman Coleman abstained.**

**MOTION by Councilman Scott to adopt Ordinances 2024-05 and 2024-06. Seconded by Councilwoman Phillips.
Councilman Scott said the Planning Commission has approved new architectural requirements for PUDs. He said he thinks Council should consider requiring this development to adhere to those requirements.**

**MOTION by Councilman Olen to amend the Ordinance to approve the PUD predicated upon the application agreeing to include the new recommended architectural requirements within the PUD.
Seconded by Councilman Scott.
MOTION TO AMEND THE ORIGINAL MOTION CARRIED UNANIMOUSLY.**

MOTION TO ADOPT ORDINANCES 2024-05 AND 2024-06 CARRIED UNANIMOUSLY.

13. 1ST READ ORDINANCES:

14. COUNCIL COMMENTS:

Councilman Scott said the Sports Complex continues to bring in individuals and it looks great.

Councilman Goodlin thanked Public Works for their work with the ROTC unit.

Councilman Coleman congratulated the Mayor and staff on the \$5 million grant.

Councilwoman Conaway thanked the Boy Scouts for attending the meeting.

Councilman Olen congratulated the Mayor and staff. He thanked Adrienne Jones for her work on the Comprehensive Plan and thanked the Boy Scouts for coming to the meeting. He said he is glad the Council works so well together.

**April 1, 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 AT 6:47PM.

Respectfully submitted by,

Certification of Presiding Officer,

Candace G. Antinarella, MMC, City Clerk

Steve Olen, Council President

City of Daphne Building Department

2020 / 2021 / 2022 / 2023 / 2024 Comparison Report

	Fees Collected					Permits Issued					CO's Issued				
	2020	2021	2022	2023	2024	2020	2021	2022	2023	2024	2020	2021	2022	2023	2024
Oct	\$93,181.87	\$94,131.53	\$84,303.63	\$47,086.96	\$83,798.35	215	357	308	192	224	11	31	40	28	32
Nov	\$62,198.00	\$109,387.14	\$91,672.49	\$50,279.03	\$27,147.62	223	378	351	286	166	26	30	30	36	24
Dec	\$233,529.32	\$101,471.36	\$128,605.99	\$57,070.59	\$39,504.17	252	383	296	216	178	33	43	53	36	33
Jan	\$118,498.03	\$132,049.79	\$259,810.62	\$33,804.54	\$171,783.56	270	372	350	152	296	14	24	36	33	22
Feb	\$140,560.44	\$97,396.64	\$129,315.56	\$44,081.76	\$84,812.81	308	350	292	169	231	33	32	32	31	23
Mar	\$77,067.98	\$95,472.42	\$116,358.20	\$30,603.28	\$57,725.99	362	391	431	181	240	45	52	84	44	24
Apr	\$94,394.17	\$80,088.89	\$60,816.35	\$76,873.19		272	373	324	212		32	40	42	27	
May	\$95,010.56	\$101,848.37	\$65,454.25	\$147,875.62		294	380	306	288		39	42	48	20	
June	\$179,966.08	\$100,508.32	\$147,395.66	\$234,524.02		399	394	355	308		49	50	34	25	
July	\$77,442.81	\$78,547.74	\$87,733.72	\$100,809.42		323	408	305	267		45	29	23	13	
Aug	\$105,147.77	\$59,376.50	\$61,504.63	\$60,342.37		307	309	299	192		34	30	19	4	
Sept	\$71,226.36	\$93,879.09	\$140,065.18	\$108,322.22		352	442	328	277		35	48	40	34	
Total	\$1,348,223.39	\$1,144,157.79	\$1,373,036.28	\$991,701.56	\$464,772.50	3577	4537	3945	2740	1,335	396	451	481	331	158
Percent	NA	-15.14%	20.00%	-27.77%		NA	26.84%	-13.05%	-30.54%		NA	13.89%	6.65%	-31.19%	

February FY2024 Notes

Building Inspections-

240 Permits issued, 24 Certificate Of Occupancies issued, and 3 New home permits issued

MEDICAL STAFFING AGREEMENT

THIS CLIENT SERVICE AGREEMENT (the “Agreement”) is made and entered into on _____ by and between [BrightStar FL/AL Operations, LLC d/b/a BrightStar Care of Greater Mobile/Baldwin Co. (“Agency”) and _____ (“Client”). The Client and Agency are hereinafter referred to collectively as the “Parties” and individually as a “Party”.

1. Representations and Warranties of Agency

Agency represents and warrants that all Personnel assigned to the Client (i) shall possess all licenses, certificates or other applicable permits from all relevant governmental authorities that are legally required for the provision of the services they are assigned to perform; (ii) all such licenses, certificates or permits are valid and in full force and effect; (iii) they are not in material violation of the terms of any such license certificate or permit; (iv) they have been subject to a background check upon hiring; and (v) Agency otherwise does not have knowledge that any governmental authority is considering limiting, suspending, modifying or revoking any such applicable license, certificate or permit. If Agency learns that any such license, certificate or permit is suspended or revoked during the term of this Agreement, Agency will notify Client in writing and will promptly replace the affected Agency Personnel.

Additionally, as employer, Agency will: (i) compute and pay all wages and withhold applicable Federal, State and local taxes and Federal Social Security payments from Personnel assigned to the Client, (ii) remit any employee withholdings to the proper government authorities and make employer contributions for Federal FICA and Federal and State unemployment insurance payments; (iii) pay its Personnel any benefits or other fringe benefits for which they qualify, and (iii) provide for liability, fidelity and Workers’ Compensation insurance coverage.

2. Representations and Warranties of Client.

2.1 Client represents and warrants that (i) it shall possess all licenses, certificates or other applicable permits from all relevant governmental authorities that are legally required for the provision of health care services (the “Services”) Agency Personnel will be assigned to perform; (ii) all such licenses, certificates or permits are valid and in full force and effect; (iii) it is not in material violation of the terms of any such license certificate or permit; and (iv) it otherwise does not have knowledge that any governmental authority is considering limiting, suspending, modifying or revoking any such applicable license, certificate or permit. If any such license, certificate or permit is suspended or revoked during the term of this Agreement, Client will notify Agency immediately in writing.

2.2 Client shall have and shall maintain at all times throughout the term of this Agreement insurance coverage at a level sufficient to satisfy any regulatory

requirements to which it may be subject, but in no case less than \$1,000,000 of Commercial General Liability/Professional Liability Insurance.

3. Compensation for Services.

Client shall pay Agency for the provision of the Agency Personnel and the Services they provide at the hourly rates specified in Exhibit A, which is specifically incorporated by reference into this Agreement, subject to the terms and conditions of this Agreement:

- 3.1 The number of compensable hours worked each week by Agency Personnel assigned to Client will be determined by authorized time sheets submitted to Agency by Agency Personnel on a weekly basis. Client will designate members of its staff as authorized to sign time sheets, on Client's behalf, prepared by Agency Personnel. Time sheets submitted to Agency bearing the signature of a Client's authorized signatory shall be conclusive of the number of compensable hours worked by Agency Personnel assigned to Client each week.
- 3.2 Agency will invoice Client on a weekly basis for Services. Invoices will be sent to Client at the following address:

ATTN:

Payment for all Services is due within thirty (30) days of the receipt of the invoice from Agency. Client shall remit all payments to the address printed on the invoice.. Unless otherwise prohibited by the laws of the State where this engagement occurred, should Client fail to pay all amounts owed, Agency will pursue legal remedy, and in addition to the amounts owed, the Client shall be liable for all costs incurred by Agency as a result of these collection efforts, including, but not limited to, collection agency costs, and/or legal costs including attorneys' fees as a result of Client's non-payment.

- 3.3 The parties acknowledge that the hourly rates set forth in the table found in Exhibit A apply only to the first forty (40) hours worked by non-exempt Agency Personnel in any Workweek. For the purposes of this Agreement, a "Workweek" is defined as a calendar week beginning on a Monday and ending on a Sunday. For any hours worked by Agency Personnel assigned to Client in excess of forty (40) hours in a Workweek, such hours in excess of forty (40) hours ("Overtime Hours") shall be subject to an "Overtime Pay Rate" equal to one hundred and fifty percent (150%) of the hourly rates set forth in the table found in Exhibit A. Client agrees to pay for such Overtime Hours at the Overtime Pay Rate. Overtime Hours shall be evidenced by the time sheets as described in Section 3.1.
- 3.4 For any hours worked by Agency Personnel assigned to Client on holidays

(“Holiday Hours”) such hours shall be subject to a “Holiday Pay Rate” equal to one hundred and fifty percent (150%) of the hourly rates set forth in the table found in Exhibit A. Holidays subject to the Holiday Pay Rate set forth in this Section are identified in Exhibit A. Client agrees to pay for such Holiday Hours at the Holiday Pay Rate. Holiday Hours will be performed only at the specific request of the Client, and shall be evidenced by the time sheets set forth in Section 3.1.

- 3.5 The Parties acknowledge that the hourly rates set forth in the table found in Exhibit A are comprised of employee wages, Payroll Burden Costs, and gross profit. To the extent Agency during the Term of this Agreement is required to increase employee wages or Payroll Burden Costs as a result of any determination, order or action of any Federal, State or local governmental authority, collective bargaining unit or third party insurer, Client agrees that the hourly rates set forth in the table found in Exhibit A shall be increased in an amount equal to Agency’s increased employee wages and/or Payroll Burden Costs.
- 3.6 Client acknowledges that the hourly rates set forth in the table found in Exhibit A do not include State or local sales tax that may be assessed on the Services provided under this Agreement and agrees to pay, in addition to the hourly rates set forth in the table on Exhibit A and any other amounts due under this Agreement. Any such State or local sales taxes will be included on the weekly invoices for Services provided to the Client by Agency and shall be payable according to the terms set forth in Section 3.2.
- 3.7 Client agrees to provide no less than four hours’ notice if it intends to cancel a service visit. If Client cancels with less than four hours’ notice, Client agrees to pay a four-hour minimum charge (i.e., pay for four hours of service at the applicable hourly rate of the Agency Personnel whose visit was cancelled). Once an Agency employee is on site for a confirmed shift, Client agrees to pay for the entire scheduled shift.
- 3.8 Notwithstanding anything in this Section 3, in no event shall the Agency provide, or the Client be billed for, more than \$30,000 worth of Services in a given calendar year without prior written agreement between the Parties.

4. Privacy and Training.

The Parties agree to always have policies and procedures in place which comply with federal and state privacy laws. Each Party to this Agreement will be responsible for training all Personnel on their respective company policies.

5. Direct Hire Placements.

Exhibit B to this Agreement, which is specifically incorporated by reference into this Agreement provides the terms and conditions under which Client may hire Agency Personnel assigned to provide services to Client.

6. Term and Termination.

- 6.1 This Agreement will commence on the first day following the Effective Date and will be for a term of one year (“Term”), unless earlier terminated as provided in this Section. This Agreement shall automatically renew for one-year Terms unless either Party notifies the other in writing 30 days prior to the end of the then current Term. Both the initial term and subsequent renewal terms shall be referred to in this Agreement as a Term.
- 6.2 This Agreement may be terminated at any time during the Term by either Party upon providing 30 days written notice to the other if the other Party should fail in any material respect to comply with the terms of this Agreement.
- 6.3 Either Party may terminate this Agreement upon sixty (60) days’ written notice.
- 6.4 In the event of termination hereunder the total sums payable by Client pursuant to this Agreement shall be payable in full upon receipt of the final weekly invoice for Services, subject to the provisions of Section 3.2.

7. Confidentiality.

- 7.1 Definition. “Confidential Information” means any and all confidential and/or proprietary knowledge, data or information of any Party or of a third party disclosed by such Party. By way of illustration but not limitation, “Confidential Information” includes (a) trade secrets, inventions, mask works, ideas, processes, formulas, source and object codes, data, programs, other works of authorship, know-how, improvements, discoveries, developments, designs and techniques; (b) information regarding plans for research, development, new products, marketing and selling, business plans, budgets and unpublished financial statements, licenses, prices and costs, vendor and suppliers, and existing or prospective customers; and (c) information regarding the skills and compensation of employees and contractors of either Party. Confidential Information does not include information which is known to such Party at the time of disclosure to Provider by any other Party as evidenced by written records of such Party, has become publicly known and made generally available through no wrongful act of Provider, or has been rightfully received by Provider from a third party who is authorized to make such disclosure.
- 7.2 Non-Use and Non-Disclosure. No Party will, during or subsequent to the Term of this Agreement, disclose, use, lecture upon or publish any Confidential Information of another Party for any purpose whatsoever other than the performance of the Services pursuant to this Agreement. Each Party further agrees to take all reasonable precautions to prevent any unauthorized disclosure of such Confidential Information. It is understood that said Confidential Information shall remain the sole property of the Party which disclosed such Confidential Information. Each Party hereby assigns to such Party disclosing Confidential Information any rights it may have or acquire in such Confidential Information

and acknowledges and agrees that all Confidential Information shall be the sole property of the Party disclosing such Confidential Information.

- 7.3 Third Party Confidential Information. Each Party recognizes that other Parties have received and in the future will receive from third parties their confidential or proprietary information subject to a duty on the part of a Party receiving Confidential Information to maintain the confidentiality of such information and to use it only for certain limited purposes. Such information may include individually-identifiable health information (including any protected health information, as defined below) ("PII") Each Party agrees that it owes the other Parties and such third parties, during the Term of this Agreement and thereafter, a duty to hold all such confidential or proprietary information in the strictest confidence and not to disclose it to any person, firm or corporation or to use it except as necessary in carrying out the Services for Client including as such use is consistent with Client's agreement with such third party. Each Party shall immediately notify the other Parties of (i) any actual, attempted or reasonably suspected breach of security of Provider's systems that store or process any PII, or (ii) any actual, attempted or reasonably suspected unauthorized access to or acquisition, use, loss, destruction, alteration, compromise or disclosure of any such PII. Each Party shall be solely and separately responsible for any and all costs, claims, or damages associated with its own failure to adequately secure its storage or transmission of any such Sensitive Data. Notwithstanding the foregoing, if any Services provided pursuant to this Agreement involve, directly or indirectly, any PII, the terms of the Data Protection and Sharing Addendum, attached hereto as Exhibit __, shall apply to this Agreement.
- 7.4 In accordance with paragraph 7.3, above, Client shall fully comply and shall ensure that all Client Staff fully comply with all federal, state, and local privacy and security laws, rules, and regulations, including, without limitation, HIPAA, to the extent applicable to the Services being provided. Client and Client Staff shall only use and disclose protected health information (as defined at 45 C.F.R. § 160.103) as permitted in this Agreement and in conformity with HIPAA and all other applicable federal, state, or local privacy laws or regulations.
- 7.5 Return of Materials. Upon the termination of this Agreement, each Party will deliver to the other or destroy all of the other Party's property or Confidential Information that such Party may have in such Party's possession or control.
- 7.6 Each Party will cause its respective employees, contractors, and agents its staff to comply with the obligations in this Section 7. If any such individuals disclose, access or use Confidential Information other than as authorized in this Agreement, such Party will be liable to the other for such disclosure, access or use. Each Party will notify the other Party in writing of any known misuse or misappropriation of any Confidential Information and will cooperate with any reasonable efforts by the other Party to secure its return and protect its rights therein.
- 7.7 Each Party understands and agrees that the other Parties may be irrevocably injured by any breach or threatened breach of the confidentiality provisions of this

Section 7, that money damages may not be a sufficient remedy for any such breach, and that any Party shall be entitled to seek (without the requirement of posting a bond or otherwise securing any undertaking as to damages) injunctive relief as a remedy for any such breach and to enforce specifically the terms and provisions of this Section 7 this being in addition to any other remedy to which such Party is entitled at law. In addition, each Party shall indemnify the other Parties from any loss or harm, including, without limitation, reasonable attorneys' fees, resulting from any breach or enforcement of a Party's obligations hereunder or the unauthorized use or release of Confidential Information which such Party had an obligation to secure under the terms of this Agreement.

8. Non-Solicitation.

Client acknowledges that employees of Agency represent Agency's inventory of skilled professionals and their continued employment represents a valuable asset of Agency. While employed by Agency, Client agrees not to solicit or induce or attempt to solicit or induce directly or indirectly through another entity any employee of Agency who has provided services to Client to leave the employ of, or terminate services to, Agency. Additionally, for a period of twelve months following the termination of the individual Agency Personnel's employment with Agency, Client shall not, directly or indirectly through another entity, solicit or induce or attempt to solicit or induce any such former employee of Agency to become an employee of Client. Nothing in the foregoing should be construed to prohibit Client from generally advertising for open positions and/or hiring Agency Personnel who respond to such general advertisements. In the event Client hires or otherwise engages an employee of Agency in violation of the foregoing, Client agrees pay a direct hire fee in the amount of thirty percent (30.0%) of the full-time annual salary of such employee. Client acknowledges and agrees this restriction is inherently reasonable because it is limited to Agency employees who provided services to Client by virtue of this Agreement. If Client breaches this provision, Client agrees the damage to the Agency is not readily ascertainable and that the above described fee fairly estimates the damage to the Agency by such a breach. Client agrees that such damages are not intended to be, and shall not be construed as, a penalty. This paragraph shall survive the termination of this Agreement.

9. Insurance.

9.1 Agency agrees to maintain in effect throughout the duration of this Agreement the following insurance policies:

9.1.1 Workers' Compensation and Occupational Disease Insurance in accordance with applicable State and Federal laws, and Employer Liability Insurance with a limit of liability of at least \$500,000.

9.1.2 Commercial General Liability/Professional Liability Insurance on an occurrence basis with a combined Bodily Injury and Property Damage limit of \$1,000,000 per occurrence and \$3,000,000 per project aggregate, issued by a reputable carrier licensed to do business in the state in which the Agency operates. Agency additionally holds a \$3,000,000 excess liability umbrella policy.

10. Indemnification.

- 10.1 Agency agrees to indemnify and hold harmless Client, its agents, employees, successors and assigns for all claims for Workers' Compensation Benefits asserted against Client by any Agency Personnel assigned to Client under this Agreement or by the heirs, estate or personal representative of any deceased former Agency Personnel who was assigned to Client under this Agreement. Such indemnification is limited to the extent of benefits available under Agency's Workers' Compensation Insurance policy as set forth in Section 9.
- 10.2 Agency agrees to indemnify and hold harmless Client, its agents, employees, successors and assigns for all liabilities, claims, demands, suits, losses, damages, costs and expenses (including reasonable attorneys' fees) arising out of any bodily injury to or death of any person (other than an officer or employee of Agency), or damage to or destruction of any property, directly caused by any negligent, willful, wanton or, reckless act on the part of Agency, its officers or employees, except for any such liabilities, claims, suits, losses damages, costs and expenses resulting from any negligent act or omission on the part of the Client, its officers, employees, agents, or independent contractors. However, if the bodily injury or damage to any property is the direct or indirect result of some act, failure to act or misdirection or notation in the patient Care Plan, then, Agency shall be under no obligation to indemnify Client.
- 10.3 Agency agrees to indemnify and hold harmless Client, its agents, employees, successors and assigns for all liabilities, claims, demands, suits, losses, damages, costs and expenses (including reasonable attorneys' fees) arising out of any alleged violation of or noncompliance with applicable State, Federal or local laws on the part of Agency, its officers or employees, except for any such liabilities, claims, suits, losses damages, costs and expenses resulting from any negligent act or omission on the part of the Client, its officers, employees, agents, or independent contractors.
- 10.4 Client agrees to indemnify and hold harmless Agency, its agents, employees, successors and assigns for all liabilities, claims, demands, suits, losses, damages, costs and expenses (including reasonable attorneys' fees) arising out of any bodily injury to or death of any person, or damage to or destruction of any property, directly caused by any negligent act or omission on the part of Client, its officers or employees, except for any such liabilities, claims, suits, losses damages, costs and expenses resulting from any negligent act or omission on the part of Agency,

its officers, employees, agents, or independent contractors.

- 10.5 Client agrees to indemnify and hold harmless Agency, its agents, employees, successors and assigns for all liabilities, claims, demands, suits, losses, damages, costs and expenses (including reasonable attorneys' fees) arising out of any alleged violation of or noncompliance with applicable State, Federal or local laws on the part of Client, its officers or employees, except for any such liabilities, claims, suits, losses damages, costs and expenses resulting from any negligent act or omission on the part of Agency, its officers, employees, agents, or independent contractors.
- 10.6 Client agrees to indemnify and hold harmless Agency, its agents, employees, successors and assigns for all liabilities, claims, demands, suits, losses, damages, costs and expenses (including reasonable attorneys' fees) arising out of Client's violation of or its noncompliance with any collective bargaining agreement, except for any such liabilities, claims, suits, losses damages, costs and expenses resulting from any negligent act or omission on the part of Agency, its officers, employees, agents, or independent contractors.
- 10.7 Each Party agrees to indemnify and hold harmless the other Party, and such respective Party's agents, employees, successors and assigns for all liabilities, claims, demands, suits, losses, damages, costs and expenses (including reasonable attorneys' fees) arising out of any alleged violation of such Party's confidentiality obligations under Section 7, resulting from any negligent act or omission on the part of the such Party, its officers, employees, agents, or independent contractors.

11. Notice.

Any notice delivered to a Party pursuant to this Agreement must be in writing and delivered personally or will be deemed to be delivered when deposited in the U.S. Mail, postage prepaid, registered or certified mail, return receipt requested, addressed to the Party at the address indicated below, or at such other address that may have been specified by written notice delivered in accordance with this provision:

If to Client:

Attn.: _____

If to Agency:

BrightStar FL/AL Operations, LLC d/b/a BrightStar Care of Greater Mobile/Baldwin Co.
8245 Spanish Fort Blvd.
Spanish Fort, AL 36527
Attn.: Cara Macon

12. Waiver

The waiver by any Party of a breach of any provision of this Agreement will not be construed as a waiver of a subsequent breach of the same provision by that Party or the breach of any other provision of this Agreement. The delay or failure of a Party to give any written notice will not constitute a waiver by that Party of any breach of this Agreement.

13. Governing Law

Except as provided in Section 11 of this Agreement, this Agreement will be governed by the laws of the State of Alabama without regard to conflict of law principles.

14. Severability

If any provision of this Agreement is held to be illegal, invalid, or unenforceable under present or future laws, that provision will be removed from this Agreement and this Agreement will be interpreted and enforced as if the illegal, invalid, or unenforceable provision had never been a part of this Agreement and the remaining provisions will remain in effect and will not be affected by the illegal, invalid or unenforceable provision or its removal. Instead of the illegal, invalid or unenforceable provision, there will be added, as part of this Agreement, a provision as similar in terms to the illegal, invalid or unenforceable provision as may be possible and still be legal, valid and enforceable.

15. Entire Agreement

This Agreement, including Exhibits, is the entire understanding of the Parties, and supersedes all prior agreements or understandings, whether written or oral, with respect to this subject matter. No terms, conditions, or warranties, other than those written in this Agreement, and no amendments or modifications of this Agreement will be binding on the Parties unless in writing and signed by the Parties.

16. Assignment: Binding Effect.

Client shall not assign this Agreement or any part hereof without the prior written consent of Agency. Agency may, without Client's consent, assign or extend this Agreement, including all rights and obligations hereunder, at any time to any entity acquiring substantially all of Agency's assets to which this Agreement relates. Subject to this Section 16 this Agreement is binding upon, and is for the benefit of, the Parties and their respective successors and assigns.

17. Force Majeure.

If either Party is delayed or prevented from fulfilling its respective obligations under this Agreement by any cause beyond its reasonable control, then that Party will not be liable under this Agreement for that delay or failure.

18. Counterparts.

This Agreement may be executed in two or more counterparts, each of which will be considered an original, but which together will constitute one and the same agreement.

19. Headings.

The headings contained in this Agreement are for convenience of reference only and shall not affect or alter the meaning or effect of any provision hereof.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first written above.

Client:

BrightStar FL/AL Operations, LLC d/b/a
BrightStar Care of Greater Mobile/Baldwin
Co.

By: _____

By: _____

Print Name _____

Printed Name _____

Title: _____

Title: _____

Date: _____

Date: _____

EXHIBIT A

Per-Diem Staffing Rates

In exchange for Services described in this Agreement, Client shall compensate Agency as follows:

II. Compensation.

(a) Bill Rates:

Position	Weekday Rate	Weekend Rate
<i>CNA Hourly</i>	\$30.00	\$35.00
<i>CNA Visit (2 Hours)**</i>	\$60.00	\$70.00
<i>LPN Hourly</i>	\$65.00	\$70.00
<i>LPN Visit (2 hours)**</i>	\$130.00	\$145.00
<i>RN Hourly</i>	\$75.00	\$80.00
<i>RN Visit (2 hours)**</i>	\$150.00	\$160.00

**Visits are defined as two (2) hours or less in duration. Client shall be billed on a per visit/flat fee basis for the services rendered by the agency. Any visit duration exceeding 2 hours will be billed at the hourly rate.

* **Holiday Pay.** It is mutually agreed that if an employee works on a holiday the rate will be charged at one and one-half times the above rates.. The following days are considered holidays: New Year's Day, Easter, Memorial Day, and July 4th, , Labor Day, Thanksgiving, Christmas Eve, Christmas and New Year's Eve.

***Additional Positions/Services-** If your organization is in need of a position or service that is not listed on this sheet, please contact the Agency office to establish a rate or this position/service.

N.B.: As noted in Section 3.8 of the Agreement in no event shall the Agency provide, or the Client be billed for, more than \$30,000 worth of Services in a given calendar year without prior written agreement between the Parties.

EXHIBIT B

1. **Permanent Staffing Options:**

Please contact Cara Macon 251-405-6451 if you wish to utilize our Permanent Staffing Options.

2. **Temporary to Permanent to Hire Option:**

Client may hire any Agency Personnel once they have worked 13 Full-Time weeks (520 Hours) for Client through Agency without a conversion fee. Client must give Agency 30 day written notice of intent to hire.

3. **Direct Hire Option:**

The direct hire fee shall be equal to the following percent of the candidate's first year's annualized salary for any candidate presented to Client by Agency who accepts a position.

Position Level	Job Specification	Direct Hire Fee
Floor Level Position	Certified Nursing Assistant, Medical Secretary, Medical coding, Medical scheduler ⁷ Licensed Practical Nurse, Registered Nurses	25%-30%
Skilled Position	Highly Skilled Registered Nurses, Case Managers, Health Informatics	25%-30%
Mid-Level	Nurse Practitioner, Physician Assistant, Department Manager/Director	30%-33%
Executive Level	Director of Nursing, VP Operations and C-Level Healthcare Personnel	30%-35%
Physicians	All Areas of Specialty	30k+

A. Client agrees to make payment to Agency in the following manner:

I. Client will be invoiced upon confirmation of placement for each candidate.

II. Full payment of the direct hire fee will be due to Agency within thirty (30) days of the invoice date.

B. Direct Hire Guarantee:

In the unlikely event that the client is unsatisfied with a candidate provided by Agency prior to completion of ninety (90) days of the start date the client may choose to end the candidate's employment, resulting in a credit on a replacement as follows:

0 – 30 days	100% credit
31 – 60 days	50% credit
61 – 90 days	25% credit

I. No replacement will be offered in the event of layoff, a substantial change in the original job description, or elimination of the position.

II. In the event the placed candidate resigns or is terminated within 90 days. Agency will have 30 days to replace the placed candidate before returning fees.

III. Client will not directly hire a candidate from another staffing agency for 12 months from when Agency initially presented the candidate for hire. If the 12-month period is not honored, the full Direct Hire Fee's associated above shall apply.



CITY OF DAPHNE PUBLIC WORKS COMMITTEE MINUTES
March 6th, 2024 - 5:15 P.M.
DAPHNE CITY HALL

I. CALL TO ORDER

II. COMMITTEE MEMBERS PRESENT:

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

Others Present: Ronnie Huskey, Public Works Director; Patrick Dugan, City Attorney; Troy Strunk, Executive Director, City Development; Candace Antinarella, City Clerk; Kelli Reid, Finance Director; Jesi Ward, Environmental Program Manager

III. PUBLIC PARTICIPATION & CORRESPONDENCE

Correspondence and Public Participation— No public participation.

Jesi Ward, Environmental Program Manager, stated that she applied for an ADEM grant for litter abatement and the City has been awarded to the full extent. She stated the grant runs from March 2024 to September 2026. She stated that this will not require any of the city's resources and it is 100% covered. Ms. Ward continued by stating that the grant will cover the fabrication of the materials, the installation, maintenance, mediation, and collection of data for ADEM. She stated that it is around \$90,000 that the grant is covering. Councilman Goodlin asked if this will be like the abatement contraptions that are in streams. Ms. Ward stated that two of the litter abatements will be similar to the ones in Alligator Boardwalk which will be installed on HWY-98 near East Bay Apartments. She also stated that twenty grates will be installed at the Jubilee Shopping Center. Ms. Ward stated that she hopes this will help control litter before it reaches Mobile Bay. Councilman Coleman inquired how often are the current litter abatements at Alligator Boardwalk being emptied. Ms. Ward stated that Daphne Utilities manage those litter abatements and they are emptied bi-monthly.

IV. OLD BUSINESS

Approval of Minutes – February 5th, 2024 —Minutes were reviewed and approved by the committee.

V. NEW BUSINESS

There was no new business.

VI. City Engineer's Report (Separate Handout)

Troy Strunk addressed the committee with his separate handout. He stated that he will review any of the projects the committee would like to address.



CITY OF DAPHNE PUBLIC WORKS COMMITTEE MINUTES
March 6th, 2024 - 5:15 P.M.
DAPHNE CITY HALL

Councilman Hughes inquired about the progress of 21-14 HWY-98 Access Management and Lavender Lane project. Mr. Strunk stated that the project is going well and the Police Department is dealing well with the increased construction in that area. He stated that the contractors are bringing in fill to connect Lavender Lane to behind Target. Mr. Strunk stated the Chick-fil-a site is running into a problem with starting their project because of the Target Corporation. He stated that if Chick-fil-a cannot move forward soon because of communication problems with the Target Corporation, then the city will need to install a three month temporary retaining wall behind Chick-fil-a that will cost the city around \$60,000.

Councilman Coleman inquired about the report on project 22-02 Bridge Replacement – Bay View Dr. Bridge over D'Olive Creek. Mr. Strunk stated the bridge is in a eight to twelve years long use term. He stated that ALDOT and Cara has told him that it is a simple grant process. Councilman Coleman asked if there are integrity issues with the bridge. Ronnie Huskey stated there were some issues that were pointed out by the company that maintains it. He stated that they are not immediate liability issues at this time, but they are looking for funding to repair the issues before they become a liability issue.

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

Mr. Huskey reviewed the Public Works Committee packet with the Council. He stated that the Mechanical Department had more work orders in 2023 because of the police cruisers they were working on during that time. He reviewed the overtime summary and stated that Public Works is still minimizing overtime as much as possible. Councilwoman Phillips inquired about the high overtime used from the Facilities Department. Mr. Huskey stated that they are called out a lot which contributes to their overtime. Kelli Reid stated that the report may have been run before the Mardi Gras totals were taken out, so the report will be less then what this report is displaying. Mr. Huskey reviewed the street sweeper report. Councilman Goodlin asked about the street sweeper going through streets when garbage carts are out. Mr. Huskey stated that garbage carts are not supposed to be on the street, so it should not interfere with the street sweeper. He continued by reviewing the Solid Waste customer report and Tallent Lane report. Mr. Huskey also stated there has not been any complaints with mosquitos. Councilman Coleman asked if the mosquito company can estimate how bad the mosquitos will be each year. Mr. Huskey stated they can with the amount of rain fall and other factors.

Mr. Huskey reviewed brief updates on each department in public works. Councilman Goodlin asked what updates are happening to the ditch east bound on Whispering Pines. Mr. Huskey stated the Streets Department is updating concrete headwalls to help support erosion. He stated that they are doing the same thing on North Main while looking into curbing for that area. Mr. Huskey stated there are eight positions that public works is trying to fill. Councilman Scott stated the Arts Fair in Fairhope will be taking place during the following week. Mr. Huskey stated he is making sure HWY-98 is all updated and looking nice for the influx of tourists coming in. Councilman Hughes stated he was at Bayfront Park and the railing is loose at the end of the pier. Mr. Huskey stated he will look into it as soon as possible. He continued by stating that public works has been looking into updating Gator Boardwalk and they have been looking at a composite material to update the

CITY OF DAPHNE PUBLIC WORKS COMMITTEE MINUTES
March 6th, 2024 - 5:15 P.M.
DAPHNE CITY HALL

decking. Councilman Phillips stated she was at Bayfront Park and she inquired if there will be new sidewalks coming in. She stated she watched a resident trip over a part of the sidewalk and it needs to be addressed. Councilman Goodlin suggested addressing the swings to have them lean back more. Mr. Huskey stated he will look into it.

- A. Work Request Report – January 2023 & January 2024
The Public Works Department completed 520 work orders in January 2024.
- B. Vehicle/Equipment Maintenance Reports – FY2023-2024 YTD
- C. Public Works Related Overtime Report — 41.67% of the year used; \$70,354.25 Used YTD as of February 28th, 2024.
- D. Street Sweeper Report — February 1st, 2024 – February 21st, 2024

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

- A. Monthly Recycle Tonnage Report (Tonnage Comparison) —No Report
- B. Solid Waste New Customer Report – January 2024 — 21 new residential; 0 new commercial
- C. Tallent Lane Facility Report – January 2024 – 623.27 SW Total Tonnage, 207.40 Other Depts. Total Tonnage

IX. MOSQUITO CONTROL SERVICES

- A. Mosquito Report— Annual Report 2023

X. MUSEUM COMMITTEE

- A. Minutes – February 12th, 2024

XI. BEAUTIFICATION COMMITTEE

- A. Minutes – February 7th, 2024

XII. ENVIRONMENTAL ADVISORY COMMITTEE

- A. Minutes – January 22nd, 2024
Councilman Goodlin inquired if the EAC spoke about recycling in their minutes. Ms. Ward stated they follow Baldwin County for updates. Mayor LeJeune stated that the EAC were going to recommend a private group that does recycling, which he expressed that he isn't sure a city committee should be promoting a private company that does recycling.

XIII. FUTURE BUSINESS

- A. Next Meeting – **Monday, April 1st, 2024**



CITY OF DAPHNE PUBLIC WORKS COMMITTEE MINUTES
March 6th, 2024 - 5:15 P.M.
DAPHNE CITY HALL

Councilman Olen inquired about the claim that Lake Forest POA has filed against the city. Mayor LeJeune stated they filed a claim with the clerk regarding Golf Terrace which connects to the Lake Forest Golf Club. He stated that the road is washed out and will need to be repaired by Lake Forest. He stated that Lake Forest is filing a claim that the city is responsible for the road. Mr. Strunk asked the council if they have seen the letter that the Lake Forest Golf Club sent out to their membership. He stated that in the letter it was stated that Lake Forest was speaking with city officials to remedy the situation. The Council reiterated that the road is not the responsibility of the city. Councilman Scott stated Lake Forest initially did not want the road to be a city road because the golf club is private. He stated that the city has never accepted maintenance of that road. Mayor LeJeune stated that there is nothing recorded of the city maintaining the road. The Council stated that if the road was updated to standard, they would be open to starting to maintain it. Mr. Strunk stated that it has come through to the Planning Commission around ten to fifteen years ago and was recommended for approval, but the Lake Forest attorney retracted the request for the city to take over the road before it went to Council for approval. Mayor LeJeune stated that district lines are being redrawn and Lake Forest has been shrinking representation. He expressed that the city has provided a lot for Lake Forest regarding the extensive amount of sidewalks that have been added. Councilman Phillips asked when will there be an update about redistricting lines. Mr. Strunk stated that Cara has reached out to GIS and met with them last week. The Council discussed the council member elections.

XIV. ADJOURNMENT

Motion by Joel Coleman, seconded by Angie Phillips to adjourn. Meeting adjourned at 5:28 p. m.



COMMUNITY DEVELOPMENT

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

1. CALL TO ORDER - 6:20 p.m.
2. CALL OF ROLL - Present C. Courson, C. Covert, A. Harper, T. Quinnelly
3. APPROVAL OF MINUTES - Approved

March 7, 2024

4. OLD BUSINESS - None
5. NEW BUSINESS

Appeal #2024-04 Daphne Baptist Church - Approved

A request for a Variance to the Daphne Land Use and Development Ordinance has been filed with the City of Daphne Board of Zoning Adjustment. The request, if granted, would allow the issuance of a sign permit to replace a sign copy placard on a nonconforming off-premise monument sign, in lieu of the provisions of Section 33-4, Nonconforming, Grandfather Clause, Legal Nonconforming Signs: (1) Existing Off-Premises Signs and Billboards. The property is east of the intersection of Main Street and Dryer Avenue, which is zoned B-1, Local Business.

6. ADJOURNMENT - 6:46 p.m.

CITY OF DAPHNE
BOARD OF ZONING ADJUSTMENT MINUTES
REGULAR MEETING OF MARCH 7, 2024 - 6:00 P.M.
COUNCIL CHAMBERS, CITY HALL

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

Members Present:

Clay Covert
Derek Wolstenholme
Tasha Quinnelly
Audra Harper
Carolyn Courson, Chairwoman

Staff Present:

Adrienne D. Jones, Director of Community Development
Pat Johnson, Recording Secretary
Shawn Alves, BZA Attorney

Chairwoman asked for input regarding the February 1, 2024 minutes presented by staff. There being none, minutes stand approved as submitted.

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

A presentation by the Director was given regarding Appeal #2024-03, AltaPointe Health seeking approval of a Special Exception authorizing them to operate a school in collaboration with the Baldwin County Board of Education on 22.39 acres at 7400 Roper Lane, zoned R-3, High Density Single Family Residential, she showed all contiguous parcels and made it known that the existing facility has been there for over twenty years. She noted the Building Official and City Engineer's recommendations were favorable and that the City Engineer had flagged some areas to be addressed during site plan approval, but reserved her recommendation.

Chairwoman called for questions from the Board. There were none. The Chairwoman opened the floor for the public hearing and called for those in support of the appeal.

Jarrett Crum, Chief Hospital Officer, for AltaPointe spoke seeking approval to operate a school at the request of the Baldwin County Board of Education that would accommodate approximately 150 students. He noted that the expansion would be totally separate from the existing facility. He is seeking approval to provide treatment and an education for adolescents age 5 to 19 with behavioral issues throughout this area already in the school system.

Chairwoman called for questions from the Board. There were none. The Chairwoman called for those in opposition and rebuttal.

CITY OF DAPHNE
BOARD OF ZONING ADJUSTMENT MINUTES
REGULAR MEETING OF MARCH 7, 2024 - 6:00 P.M.
COUNCIL CHAMBERS, CITY HALL

Dawn McDonald, 7411 Pinehill Road expressed opposition about inadequate security, noisy loud radios at all hours of the night during shift changes and about the berm now in place for privacy remaining.

Darlene Perry, 7265 Pinehill Road, expressed opposition by saying she was speaking for the children stating that they did not need to be in the same facility with adults and possible sex offenders.

Alice Hobbs, 7131 Carroll Lane, expressed opposition about safety in the area and noise.

The Board presented questions regarding: hours of shift change; sirens; the number of patients that have left the facility without permission; adjusting the height of the fence for safety; the location of the Mobile County facility; and the number of new employees needed.

Mr. Crum responded: shifts change at 7:00 a.m. and 7:00 p.m. The hours of operation for the school will be 7:30 a.m. to 3:00 p.m. and buses are already running in this neighborhood. There will be no personal vehicles dropping off or picking up children. There will be approximately 40 new employees for the school which will be totally separate from the existing facility. It will have its own entrance and no shift changing. Since 2015 AltaPointe has housed 2,709 admissions and only 5, which is less than 2 percent, have left without authorization because they are mostly admitted on a voluntary basis, and no sex offenders get treatment at this facility. There are quite a few barriers established for safety such as the wood line buffer, mag lock doors, silent alarms, state mandated fencing that meets state guidelines, and security teams that are trained how to securely subdue patients as not to cause any harm. For the most part there will only be 50 to 70 students regularly at this school. One hundred and fifty is long-term future growth.

Larry Smith, S.E. Civil Engineering stated the facility now has 131 spaces because the Daphne Lane Use Ordinance says there must be 5 parking spaces per classroom and there will only be 36 new employees and the building setback is 35 feet off the property line and we will do our best to maintain as many trees as possible.

Curtis Odom, 7227 Pinehill Road, expressed opposition about feeling that the appeal was already approved and not being allowed to have manufactured homes in the area.

Mr. Alves, BZA Attorney stated the use is what we are here for tonight.

CITY OF DAPHNE
BOARD OF ZONING ADJUSTMENT MINUTES
REGULAR MEETING OF MARCH 7, 2024 - 6:00 P.M.
COUNCIL CHAMBERS, CITY HALL

The Chairwoman closed the floor to the public hearing and called for discussion by the Board.

The Board discussed a contingency about the fence height, and the fact that if any changes came about within the existing facility they would have to request another special exception.

Mrs. Jones confirmed they would have to come before this Board again if anything changed within the existing facility, but during the site plan review process the school's compliance with regard tp building setbacks, landscaping berms and buffers will all be addressed and adhered to. She recommended approval of the Special Exception.

Hearing no further comments from the Board, the Chairwoman called for an affirmatively stated motion.

A Motion was made by **Mrs. Harper** and Seconded by **Mr. Wolstenholme** to **approve Appeal #2024-03, AltaPointe Health, request for a Special Exception to operate a school for approximately 150 students for the Baldwin County Board of Education on 22.39 acres at 7400 Roper Lane.**

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

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

The Chairwoman stated the motion carried, the appeal is granted approval. You may go by the office of Community Development around 9:30 a.m. in the morning to pick up your paperwork.

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

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

The Motion carried unanimously.

The meeting adjourned at 7:38 p.m.

CITY OF DAPHNE
BOARD OF ZONING ADJUSTMENT MINUTES
REGULAR MEETING OF MARCH 7, 2024 - 6:00 P.M.
COUNCIL CHAMBERS, CITY HALL

Respectfully submitted by:



Pat Johnson, Recording Secretary

APPROVED: April 4, 2024



Carolyn Courson, Chairwoman

**COMMUNITY DEVELOPMENT
INTERNAL MEMORANDUM**



DATE: March 29, 2024
TO: Office of the City Clerk
FROM: Adrienne Jones, AICP, Director of Community Development *AJ*
SUBJECT: Planning Commission Minutes and Report

Attached please find a copy of the approved minutes for the City of Daphne Planning Commission regular meeting of the February 22, 2024 and the report of the regular meeting of March 28, 2024 for placement on the April 15, 2024 City Council agenda for review.

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

ADJ/jv

**The City of Daphne
Planning Commission Minutes
Regular Meeting of February 22, 2024
Council Chamber, City Hall - 5:00 P.M.**

Call to Order:

The Chairman called the regular meeting of the City of Daphne Planning Commission to order at 5:00 p.m. The number of members present constitutes a quorum.

Call of Roll:

Members Present:

Kevin Spriggs, Secretary
Adam Manning
John Peterson, Vice Chairman
Andrew Prescott, Chairman
Richard Johnson
Ronnie Huskey
Nathan Jones

Staff Present:

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

The Chairman asked for input regarding the January 25, 2024 regular meeting minutes presented by staff. There being none, minutes stand approved as submitted.

The Chairman called for the next order of business: Bayside Academy Master Plan and Site Plan Review.

An introductory presentation was given by the representative, Brooks Delaney. He summarized the master plan and site plan review as presented on the meeting agenda. He stated that the proposed improvements to the Bayside campus include: a concession stand, middle school, additional parking and drive areas, underground stormwater management, green space, on-campus queuing and implementation of a traffic circulation plan. He noted that the traffic impact study concluded there are no off-site impacts to traffic.

Mr. Johnson questioned whether the site plan is to be fully executed or developed in stages. Mr. Broughton stated the site is to be developed in phases. The parking located to the south will be constructed now, but the west parking will not be constructed until funding is available. Mr. Delaney commented that we are actively conducting fundraisers now to finance the improvements.

Mr. Johnson questioned whether the traffic impact study required warrants.

**The City of Daphne
Planning Commission Minutes
Regular Meeting of February 22, 2024
Council Chamber, City Hall - 5:00 P.M.**

Mr. Newman stated the study mentioned the timing of the traffic signal at Main Street and Belrose Avenue and required queuing in the parking areas, but advised the number of trips documented are the same.

Mr. Peterson asked for clarification on the parking requirements for the middle school and stadium. Ms. Jones stated that the required parking for the stadium should have been addressed prior to construction; we are only concerned with the parking for the middle school.

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

A motion was made by Mr. Spriggs and seconded by Mr. Huskey to approve Bayside Academy master plan and site plan. There was no discussion. The motion carried unanimously.

The Chairman called for the next order of business: Jubilee Farms, Phase Twelve Final Subdivision Plat Review.

An introductory presentation was given by the agent, Cathy Barnette. She summarized the final subdivision plat as presented on the meeting agenda. She stated photographs have been distributed in response to the environmental concerns discussed at the Site Preview meeting. She advised that staff comments have been addressed with the exception of the stockpile. She requested the Commission consider granting approval contingent upon removal of the remaining stockpile and final stabilization prior to staff signing the final plat or a motion to table the application.

Mr. Spriggs questioned where the stockpile is located and if the developer plans to sell lots prior to removal. Ms. Barnette stated that it is on the lots. Ms. Jones stated they are unable to sell lots until the final plat has been recorded.

Mr. Johnson stated if they are actively removing the borrow excavation, then he is comfortable with approving the plat with a contingency.

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

A motion was made by Mr. Johnson and seconded by Mr. Manning to approve Jubilee Farms, Phase Twelve final subdivision plat with the condition that staff will not sign the plat until the lots are cleared and stabilized as per environmental and staff's approval. There was no discussion. The motion carried unanimously.

Chairman called for the next order of business: The Estate of Georgianne Simms Pre-Zoning Amendment and Annexation Request.

An introductory presentation was given by the agent, John Avent. He summarized the pre-zoning and annexation request as presented on the meeting agenda. He stated that the agent has requested annexation into the city for the purpose of construction of Scooter's Coffee.

**The City of Daphne
Planning Commission Minutes
Regular Meeting of February 22, 2024
Council Chamber, City Hall - 5:00 P.M.**

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

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

A motion was made by Mr. Johnson and seconded by Mr. Manning to set forth a favorable recommendation to the City Council to pre-zone the subject property to B-2(a), General Business Alternate. There was no discussion. The motion carried unanimously.

A motion was made by Mr. Spriggs and seconded by Mr. Manning to set forth a favorable recommendation to the City Council to annex the subject into the Daphne city limits. There was no discussion. The motion carried unanimously.

The Chairman called for the next order of business: Proposed Amendments to the Land Use and Development Ordinance.

Mr. Strunk provided an overview of the proposed amendments to the Land Use and Development Ordinance and noted modifications discussed at the site preview meeting presented for review and discussion.

The Chairman opened the floor for the public hearing.

Several realtors: Hanh Hua, Bellator; Taylor Hensler, Coldwell Banker; Misty Blair and Steve McDonald, D.R. Horton, spoke in opposition to the proposed amendment for architectural guidelines. Glenda Davis spoke in favor of a regulation to prohibit parking on a residential street.

The Chairman closed the floor to the public hearing.

There was no action taken.

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

The Chairman opened the floor for public participation.

None presented.

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

Mr. Dungan had no report.

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

None presented.

The Chairman called for the next order of business: director's comments. Director presented the upcoming meeting dates: Site Preview is March 20th and Regular Meeting is March 28, 2024.

The City of Daphne
Planning Commission Minutes
Regular Meeting of February 22, 2024
Council Chamber, City Hall - 5:00 P.M.

There being no further business, the meeting was adjourned at 6:30 p.m.

Respectfully submitted by:


Jan Vallecillo, Planning Coordinator

Approved: March 28, 2024


Andrew Prescott, Chairman

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF MARCH 28, 2024
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

Report 

1. **CALL TO ORDER:** 5:00 p.m.
2. **CALL OF ROLL:** Andrew Prescott, John Peterson, Ronnie Huskey, Kevin Spriggs, Nathan Jones, Richard Johnson, Adam Manning and Steve Olen
3. **APPROVAL OF MINUTES:** Review of minutes of the regular meeting of February 22, 2024. **(Approved)**
4. **OLD BUSINESS:**

A. SIRMON ADDITION TO DAPHNE PRELIMINARY SUBDIVISION PLAT:

1. File SDP23-10: **(Approved contingent upon final resolution of the utility issue with Belforest Water)**

Subdivision: Sirmon Addition to Daphne

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

Location: Northeast of the intersection of Parker Lane and County Road 13

Area: 20.14 Acres $\pm$, (64) lots

Owner: Sirmon Properties, L.L.C. - James Sirmon

Surveyor: Rowe Engineering & Surveying - Cecil "Zeke" Hudson

Engineer: Rowe Engineering & Surveying - Don Rowe

B. LAND USE AND DEVELOPMENT ORDINANCE PROPOSED AMENDMENT:

1. File AP24-01: **(Set forth a favorable recommendation to City Council to adopt the proposed amendment to the Land Use and Development Ordinance subject to the removal of the following language: "iii. Front porches or deeply-shaded eaves are encouraged)."**

Presentation to be given by Troy R. Strunk, Executive Director of City Development, and/or Adrienne Jones, Director of Community Development, regarding proposed amendments to the Daphne Land Use and Development Ordinance, Article 13, District Requirements, Section 7, Performance Standards.

5. **NEW BUSINESS:**

- A. Envision Daphne 2042 Comprehensive Plan Resolution #2024-01 (Adopted the plan and set forth a favorable recommendation to the Daphne City Council to ratify the plan).**

B. U-HAUL COMPANY OF SOUTH ALABAMA ZONING AMENDMENT:

1. File ZA24-01: **(Favorable recommendation to the City Council)**

Applicant: AMERCO Real Estate Company

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

Proposed Zoning: *B-2, General Business*

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

Area: 4.13 Acres $\pm$

Owner: U-Haul Company of South Alabama - Chad Rome

C. MALBIS PLANTATION, INC. PRE-ZONING AMENDMENT AND ANNEXATION PETITION:

1. File PZA24-03: (Favorable recommendation to the City Council)

Applicant: Malbis Plantation, Inc.

Present Zoning: B-4, Major Commercial, and RSF-1, Residential Single Family

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

Area: 28 Acres $\pm$

Location: Due west of the intersection of Plantation Drive and Alabama Highway 181

Owner: Malbis Plantation, Inc. - Lewis Sterling

Developer: Church of the Highlands, Inc. - Bruce Adams

Agent: Arcterra, Inc. - Brian Harris

2. ANX24-03: (Favorable recommendation to the City Council)

A presentation to be given by Brian Harris, Arcterra, Inc., requesting annexation of a twenty-eight acre parcel owned by Malbis Plantation, Inc. located due west of the intersection of Plantation Drive and Alabama Highway 181. The subject property is currently zoned B-4, Major Commercial, and RSF-1, Residential Single Family, Baldwin County District 15.

D. MALBIS PLANTATION, INC. PRE-ZONING AMENDMENT AND ANNEXATION PETITION:

1. File PZA24-04: (Tabled until the regular meeting of April 25, 2024)

Applicant: Malbis Plantation, Inc.

Present Zoning: B-1, Professional Business, and RSF-1, Residential Single Family

Proposed Zoning: PUD, Planned Unit Development

Area: 164.43 Acres $\pm$

Location: Southeast of the intersection of Highway 90 and County Road 13 and northeast of the intersection of Champions Way and County Road 13

Owner: Malbis Plantation, Inc. - Lewis Sterling

Agent: Sawgrass Consulting - Ercil Godwin

2. ANX24-04: (Tabled until the regular meeting of April 25, 2024)

A presentation to be given by Ercil Godwin, Sawgrass Consulting, requesting annexation of a one hundred and sixty-four point forty-three acre parcel owned by Malbis Plantation, Inc. located southeast of the intersection of Highway 90 and County Road 13 and northeast of the intersection of Champions Way and County Road 13. The subject property is currently zoned B-1, Professional Business, and RSF-1, Residential Single Family.

CITY OF DAPHNE
PLANNING COMMISSION AGENDA
REGULAR MEETING OF MARCH 28, 2024
COUNCIL CHAMBERS, CITY HALL - 5:00 P.M.

Report

E. BERTOLLA PROPERTIES, LLC, YOTA PROPERTIES, LLC, FREDERICK G. & THOMAS BONI, AND SHARON AND JOHN CHRISTOPHER BONI PRE-ZONING AMENDMENT AND ANNEXATION PETITION:

1. File PZA24-05: (Tabled until the regular meeting of April 25, 2024)

Applicant: Bertolla Properties, LLC, YOTA Properties, LLC, Frederick G. & Thomas Boni, and Sharon and John Christopher Boni

Present Zoning: *RSF-E, Residential Single Family Estate, RSF-3, Residential Single Family, and B-3, General Business, Baldwin County District 15*

Proposed Zoning: *PUD, Planned Unit Development*

Area: 175.21 Acres $\pm$

Location: Southeast of the intersection of Milton Jones Road and Alabama Highway 181

Owner: Bertolla Properties, LLC, YOTA Properties, LLC, Frederick G. & Thomas Boni, and Sharon and John Christopher Boni

Developer: 68 Ventures - Chloe Kelly

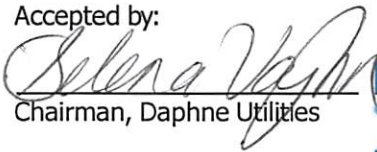
Agent: S.E. Civil - David Diehl

2. ANX24-05: (Tabled until the regular meeting of April 25, 2024)

A presentation to be given by Chloe Kelly, 68 Ventures, requesting annexation of a one hundred and seventy-five point two one acre parcel owned by Bertolla Properties, LLC, YOTA Properties, LLC, Frederick G. & Thomas Boni, and Sharon and John Christopher Boni located southeast of the intersection of Milton Jones Road and Alabama Highway 181. The subject property is currently zoned RSF-E, Residential Single Family Estate, RSF-3, Residential Single Family, and B-3, General Business, Baldwin County District 15.

6. **PUBLIC PARTICIPATION:** None presented.
7. **ATTORNEY'S REPORT:** No report.
8. **COMMISSIONER'S COMMENTS:** None presented.
9. **DIRECTOR'S COMMENTS:** None presented.
10. **ADJOURNMENT:** 7:27 p.m.

Accepted by:


Chairman, Daphne Utilities



APPROVED MINUTES

Utilities Board Meeting

Council Chambers, Daphne City Hall ♦ February 28, 2024 ♦ 5:00 p.m.

I. Call to Order

The regular February 2024 Board meeting for the Utilities Board of the City of Daphne was held on February 28, 2024 in the Council Chambers at Daphne City Hall and called to order at 5:04 p.m. by Chairwoman Selena Vaughn, followed by the Roll Call:

II. Roll Call

Members Present: Selena Vaughn, Chairwoman
Tim Patton, Vice Chairman
Mayor Robin LeJeune, Board Member
Councilman Joel Coleman, Board Member

Members Absent: Billy Mayhand, Secretary/Treasurer

Others Present: Jerry Speegle – Board Attorney - arrived at 5:09 pm
Scott Polk – General Manager
Bobby Purvis – Operations Manager
Alex Godfrey – Administrative Services Manager
Lori Wilson – Executive Assistant
Lexus Carlee – Finance Manager
Samantha Coppels – Communications Manager

Others Absent:

III. Pledge of Allegiance

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

IV. Approval of Minutes

Utilities Board Meeting Minutes January 31, 2024

The Chairwoman requested any additions, corrections, or deletions for the submitted minutes of the regular Daphne Utilities Board meeting of January 31, 2024.

With no additions, deletions or corrections, the Chairwoman declared that the submitted minutes of the regular Daphne Utilities Board meeting of January 31, 2024, would stand approved.

V. OLD BUSINESS –

A. None

VI. NEW BUSINESS –

A. None

VII. BOARD ATTORNEY’S REPORT

Awaiting Board Attorney Jerry Speegle’s arrival, Chairwoman Vaughn proceeded to review the Financials.

VIII. FINANCIAL REPORT

Finance Manager Lexus Carlee reviewed for the Board, highlighting: revenue and metered services year to date over budget projections; year to date expenses under budget projections; and total net income over budget projections as well. Lastly, she reviewed some checks on the check history report and answered a Board question related to the money-market interest rate.

IX. GENERAL MANAGER’S REPORT

A. GM Report

General Manager Scott Polk updated the Board members on: claims relating to the Village Drive water main replacement project; positive results for the US90 force main stabilization project; (Mr. Jerry Speegle arrived) awaiting ADEM’s review of permitting information regarding Well #15, formerly #2; the grit removal system continuing to work well with a few beautification touch-ups; Trojan elevated tank rehab work advancing without major issues; internal meetings taking place to aid in the development of the strategic plan, with Board input to be forthcoming; and consideration of the addition of an employee assistance program to the current benefits at a relatively minor cost.

Chairwoman Vaughn advised that in the coming months, a proposal to modernize the titles and positions within our utilities to match those of other utilities will come before the Board to review and consider.

B. Operations Report

Mr. Bobby Purvis explained to the Board of an SSO during this reporting period due to some foaming in one of the WRF tanks resulting from a polymer used by one of our contractors, which gave an opportunity to shut down the tank for cleaning and aeration repair. He also confirmed filling a few employee openings. A discussion developed regarding Daphne Utilities’ participation at the new preparatory academy in Loxley offering training for utility jobs.

C. Engineering & Consulting Reports – nothing to add to the submitted reports

X. BOARD ACTION – none

XI. PUBLIC PARTICIPATION – Chairwoman Vaughn opened Public Participation at 5:18 pm. With no participants the Chairwoman closed Public Participation at 5:18 pm.

XII. BOARD COMMENTS –

Councilman Joel Coleman had no comments.

Mr. Tim Patton thanked Bobby Purvis for his interaction with Daphne High School junior students.

Mr. Purvis then recognized Mr. Antonio Winston who is participating in the Baldwin County Leadership group. He also advised Mr. Winston's group, Baldwin UP, who reaches out to youth that may not have a straight path to success. Mr. Polk advised that Mr. Winston is also involved in the Big Brothers Big Sisters program as well. Vice Chairman Patton thanked Mr. Winston for his active involvement in these areas.

Mayor Robin LeJeune welcomed back Board member [Councilman] Joel Coleman and added for next month, for Mr. Speegle, to have an executive session to discuss possible litigation.

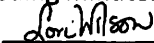
XIII. ADJOURNMENT

XIV.

With no additional comments, the Chairwoman Vaughn adjourned the meeting.

The meeting adjourned at 5:21pm.

Preceding minutes submitted to the Daphne Utilities Board by:


Lori Wilson, Executive Assistant, Daphne Utilities

**COMMUNITY DEVELOPMENT
INTERNAL MEMORANDUM**



DATE: April 1, 2024
TO: Office of the City Clerk
FROM: Adrienne Jones, AICP, Director of Community Development 
SUBJECT: Proposed Amendments to the Land Use and Development Ordinance, Article 13 (Item #1)

At the March 28, 2024 regular meeting of the City of Daphne Planning Commission, eight members were present. The motion carried to set forth a favorable recommendation to the City Council to amend Article 13, District Requirements, of the Land Use and Development Ordinance.

Six affirmative votes and two dissensions.

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

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

Thank you,
ADJ/jv

Attachment

cc: file

LAND USE & DEVELOPMENT ORDINANCE

PROPOSED AMENDMENTS

13-7 PERFORMANCE STANDARDS**(1) PERFORMANCE STANDARDS FOR NONRESIDENTIAL DISTRICTS**

In all nonresidential districts (with commercial, institutional and/or industrial uses) where facilities are permitted lots, tracts or parcels shall comply with the following minimum standards:

- (a) Lots shall be of sufficient size to be used for the purpose intended, provide adequate parking and loading facilities in addition to space required for conduct of other operation of the business, and otherwise comply with the provisions provided herein.
- (b) The minimum lot size for marinas shall be one (1) acre and shall be constructed above mean sea level.
- (c) No entrances or exits shall direct traffic into adjacent residential districts.
- (d) Noise, air pollutants including dust emissions, and surface runoff shall not exceed background levels by more than ten percent (10%).
- (e) Uses in all business districts must comply with all applicable health and safety standards, including sanitary facilities; paved and landscaped parking areas, and all other requirements of this Ordinance, as well as pertinent State and Federal regulations.
- (f) Nonpermanent structures such as trailers, sheds, and other such buildings used for business purposes may be permitted in business districts on a temporary basis pending construction of a permanent building. Such structures may be permitted by the Building Official for a three (3) month period, renewable upon written request from the business owner, up to a maximum of one (1) year. Said nonpermanent structure shall be removed immediately upon completion of construction. Delayed removal of the nonpermanent structure may be allowed for no more than thirty (30) calendar days upon review and approval of the Building Official.
- (g) All non-residential structures shall be so designed as to present an aesthetically pleasing appearance that is generally compatible with existing buildings in the district, except those less desirable in appearance that have been grandfathered under this Ordinance.
- (h) Every effort to make structures aesthetically pleasing shall be made by the developer. Depending upon the location of the proposed facility, as a means to ensure compatibility with existing development or to encourage a higher standard along major corridors, subsequent improvements and changes to building architecture may be required by the Planning Commission.

- (i) In all non-residential zoning districts the following are preferred building materials for any wall area facing a public street or any residential land use: brick, textured concrete block, stone, wood, metal veneers, stucco or Exterior Insulation and Finish Systems (E.I.F.S), concrete, steel, vinyl or stone panels provided they contain some architectural relief and exhibit structural strength, or alternate building material approved by the Planning Commission. Additionally, any tilt-up tilt-slab or tilt-wall type building construction must include vertical architectural element.

Metal buildings may be permitted in any C/I, Commercial/Industrial, zoning district that is not located as follows: along County Road 13, Highway 98, Highway 90, Highway 181, Olde Towne Daphne, the Village Overlay District, the Eastern Shore Overlay District or, the Jubilee Retail Overlay District.

- (j) A shipping container may be permitted where property is zoned C-2, Outdoor Amusement, after having received approval for said use by the Planning Commission. When approved the shipping container(s) shall be no closer than fifty (50) feet to the property lines.
- (k) Architectural plans shall be signed and stamped by a Licensed Architect. Plans shall include preliminary floor plans and building elevations.
 - 1. Elevation drawings shall be presented in color. Architectural renderings and roofline treatments shall be presented for all sides.
- (l) Streetscape. Landscaping and street furniture complement residential surroundings.

(2) PERFORMANCE STANDARDS FOR RESIDENTIAL DISTRICTS

(a) Streetscape:

- 1. Landscape plans shall establish street/lot themes. See Article 19 for further details.

(b) Residential Streets:

- 1. Traffic Calming is required within all residential developments. See Article 11 for details regarding Traffic Management Plan.
- 2. Street designs should discourage through traffic; reduced street paving widths may be considered where off-street guest parking bays are installed.

(c) Design Standards for New Residential Subdivisions and/or Residential Site Developments:

The following standards shall apply to all new residential site developments and/or residential subdivisions larger than two lots; provided, however, that any residential subdivision wherein each resulting lot is equal to or greater than 20,000 square feet in area shall be exempt from the application of these standards.

These Design Standards shall consider functional and aesthetic features that contribute to community sustainability, livability and the overall quality of life. As such, design standards shall address compatibility at the neighborhood, block and individual lot level. Design Standard compliance shall be provided by the applicant at the time of preliminary plat, preliminary/final plat, or site plan application. For any proposed Planned Unit Development (PUD) Rezoning or Rezoning application, Design Standard compliance shall be provided with the Rezoning or Rezoning application.

1. Architectural Themes:

- i. Building materials including brick, stone, textured traditional cement stucco (i.e., real stucco) and cement siding are required as the primary veneer on new dwellings.
- ii. Roofs must be varied in roofline treatments.
- iii. The front facing garage (i.e., garage fronts) on single family homes shall be recessed and constitute not more than forty-two percent (42%) of the residential facade (as measured from the outside edge of garage doors, not including the frame).

iv. Garage locations:

1. Recessed garage doors oriented toward the front property line shall be as follows:
 - a. Garage doors must be positioned between five (5) feet and twenty (20) feet behind the front wall plane of the house. The front wall plane is defined as the principal building façade facing the primary street right of way.
 - b. The minimum front yard setback for said garage shall be forty (40) feet.
 - c. The minimum front yard setback for the principal structure may be reduced to twenty (20) feet.
 2. The side-street facing garage setback shall be a minimum of twenty-two (22) feet from the sidewalk and recessed three (3) feet behind the side façade.
 3. Where the garage is located at the rear of the primary structure, the front yard setback shall be reduced to fifteen (15) feet, or ten (10) feet with an open air front porch.
- v. Any single family residential dwelling on a lot less than fifty (50) feet wide shall include an alley loaded garage that is located in the rear of the dwelling. The garage shall be set back from the alley right of way (ROW) or easement a minimum of twenty-two (22) feet.
- vi. Townhome garage and required parking shall be located in the rear of the dwelling and served by an alley or drive aisle. The garage shall be set back from the alley right of way (ROW) or easement a minimum of twenty-two (22) feet.

2. Variety:

- i. Colored elevations shall illustrate that a minimum of three (3) different elevations are provided in each block face.
- ii. Developments of thirty-five (35) dwelling units or more should offer a minimum of five (5) different elevations and ten percent (10 %) of each respective elevation shall be provided in each block face.

3. Design Standard Review Committee:

- i. An applicant may appeal any decision of the Planning Commission regarding Design Standards for New Residential Subdivisions and/or Residential Site Developments to the Design Standards Review Committee.
- ii. Said Committee shall be appointed by the City Council and shall include the Mayor, a member of the Board of Zoning Adjustment, a member of the City Council, the Executive Director of City Development, and the Building Inspector.
- iii. An application on the prescribed form shall be filed with the Department of Community Development by the owner, developer, or authorized agent of the subject property by the first day of the month. The application shall include all the specified pertinent data including an explanation of the grounds on which the appeal is being made.
- iv. A meeting for the Design Standards Review Committee shall be held at such time and place as specified by the Committee Chairperson.
- v. In exercising the powers granted the Design Standards Review Committee may allow an alternate means of achieving the intent of the provisions the requirements outlined in the (c) Design Standards for new residential subdivisions and/or residential site developments; however, the Committee shall not be authorized to eliminate the applicability of the standards set forth.
- vi. The decision of the Committee shall be binding.

**COMMUNITY DEVELOPMENT
INTERNAL MEMORANDUM**



DATE: April 1, 2024
TO: Office of the City Clerk
FROM: Adrienne Jones, AICP, Director of Community Development
SUBJECT: AMERCO Real Estate Zoning Amendment (Item #2)

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

PROPOSED PRE-ZONING: B-2, General Business

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

RECOMMENDATION: At the March 28, 2024 regular meeting of the City of Daphne Planning Commission, eight members were present, and the motion carried for a favorable recommendation for the above captioned zoning amendment.

Six affirmative votes and two dissensions.

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. 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

AMERCO REAL ESTATE COMPANY REZONING REQUEST





AMERCO REAL ESTATE COMPANY

Zoning Classification:

B-2(A), General Business Alternate

Surrounding Zonings/Uses:

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

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

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

Staff Recommendation to PC: (B-2, General Business)

Proposed Zoning:

B-2, General Business

Development Concept:

Storage Warehouse and Truck Rental

Council District:

1

Existing Conditions:

4 ac

Planning Commission Recommendation

(B-2, General Business)

PROPOSAL:

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

The Comprehensive Plan

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

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

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

EXISTING CONDITIONS

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

Background:

At the time the subject property was rezoned from B-1 to B-2(A), mini-warehouses were not permitted by right in any district. It required Planning Approval in B-2, B-2(A) and C/I zones. By comparison, B-2(A) was the most appropriate of the three aforementioned zoning districts and would be more suitable in terms of community character due to the proximity to the residential uses to the east. B-2(A) would met the owner's needs for mini-warehouses. Furthermore, according to the City Attorney, truck rentals were permissible as an accessory use in B-2(A).

Eight months after the site was rezoned, the Council adopted an amendment to the Land Use and Development Ordinance which allowed mini-warehouses as a by right use in C/I zone and as a conditional use (i.e., one which requires Planning Commission approval) in B-2.

Recommendation: This property is currently zoned B-2(a). No longer are storage warehouses permitted therein. Thus the applicant requests to rezone the property to B-2. The following page provides an excerpt from the Land Use and Development Ordinance regarding mini-warehouse and storage facilities (Article 31-6, Mini-warehouse and Storage Facilities). Staff recommends the Planning Commission set forth a favorable recommendation to Council for B-2 at this location.

31-6 MINI-WAREHOUSE AND STORAGE FACILITIES

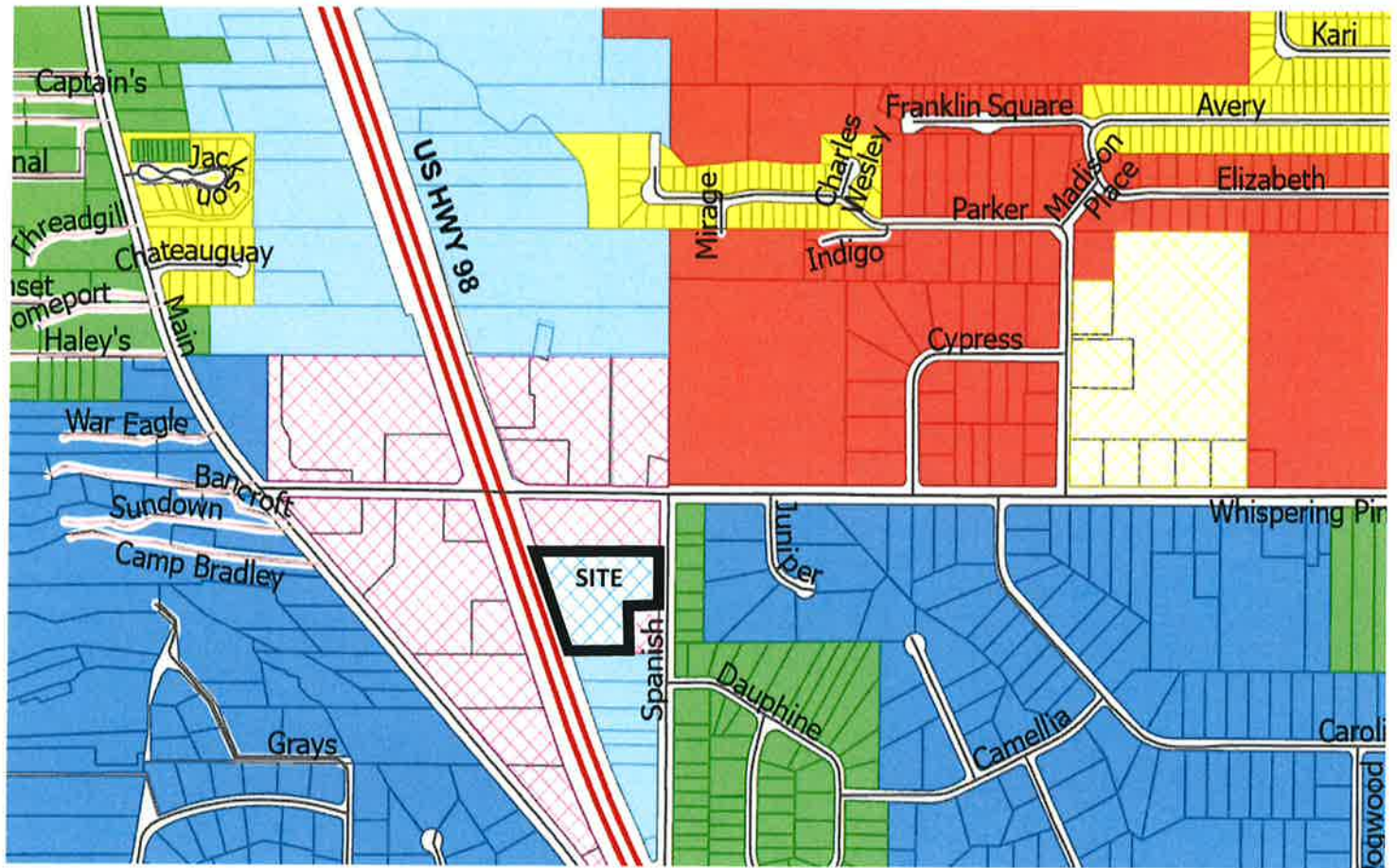
Warehouse and storage facilities include mini-type or do-it-yourself storage facilities. Said facility shall not be used for habitation or operation of commercial enterprise within any stall, cubicle, locker.

- (a) Warehouse and storage facilities may be located in a C/I, Commercial Industrial, district by right.
- (b) Warehouse and storage facilities may be located in a B-2, General Business, if certain conditions have been met. Said conditions are as follows:
 - (1) Shall be the subordinate land use where the building and associated parking shall comprise no more than 49% of the total land area of the proposed tract, parcel, lot or of the aggregate area of multiple tracts, parcels or lots.
 - (2) The primary land use and associated parking shall comprise no less than 51% of the total land area. On-site parking for each separate land use may be shared; however, as a means of effectively calculating the percentage of land uses, parking shall be calculated separately.
 - (3) Shall be placed behind the primary commercial land use.
 - (4) Shall meet all applicable standards and setbacks of the underlying zoning classification.
 - (5) On any lot, parcel, tract or aggregate thereof, with multiple road frontages i.e., corner lot or double frontage lot(s), ingress and egress for the warehouse and storage facility shall be from the same access as the primary land use. Where such configuration is not practicable, the minimum frontage landscape requirements provided in Article 19 shall be increased to provide an impervious visual buffer along the right of way.

End of Excerpt



Google Earth Imagery of the Surrounding Environs



Zoning Map Excerpt

Zoning as of 10/31/2023

- B-1 Local Business
- B-1(A) Limited Local Business District
- B-2 General Business
- B-2(a) General Business Alternate
- B-3 Professional Business
- C-2 Outdoor Amusement
- C/I Commercial/Industrial
- GC Golf Course
- MU Mixed Use
- PUD Planned Unit Development
- R-1 Low Density Single Family Residential
- R-2 Medium Density Single Family Residential
- R-3 High Density Single Family Residential
- R-4 High Density Single Multi-Family Residential

Staff has provided a review of each proposed rezoning and pre-zoning application in an effort to show how to use the guidelines identified in the proposed comprehensive plan.

Suburban Corridor

In this instance, the **comprehensive plan** designates the subject property as a **Suburban Corridor placetype**. The **primary planned land uses** in the **Suburban Corridor** are **commercial and office uses**. The **secondary land uses** in the **Suburban Corridor** are **institutional, assembly, and single-family attached residential**.

- The proposed B-2 zoning is consistent with existing commercial zoning to the north.
- The proposed retail use is consistent with the Future Land Use Map.
- A commercial land use would be considered an appropriate use along U.S. Highway 98.

At the time of site plan review, *the Essential Site Character* would be considered. For the Suburban Corridor **placetype** there would be:

- ☐ one double-loaded aisle between the building and street;
- ☐ additional parking would be behind or beside 'street-facing' buildings;
- ☐ parking areas are to have a perimeter landscape buffer where adjacent to street(s).

SUBURBAN CORRIDOR

Suburban Corridors are formed around major thoroughfares that link various parts of the community and provide connections to neighborhoods, core urban areas, and the broader region. Roadways and vehicles serve as the underlying organizing design element. Moving traffic through the corridor is a primary concern along with other functions of providing for consumer activity. Suburban Corridors are typically lined with commercial, office and residential uses and characterized by a widely spread development pattern. Suburban Corridors also contain larger scale commercial developments such as regional shopping centers, supermarkets, movie theaters and department stores.

Low rise buildings line corridors and provide opportunities for more dense infill development on vacant and underutilized properties. Frontage roads may be used in high traffic areas. Direct vehicular access from the corridor into a site is typical. Bike lanes typically are present. Street parking may or may not be present depending on the location. The streetscape in a Suburban Corridor is characterized by street trees and landscaping, controlled lighting, and other streetscape amenities that provide identity and enhance commercial activities.

Above, Below, and Right: Suburban Corridor examples
Opposite Page: Suburban Corridor Placetype Map



Planned Characteristics

Primary Land Uses	Commercial Office
Secondary Uses	Single-family attached residential Institutional Assembly
Intensity Range	Varies based on use, typically buildings do not exceed 30 percent of site Tree canopy mitigation Stormwater management with low impact design (bio-retention, permeable surfaces, infiltration areas) Site plan and design review
Development Policies	

Essential Building Character

Building Placement	Building placement to achieve street enclosure
Frontage and Height	Articulated and modulated facades 4 stories maximum

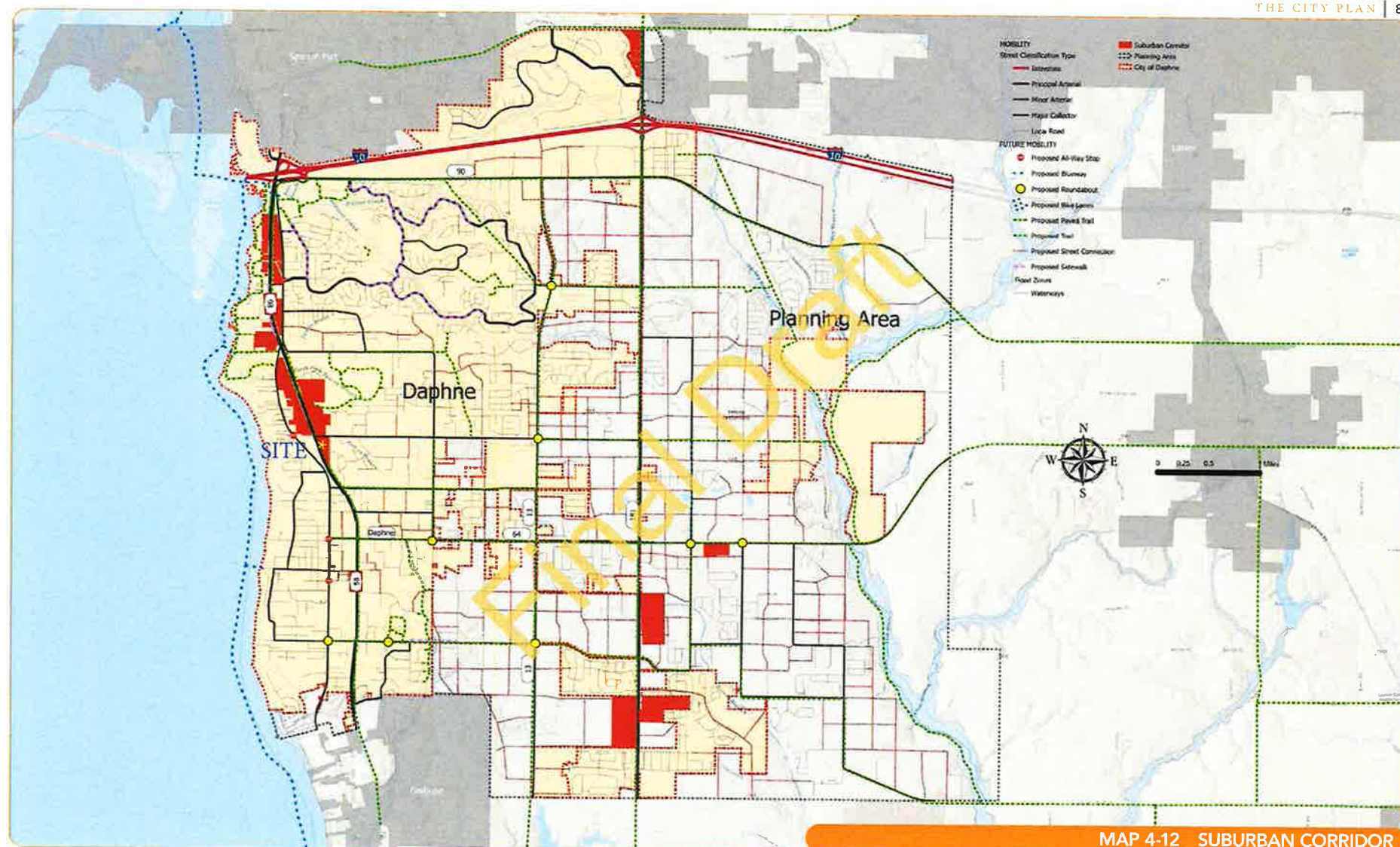
Essential Site Character

Parking and Access	One double-loaded aisle between building and street, Additional parking is behind or, beside street-facing buildings Parking areas have a perimeter landscape buffer where adjacent to street(s) Limited curb-cuts, Shared access Cross access between developments
---------------------------	--

Planned Characteristics

Landscape	Significant constructed buffering along the perimeter of the site
Amenities	Public art, quality design for identity, outdoor spaces for gathering
Mobility (see Future Mobility Network)	
Street Types	Local, Collector, Arterial
Bike/Pedestrian	Bikeways, greenways, trails - See mobility section for plan, Bike/ped connectivity to parks and adjacent places





MAP 4-12 SUBURBAN CORRIDOR



APPLICATION FOR REZONING OR PRE-ZONING

Office use only: Rev. 072816

Date Submitted **February 28, 2024**

Application Number:

Planning Commission Public

ZA-24-01 or PZA

Hearing Date: **March 28, 2024**

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):

PPIN#(s): 026448

SEC of US Hwy 98 & Whispering Pines Rd

Gross Site Area (acreage): 4.03

Requested Zoning or Pre-Zoning: B2

Current Zoning Designation(s): B-2a

Amended Request:

Initials:

Date:

Current Land Use: Vacant / Undeveloped

Anticipated Land Use: U-Haul Moving and Storage (self-storage,
U-Haul truck share, and retail sales

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

Please see attached for legal description

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

Annexation Subdivision Site Plan Special Exception Variance Specify Other

APPLICANT & AGENT INFORMATION

If an LLC or LLP or Corporation, provide name and signature of Registered Member or Agent **and provide a copy of Articles of Incorporation.*

Name of Current Owner: AMERCO Real Estate Company

Mailing Address: 2727 N Central Ave 5N, Phoenix, AZ 85004

Phone/Fax: (602)263 6555

E-mail: lora_lakov@uhaul.com

Name of Authorized Agent: U- Haul Company of Southern Alabama/
Chad Rome

Mailing Address: 1002 Spring Hill Ave, Mobile, AL 36604

Phone/Fax: (352)516-2307

E-mail: chad_rome@uhaul.com

Name of Developer*: AMERCO Real Estate Company

2727 N Central Ave 5N, Phoenix, AZ 85004

Phone/Fax: (602)263 6555

E-mail: lora_lakov@uhaul.com

Other:

Phone/Fax:

E-mail:

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

Applicant's Signature:

Date 02-26-24

Agent's Signature:

Date 02-26-24



REVERSIONARY CLAUSE ACKNOWLEDGEMENT

SKIP THIS PAGE IF REQUESTING PRE-ZONING OR PLANNED UNIT DEVELOPMENT ZONING

Pursuant to Article 22-2 of the Land Use & Development Ordinance, zoning and rezoning may revert back to prior designation if certain conditions are not met. Said conditions are specified in Article 22 of the Land Use Ordinance. Legibly sign and print/type responses below. Indicate N/A or an "X" where item is not applicable. **Submit with rezoning request where applicable.**

CURRENT OWNER'S ACKNOWLEDGEMENT

I, MATTHEW F. BRACCIA, acknowledge that I am aware that this rezoning request is subject to a reversionary clause as noted in Article 22-2 of the Land Use & Development Ordinance. Date: 03/06/24

AMERCO Real Estate Company

PRINTED NAME OF CURRENT OWNER/PETITIONER

MATTHEW F. BRACCIA

DEVELOPER'S ACKNOWLEDGEMENT

I, MATTHEW F. BRACCIA, acknowledge that I am aware that this rezoning request is subject to a reversionary clause as noted in Article 22-2 of the Land Use & Development Ordinance. Date: 03/06/24

PRESIDENT
AMERCO Real Estate Company

PRINTED NAME OF DEVELOPER

MATTHEW F. BRACCIA

PROPERTY ADDRESS OR PPIN#(s): 026448

U-HAUL OF DAPHNE AL
ZONING AMENDMENT

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

EXHIBIT "A"

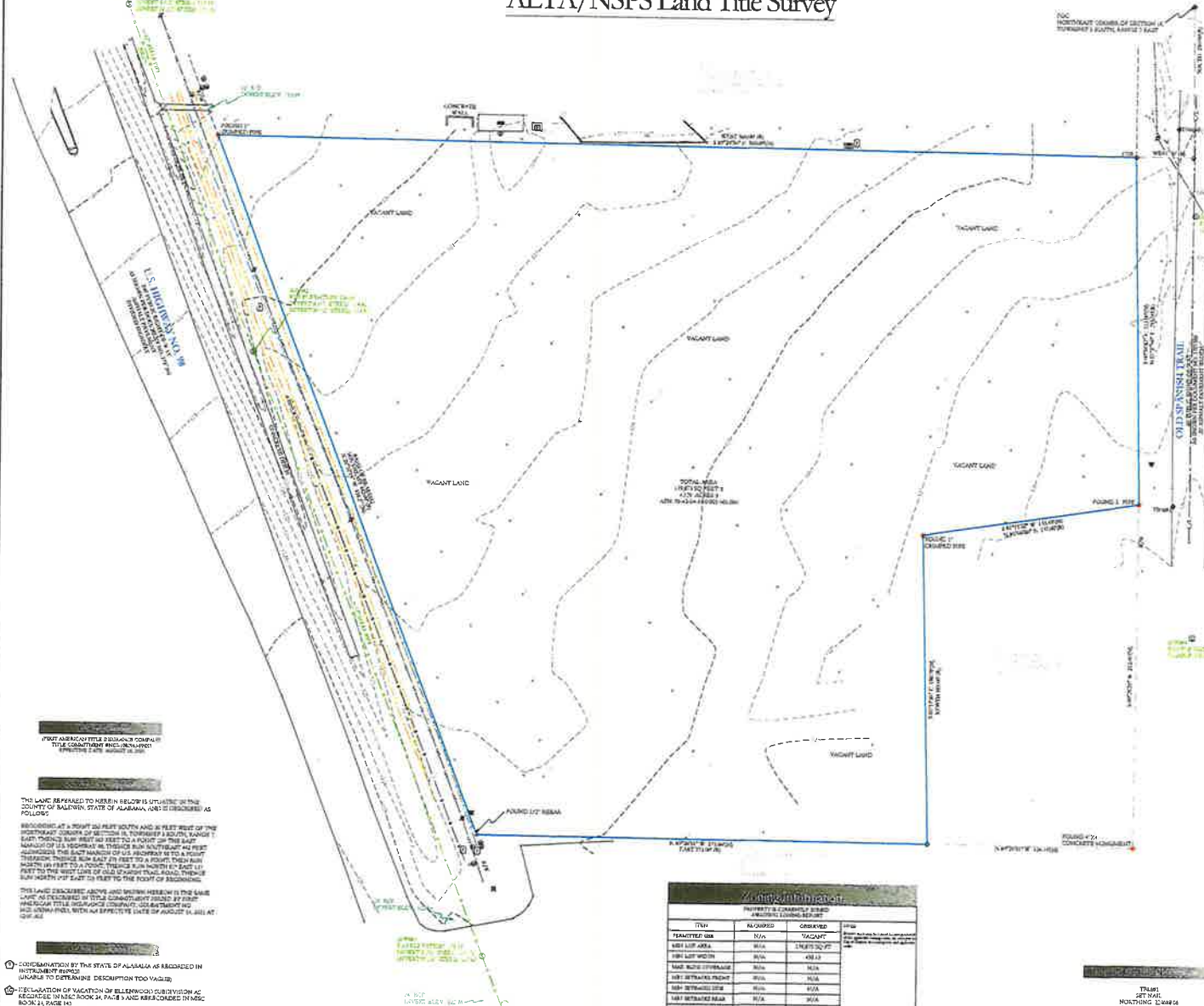
STATE OF ALABAMA

COUNTY OF BALDWIN

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

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

ALTA/NSPS Land Title Survey

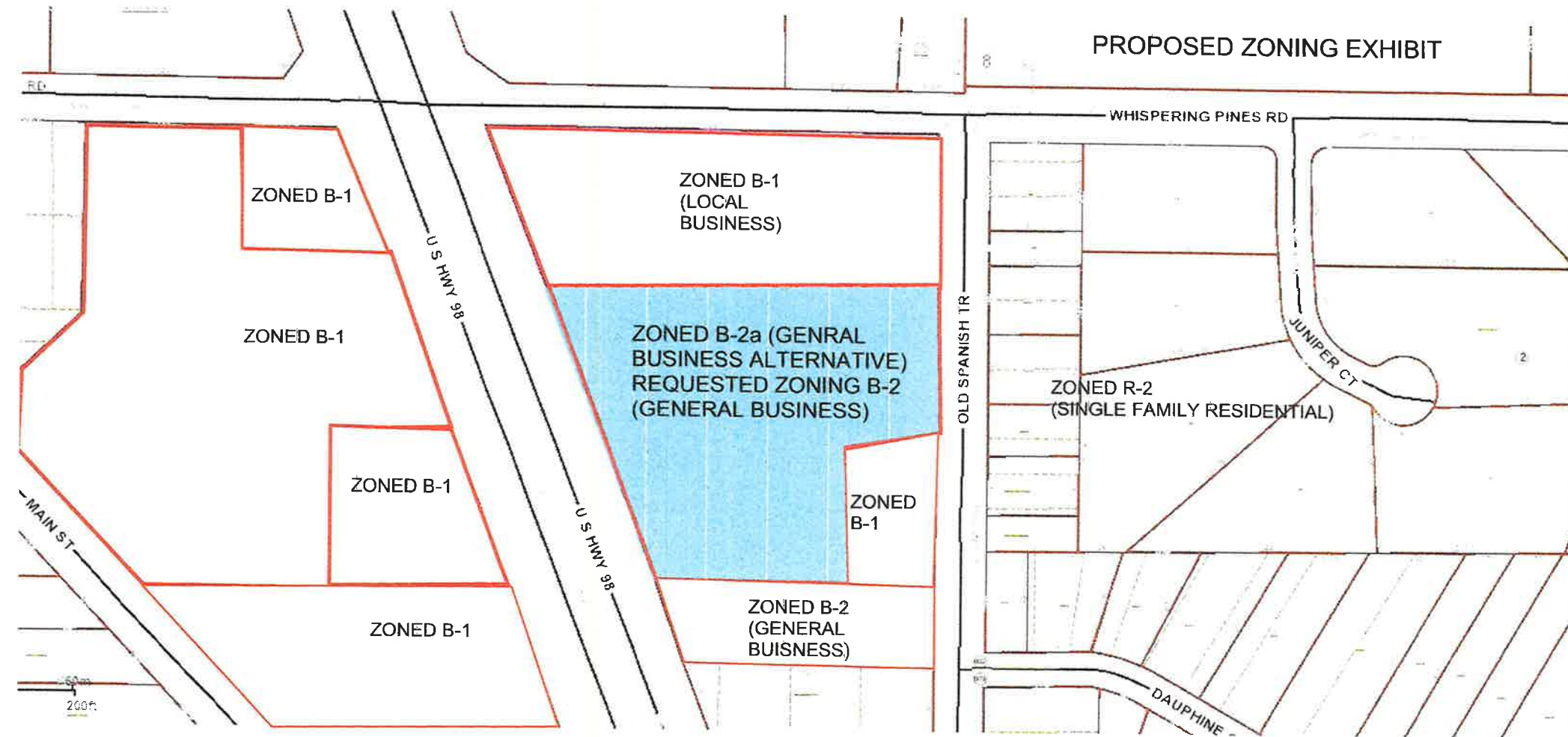
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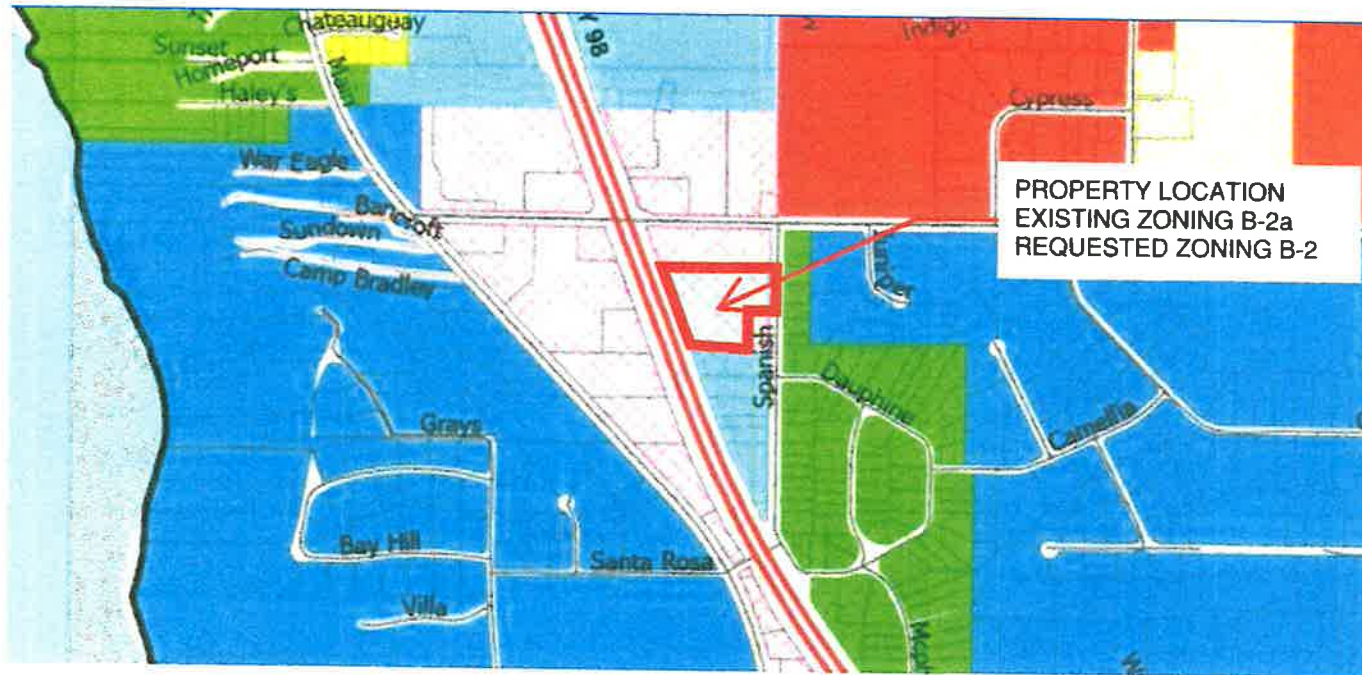
TP4891
SET NAIL
NORTHING 22482.02
EASTING 184181.87
ELEVATION 129.25'

TP4892
SET NAIL
NORTHING 22482.02
EASTING 184181.88
ELEVATION 129.30'

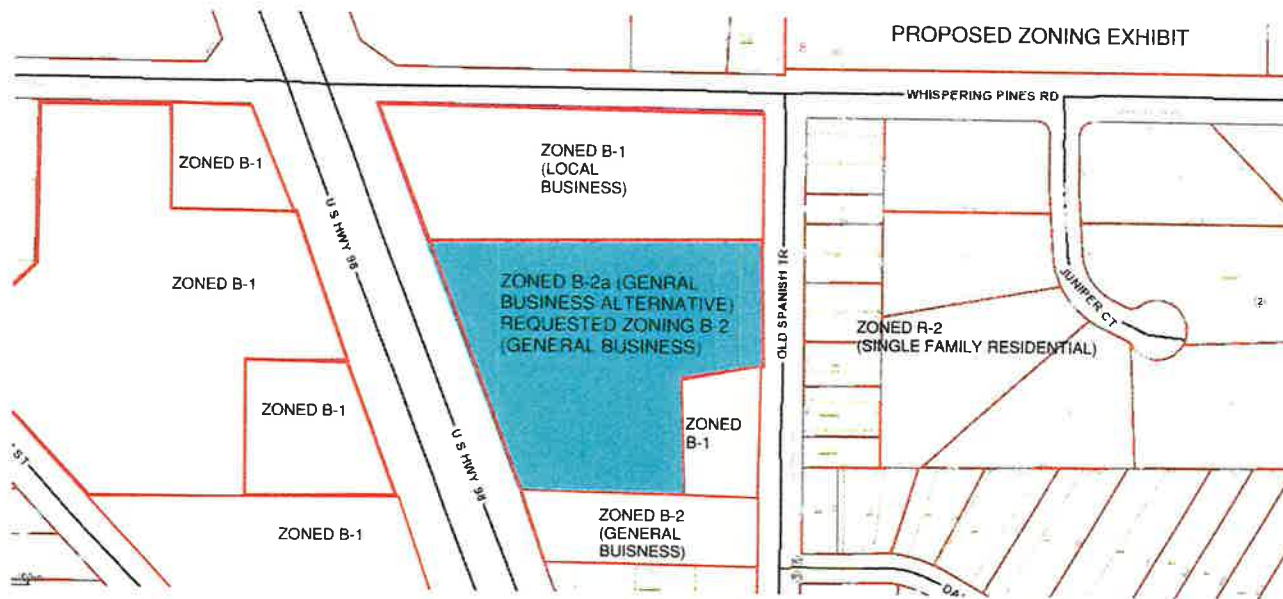
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PROPOSED ZONING EXHIBIT



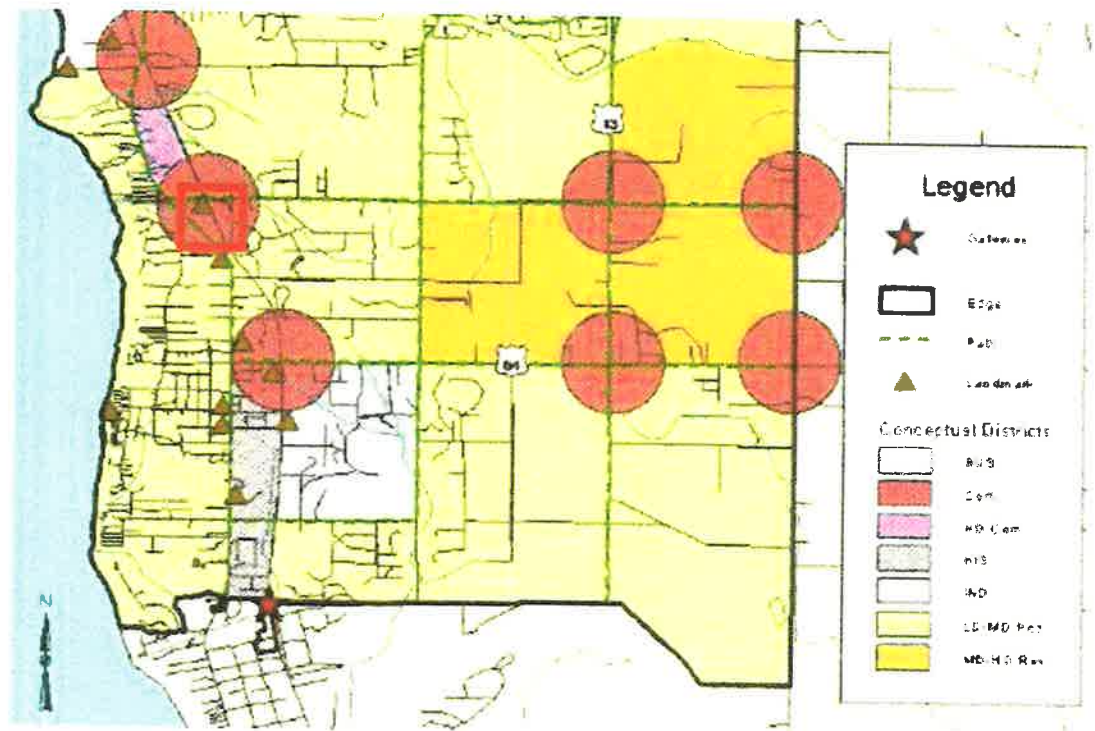


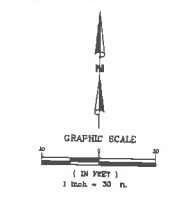
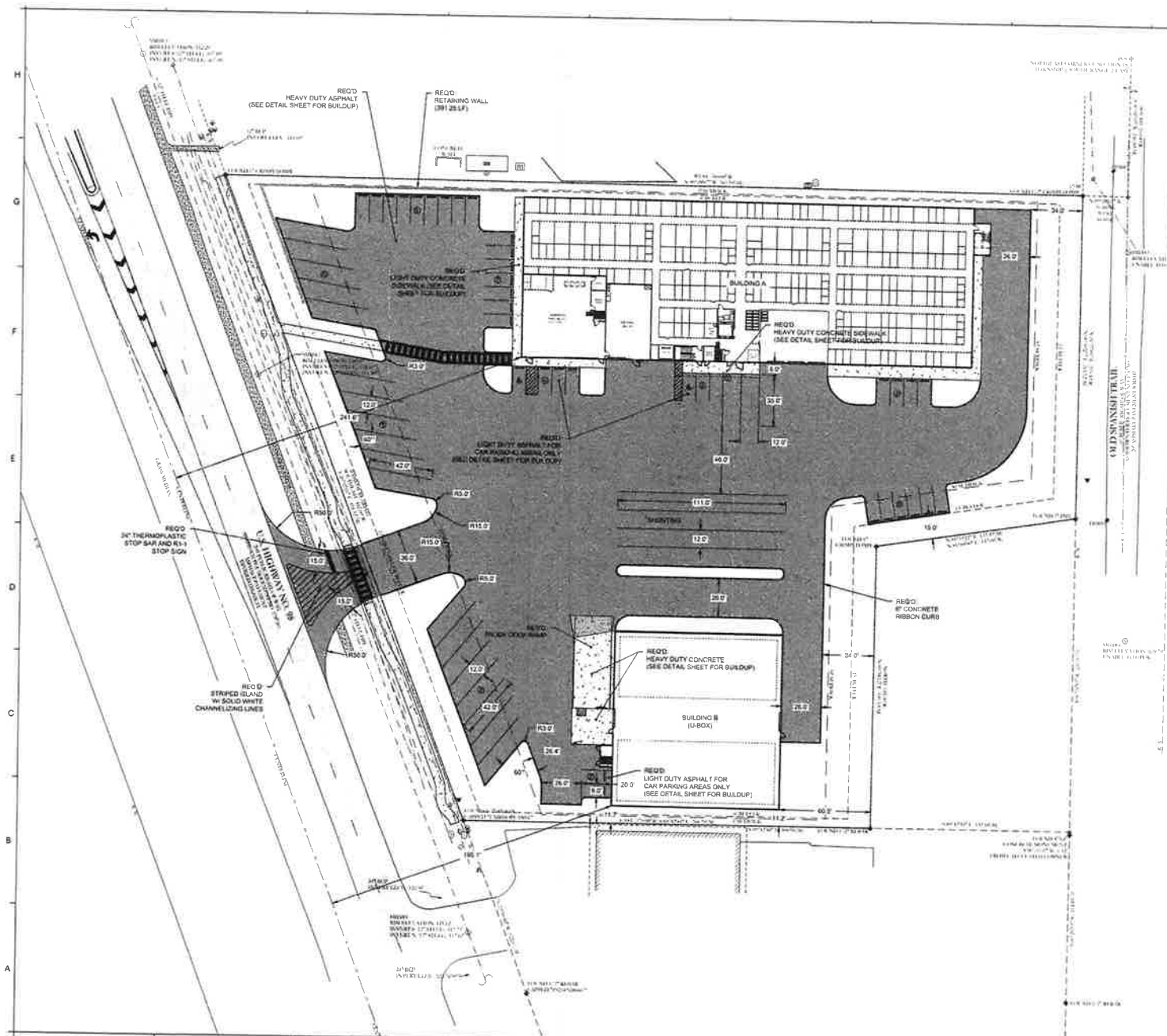
- ET JURISDICTION
- Zoning as of 10/31/2023
- B-1 Local Business
 - B-1(A) Limited Local Business District
 - B-2 General Business
 - B-2(a) General Business Alternate
 - B-3 Professional Business
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 - R-2 Medium Density Single Family Residential
 - 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
 - Parcels
 - Streets
 - Daphne City Limits
 - Water Bodies



Proposed zoning B-2-compatible with surrounding zoning and land uses

Intersection of US 98 and Whispering Pines Road is planned for Commercial District – per City's Comprehensive plan.





OWNER/DEVELOPER
AMERCO REAL ESTATE COMPANY & NEVADA CORP
 2727 N CENTRAL AVE
 PHOENIX, AZ 85004

SITE DATA
 TAX PARCEL NO.
 09-43-04-11-000-001.000
 TOTAL SITE AREA
 4.13 ACRES (175,942.32 SQ. FT.)

ZONING
 CURRENT ZONE: B-2(A) GENERAL BUSINESS ALTERNATE
 PROPOSED ZONE: B-2 GENERAL BUSINESS

ADJACENT ZONING
 N: B-1
 S: B-2
 E: R-2 (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL)
 W: A-1

USES
 • VEHICLE RENTAL
 • MOVING SUPPLY SALES
 • SELF-STORAGE FACILITIES
 • MINI-STORAGE FACILITY

ZONING REQUIREMENTS
 • MIN. 30' FRONT SETBACK
 • MIN. 30' REAR SETBACK
 • MIN. 5' SIDE SETBACK
 • 50' (4) STORES MAX. MAXIMUM HEIGHT REQUIREMENT

UTILITIES
 POWER: RIVERVIEW UTILITIES
 SEWER: DAPHNE UTILITIES
 WATER: DAPHNE UTILITIES

PROPOSED DATA
 • BUILDING A: NEW 3-STORY BUILDING WITH SELF-STORAGE AND TRUCK RENTAL SHOWROOM
 * PROPOSED BUILDING SF = 31,833 SQ. FT.
 * HEIGHT = 38'
 • BUILDING B: NEW SINGLE STORY WAREHOUSE FOR U-BOX STORAGE
 * PROPOSED BUILDING SF = 13,139 SQ. FT.
 * HEIGHT = 20'
 * BUILDING AREA % = 24.68
 • TOTAL PARKING
 * CAR PARKING = 35
 * ACCESSIBLE = 2
 * U-HAUL TRUCK PARKING = 22
 * TOTAL = 57
 • PROPOSED AREA
 * IMPERVIOUS = 142,894 SF
 * AREA % = 79.4
 * PERVIOUS = 37,048 SF
 * AREA % = 20.6
 * TOTAL = 179,942 SF

OVERALL SITE PLAN

SCALE: 1"=30'
C-101

U-HAUL MOVING & STORAGE

U.S. HIGHWAY 98 DAPHNE, ALABAMA

U-HAUL OF SOUTHERN ALABAMA
 GMCProject: CMPB220093

ISSUE DATE

DATE	BY	REVIEWED BY	CHECKED BY
01/11/2023	AL		



GMC
 2039 Main Street
 Daphne, AL 36526
 T 251.626.2626
 GMCNETWORK.COM





View A from Old Spanish Trail



View B from Old Spanish Trail

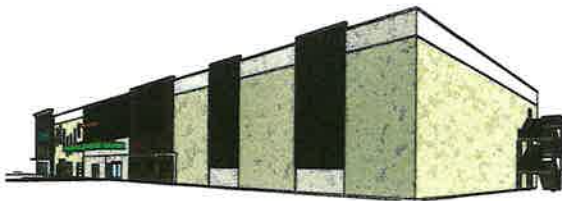


View C from Old Spanish Trail

Request : Rezone to B-2 for proposed use of self-storage, truck and trailer share and related retail

MOVING & STORAGE OF DAPHNE
US Hwy 98 Daphne, AL 36526





6 SE PERSPECTIVE



5 SW PERSPECTIVE

KEY NOTES:

50. LOW GABLE DRIP EDGE TRIM
51. DOUBLE LOOKING STANDING SEAM ROOF
52. DOWNSPOUT TO DAYLIGHT
54. ROOF LINE, FLOOR WALL BEYOND
55. CONCRETE TILT PANEL, LIGHT BROOM FINISH AT EXTERIOR SIDE, 3/4" CHAMFER AT EXTERIOR EDGES
57. EXTENSION AWAY - SEE STRUCTURAL DRAWINGS FOR LOCATIONS
58. EXTENSION METAL STAIRS - GALVANIZED
109. SIDE - HINGED PLAM DOOR - SEE DOOR SCHEDULE
111. AUTO BLINDING DOOR - SEE DOOR SCHEDULE
113. SECTIONAL OVERHEAD DOOR - SEE DOOR SCHEDULE
115. ROLL-UP DOOR - SEE DOOR SCHEDULE
211. WALL-MOUNTED LIGHT FIXTURES - SEE ELECTRICAL
257. STONEFRONT CLADDING - SEE WINDOW TYPE SCHEDULE
465. HORIZONTAL SINGLE SPIN METAL PANELS
591. VERTICAL INSULATED METAL PANEL (IMP)
593. CANOPY - BY CONTRACTOR
601. METAL ELEVATOR AT WINDOW HEAD
642. 8" W METAL TRIM
650. 12" W METAL TRIM

WT

WILLIAM TESSIER
772 DOUBLE BRANCHES LN
DALLAS, GA 30132
770.728.2004
V-ARCHS.COM

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CLIENT LOGO

U-HAUL

CLIENT NAME
AMERCO REAL ESTATE COMPANY

PROJECT TITLE
DAPHNE 1
778076

PROJECT ADDRESS
US HIGHWAY 98
DAPHNE, AL

Professional Seal
I, the undersigned, being a duly licensed Professional Engineer in the State of Alabama, do hereby certify that I am the author of the foregoing drawings and that I am a duly licensed Professional Engineer in the State of Alabama.
S.E.

MATERIAL TYPES:

- | | | |
|-----|----------------------------------|--|
| 593 | SHERWIN WILLIAMS 6707 - AQUARIUM | |
| 601 | ATAS - BONE WHITE | |
| 603 | ATAS - SANDSTONE | |
| 605 | ATAS - SURVEY BRIDGE | |
| 607 | ATAS - TEAR SILVER | |
| 609 | ATAS - WOODLAND SERIES WALNUT | |
| 611 | WEBB - LUMBER GREEN | |
| 613 | SHERRILL T&B | |
| 615 | BN 554 OCEANFRONT CRANDE | |
| 617 | SHERRILL SUNSET | |

NOTE: REFER TO UH DESIGN DRAWING (D50) FOR ADDITIONAL INFORMATION.

SUBMITTALS/ REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/01/2020
2	ISSUED FOR PERMIT	08/01/2020
3	ISSUED FOR PERMIT	08/01/2020
4	ISSUED FOR PERMIT	08/01/2020
5	ISSUED FOR PERMIT	08/01/2020
6	ISSUED FOR PERMIT	08/01/2020
7	ISSUED FOR PERMIT	08/01/2020
8	ISSUED FOR PERMIT	08/01/2020
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10	ISSUED FOR PERMIT	08/01/2020
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27	ISSUED FOR PERMIT	08/01/2020
28	ISSUED FOR PERMIT	08/01/2020
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30	ISSUED FOR PERMIT	08/01/2020
31	ISSUED FOR PERMIT	08/01/2020

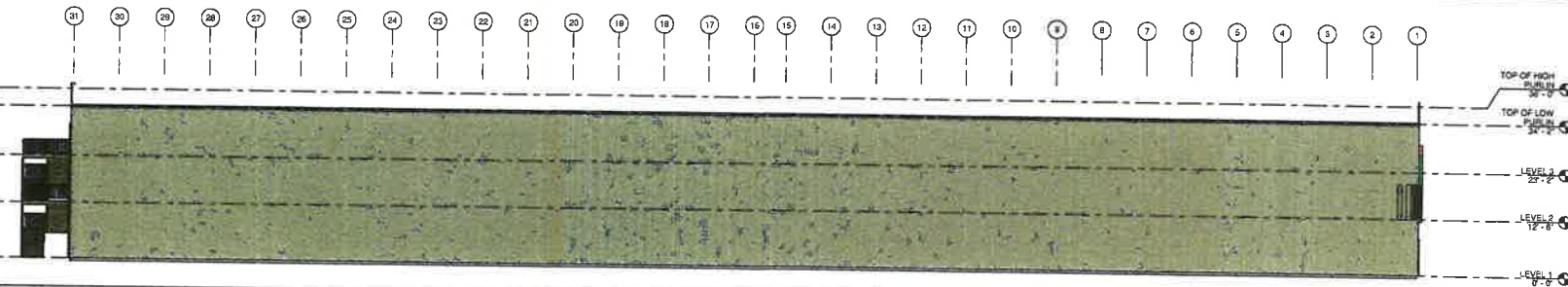
CHANGES ARE THE PROPERTY OF ARCHITECTS, LLC. ANY REUSE OR MODIFICATION WITHOUT WRITTEN PERMISSION IS STRICTLY FORBIDDEN.

PROJECT NUMBER
2020-13

SHEET TITLE
EXTERIOR ELEVATIONS

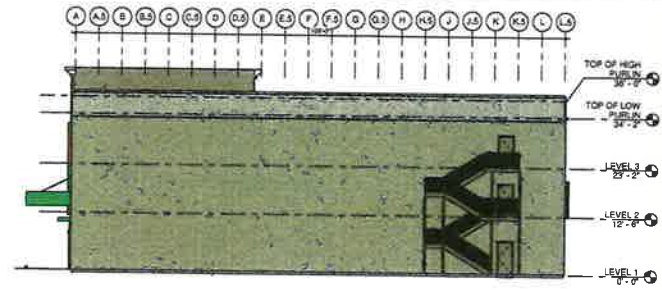
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A200

NOT FOR CONSTRUCTION



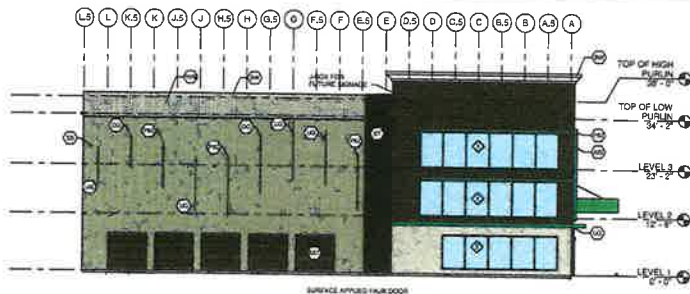
4 NORTH ELEVATION

3/32" = 1'-0"



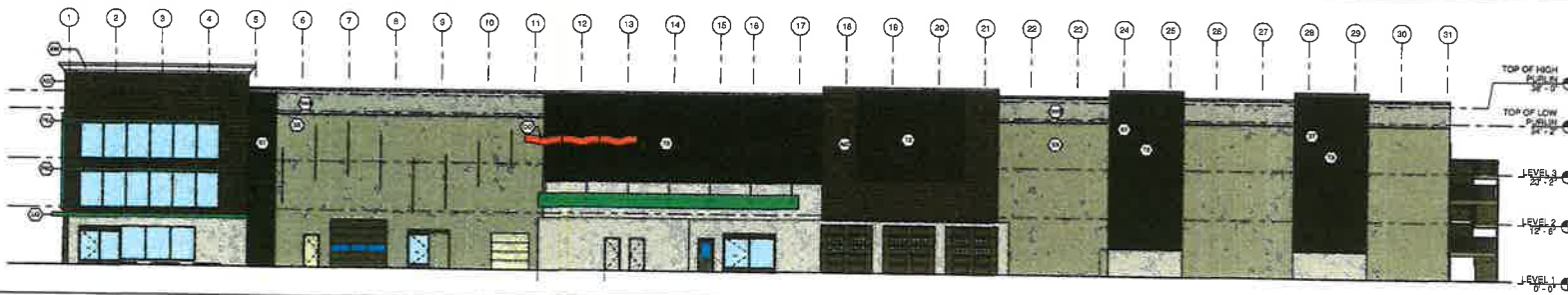
3 EAST ELEVATION

3/32" = 1'-0"



2 WEST ELEVATION

3/32" = 1'-0"



1 SOUTH ELEVATION

3/32" = 1'-0"



WILLIAM TESSIER
772 DOUBLE BRANCHES LN
DALLAS, TX 75232
772.228.2008
WARCHI.COM

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CONFORMANCE WITH A PROFESSIONAL SEAL IS
STRICTLY NOT PERMITTED.

CLIENT LOGO



CLIENT NAME
AMERCO REAL ESTATE COMPANY

PROJECT TITLE
**DAPHNE 1
778076**

PROJECT ADDRESS
**US HIGHWAY 98
DAPHNE, AL**

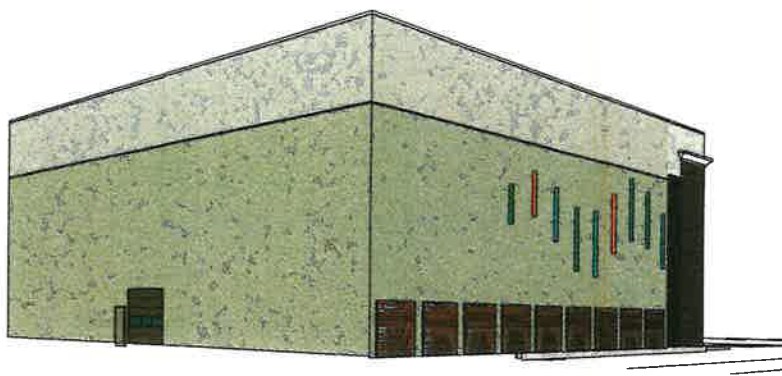
PROFESSIONAL CERTIFICATION
I hereby certify that the design and construction of the building and site work shown on this drawing were prepared or supervised by me, and that I am a duly licensed architect under the laws of the State of Alabama.
SIGNATURE: [Signature]
DATE: 05/05/2024

SUBMITTALS/ REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	05/05/2024	W.T.
2	ISSUED FOR PERMIT	05/05/2024	W.T.
3	ISSUED FOR PERMIT	05/05/2024	W.T.
4	ISSUED FOR PERMIT	05/05/2024	W.T.
5	ISSUED FOR PERMIT	05/05/2024	W.T.
6	ISSUED FOR PERMIT	05/05/2024	W.T.
7	ISSUED FOR PERMIT	05/05/2024	W.T.
8	ISSUED FOR PERMIT	05/05/2024	W.T.
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16	ISSUED FOR PERMIT	05/05/2024	W.T.
17	ISSUED FOR PERMIT	05/05/2024	W.T.
18	ISSUED FOR PERMIT	05/05/2024	W.T.
19	ISSUED FOR PERMIT	05/05/2024	W.T.
20	ISSUED FOR PERMIT	05/05/2024	W.T.

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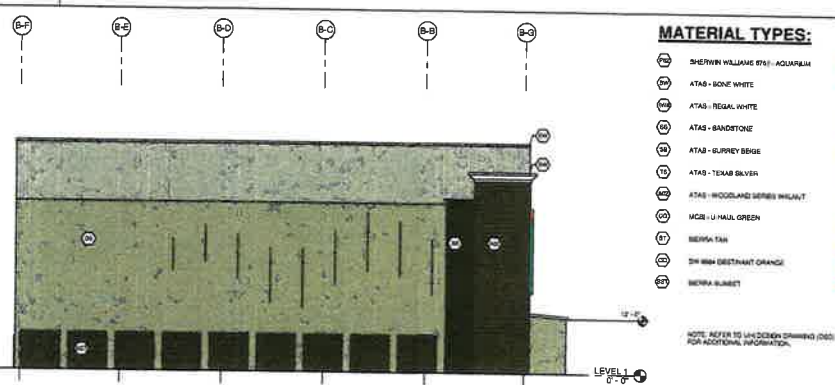
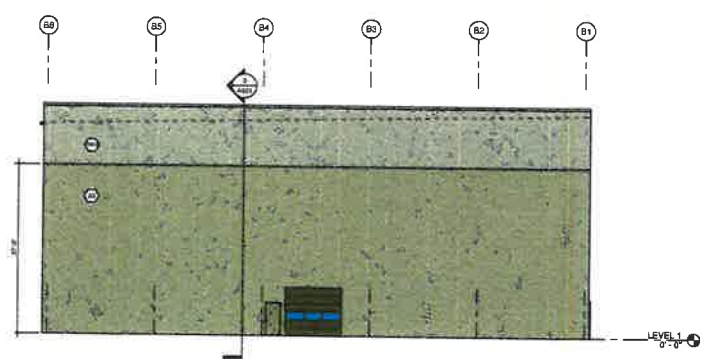
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22413
SHEET TITLE
EXTERIOR ELEVATIONS BUILDING B

SHEET NUMBER
A201
NOT FOR CONSTRUCTION



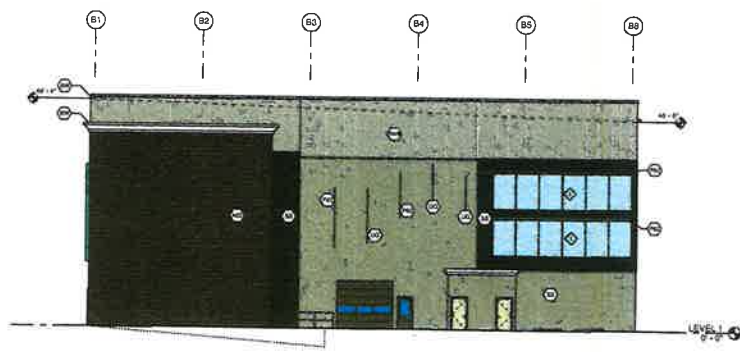
5 NW PERSPECTIVE

6 NE PERSPECTIVE

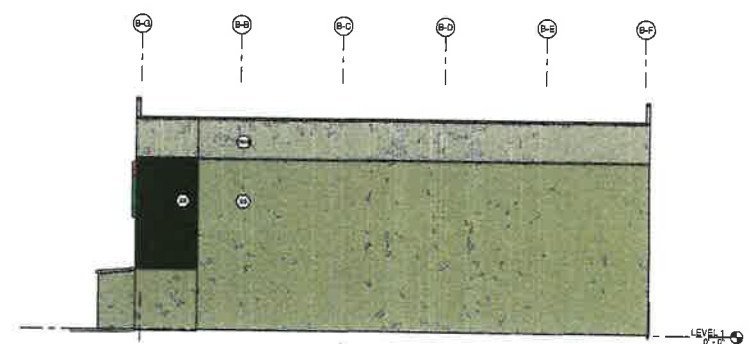


3 NORTH ELEVATION B
3/32" = 1'-0"

4 EAST ELEVATION B
3/32" = 1'-0"



2 WEST ELEVATION B
3/32" = 1'-0"



1 SOUTH ELEVATION B
3/32" = 1'-0"

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DESCRIPTION OF REQUEST

U-Haul Company of S Alabama has prepared this application package for the opportunity to receive City of Daphne's approval regarding Rezone Application for the property located at SEC of US Highway 98 and Whispering Pines Rd, Daphne AL. The rezone will allow U-Haul to better serve the storage needs of the community and activate a property that is currently vacant.

EXISTING CONDITIONS:

The property includes parcel located at SEC of US Highway 98 and Whispering Pines Rd, Daphne AL.

Parcels are identified as:

05-43-04-41-0-001-001.00/ ID 26448

The combined area of the property is 4.03 acre. The subject property is fronting US Hwy 98 on the west, next to Old Spanish Trail to the east and Whispering Pines Road to the north.

Refer to **Exhibit 1** -Existing Conditions Map.

PROPOSED CLIMATE CONTROLLED SELF-STORAGE FACILITY DESCRIPTION:

U-Haul is proposing to build an interior access 3 story climate-controlled self-storage building 31815 SF (footprint) , 95,445 GSF and a 1 story self-storage building 13,140 SF. Access to the property is from US Hwy 98, through two proposed curb cuts.

Custom site design for every U-Haul store assures that the facility compliments the community it serves. Adherence to community objectives is key to ensure each U-Haul store is both a neighborhood asset and an economic success.

U-Haul stores characteristically serve the do-it-yourself household customer. The U-Haul Store will be staffed with 10-15 employees, both full-time and part-time. Families will generally arrive in their own automobiles, enter the showroom and may choose from a variety of products and services offered there.

- Families typically use U-Haul Self-Storage rooms to store furniture, household goods
- U-Haul stores also provide truck and trailer sharing for household moving, either in-town or across country.
- Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape and sustainable packing materials.
- Families who tow U-Haul trailers, boats, or recreational trailers can select, and have installed, the hitch and towing packages that best meet their needs.

U-Haul is a commercial type of use that serves the residential communities within a 3-5-mile radius. We feel the U-Haul would be an appropriate use for the property and there are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue
- They provide a community service

JUSTIFICATION FOR REZONING

EXISTING LAND USE/ZONING and PERMITTED USES:

The property was rezoned to B-2a (General Business Alternative) in 2022.

The current land use of the subject property is Undeveloped.

The future land use of the subject property is Residential/ Commercial corner/.

The proposed self-storage use requires a Rezone to B-2 zoning district. The proposed truck and trailer lease and rental use and related retail are permitted uses in B-2 zoning district.

The following land uses, and zoning districts are located adjacent to the subject property:

North : B-1/ TCU (transportation/ Communication and Utilities)

South: B-2/ Commercial

East: R-2/ Residential

West: B-1/Public

LAND USE ELEMENT/ NEIGHBORHOOD COMPATIBILITY

The existing land use of the property is Undeveloped. The future land use of the property is Residential with the property being situated within major intersection of major arterial roads of Whispering Pines Road and US 98, and the area being planned for Commercial district with retail and commercial uses per city's Comprehensive Plan. Refer to **Exhibit 3** Basis for Future Land Use Map.

The proposed use of self – storage is compatible with the surrounding uses. As previously mentioned, U-Haul is a commercial type of use that serves the residential communities within a 3-5-mile radius. The property is located next to major transportation routes, which favor commercial development. The development is fronting US 98, as it also provides screening to the residential properties to the east from the intersection's traffic noise. The proposed uses and property redevelopment are desirable for the community. The proposed self-storage use will complement the existing uses and the uses permitted in

the B-2 district by providing additional services to the area designed to the current the standards of the B-2 zoning district.

U-Haul is meeting the land use goal of the community and the Comprehensive Plan by developing a vacant site, in close proximity to US 98 which this property consists of, by increasing occupancy of businesses along US 98 and by proposing a use which supports economic development of the city and thus improving the quality of life of the community by creating new commercial opportunities and job growth for the area.

The development is adjacent to existing commercial site to the south. The development will contribute to improving the appearance and function of US 98. It will meet the B-2 district's design criteria for building design, landscaping, and infrastructure.

The property will provide buffering with the abutting residential parcels and will be designed for maximum efficiency while protecting the surrounding land uses. The existing landscape and mature trees along the eastern property line along Old Spanish trail will remain and will serve as screening to the residential properties to the east. Refer to **Exhibit 2- Views from Old Spanish Trail Road**.

The proposed development will maintain the community character and will be designed to the design standards of City of Daphne zoning ordinance. The proposed rezoning will not adversely impact the character of surrounding neighborhood. Our proposed development shall not have hours of operation, lighting, odor, noise levels, glare, dust, vibrations, fumes, pollution, or site activity that would be detrimental to area properties. Lighting will be shielded. No exterior loud speaker for purpose of paging will be at the location. Landscape will be mechanically irrigated and maintained.

U-Haul's architectural philosophy has always strived to provide compatible designs and attractive landscaping to enhance and complement the neighboring areas. In doing this U-Haul avoids building the typical industry facility and instead welcomes your community's choice of more environmentally appealing structures that emphasize the look and feel of your surrounding neighborhood.

TRANSPORTATION ELEMENT

The proposed development will promote efficient movement of traffic and safe movement of traffic within the community. Historically traffic studies have demonstrated that self-storage businesses generate very little vehicle traffic volume. This reduced traffic from a U-Haul facility will generate little if any impact to town roads and streets.

Our proposal to rezone shall not adversely impact any established residential neighborhood. Based on ITE standards, self-storage does not introduce more volume, daily traffic activity, trip generation or commercial activity to the surrounding neighborhoods.

U-Haul self-storage uses generate less traffic than most other commercial uses. See use comparison Table 1 below.

USE COMPARISON					
Use	Square Feet	Traffic		Typical Hours	Days
		Weekday 24 Hour	Saturday 24 Hour		
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7

TABLE 1

#

ECONOMIC DEVELOPMENT ELEMENT

The proposed U-Haul center addresses the city's goal for quality of life and positive business growth.

U-Haul is a company which has been in business for more than 75 years and it is a type of company which cities will want to retain and attract, because its stability contributes to a resilient local and regional economy. The proposed new self-storage facility will address the changing needs of the community for storage.

U-Haul's market research has found a need for storage and moving services not only in this part of Daphne AL, but throughout the surrounding towns. The request will allow for the development of a quality, indoor storage facility. In addition, U-Haul's financial model will improve the City's economic development goals by offering a valuable service to the community, creating jobs, increasing tax revenues and retaining and developing new commercial activities within walking distance of residential area.

HOURS OF OPERATION

The hours of operation are as follows:

Monday - Thursday	7:00 a.m. to 7:00 p.m.
Friday	7:00 a.m. to 8:00 p.m.
Saturday	7:00 a.m. to 7:00 p.m.
Sunday	9:00 a.m. to 5:00 p.m.

CONCLUSION

Every year U-Haul develops many properties across the United States and Canada – from ground-up projects, existing building remodels and building additions. All projects utilize sustainable building techniques; from site selection in high-growth areas, to using recyclable building materials where possible. We have made much headway into introducing sustainable building practices in the building and remodeling of our projects and more innovative design techniques available for our site planning. The development of this commercial site is a prime example.

In closing, we would like to request the approval of the rezoning from City of Daphne AL for the proposed interior self-service storage facility. U-Haul looks forward to working with the City of Daphne AL as you consider the rezone application.

Sincerely,

Lora Lakov
AMERCO Real Estate Company - Planner

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

LIST OF ADJOINING PROPERTY OWNERS

SUBJECT PARCEL: 05-43-04-41-0-001-001.000
Baldwin County, AL

Parcel(s): 05-43-04-41-0-001-003.000
Name: City of Daphne
Address: PO Box 400
City, State, Zip: Daphne, AL 36526

Parcel(s): 05-43-04-41-0-001-004.000
Name: City of Daphne
Street Address: 618 Whispering Pines Road
City, State, Zip: Daphne, AL 36526

Parcel(s): 05-43-04-41-0-001-002.000
Name: City of Daphne
Address: PO Box 400
City, State, Zip: Daphne, AL 36526

Parcel(s): 05-43-04-41-0-001-001.001
Name: Riviera Utilities
Street Address: 700 Whispering Pines Road
City, State, Zip: Daphne, AL 36526

Parcel(s): 05-43-04-41-0-001-001.000
Name: The Stanard Family Partnership
Address: 6475 War Eagle Dr
City, State, Zip: Daphne, AL 36526

Parcel(s): 05-43-04-41-0-001-011.000
Name: City of Daphne
Street Address: 2601 Old Spanish Trail
City, State, Zip: Daphne, AL 36526

Parcel(s): 05-43-04-41-0-001-012.000
Name: BD&Q LLC
Street Address: 2520 US-98
City, State, Zip: Daphne, AL 36526

Parcel(s): 05-43-04-17-2-002-010.000
Name: Pinnacle Properties LLC
Street Address: 2610 Old Spanish Trail
City, State, Zip: Daphne, AL 36526

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS

Parcel(s): 05-43-04-17-2-002-011.000
Name: Reinhart Properties LLC
Street Address: 2608 Old Spanish Trail
City, State, Zip: Daphne, AL 36526

Parcel(s): 05-43-04-17-2-002-012.000
Name: Reinhart Michael
Street Address: 2606 Old Spanish Trail
City, State, Zip: Daphne, AL 36526

Parcel(s): 05-43-04-41-0-001-009.000
Name: Southtrust Bank of Baldwin County
Mailing Address: PO Box 2609
City, State, Zip: Carlsbad, CA 92018

Signed: _____



COMMUNITY DEVELOPMENT



March 15, 2024

Dear Sir/Ma'am,

NOTICE OF PUBLIC HEARING

A petition for REZONING will be considered by the Daphne Planning Commission. AMERCO Real Estate Company proposes to rezone 4.03 acres +/- located southeast of the intersection of Whispering Pines Road and U.S. Highway 98 from B-2(a), General Business Alternate, to B-2, General Business.

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, March 20, 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, March 28, 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

Amerco Real Estate Company Zoning Amendment

U-HAUL OF DAPHNE AL
ZONING AMENDMENT

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

EXHIBIT "A"

STATE OF ALABAMA

COUNTY OF BALDWIN

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

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

COMMUNITY DEVELOPMENT INTERNAL MEMORANDUM

DATE: April 1, 2024
TO: Office of the City Clerk
FROM: Adrienne Jones, AICP, Director of Community Development
SUBJECT: Malbis Plantation, Inc. Pre-Zoning Amendment (Item # 3)

A handwritten signature in black ink, appearing to be "AJ", is written over the "FROM:" line.

PRESENT ZONING: B-4, Major Commercial, and RSF-1, Residential Single Family, Baldwin County District 15

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

LOCATION: Due west of the intersection of Plantation Drive and Alabama Highway 181

RECOMMENDATION: At the March 28, 2024 regular meeting of the City of Daphne Planning Commission, eight 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 Map (Exhibit B-1)
6. Zoning Exhibit (Exhibit B-2 and B-3)
7. Conceptual Site Layout (Exhibit C and D)
8. Adjacent Property Owners List

MALBIS PLANTATION, INC PRE-ZONING REQUEST





MALBIS PLANTATION, INC Prezoning Amendment

Zoning Classification:

B-4, Major Commercial and RSF-1, Residential Single Family District in Baldwin County District 15 Planning Area

Surrounding Zonings/Uses:

- **North**-B-3, Professional Business (Daphne)
- **South**-HDR, High Density Residential/The Exchange at Daphne apartments (BC, District 15)
- **East**-Unzoned/Plantation Estates Subdivision
- **West**-RSF-1, Residential Single Family/Undeveloped

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

Affected City Service Providers: Fire Station 1, Police Beat 3

Staff Recommendation to PC: Favorable

Proposed Zoning:

B-2(A), General Business
Alternate

Development Concept:
Institutional

Council District:
4 or 7

Existing Conditions:
28 acres

Planning Commission Recommendation
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: 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.

PROPOSAL:

The applicant proposes to pre-zone the subject property to B-2(A), General Business Alternate, in order to construct a new church. The conceptual plan illustrates the vision for the site's development. The site abuts undeveloped land to the north and west. There are apartments located to the south and single family homes across Highway 181 to the east.

RECOMMENDATION:

Staff recommends approval.

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)
- High Density Residential District (HDR)
- Residential Manufactured Housing Park District (RMH)
- Base Community Zoning District (BCZ)
- Marine Recreation District (MR)
- Outdoor Recreation District (OR)
- Tourist Resort District (TR)
- Recreational Vehicle Park District (RV-1)
- Recreational Vehicle Park District (RV-2)
- Professional Business District (B-1)
- Neighborhood Business District (B-2)
- General Business District (B-3)
- Major Commercial District (B-4)
- Limited Business District (LB)
- Light Industrial District (M-1)
- General Industrial District (M-2)

Staff has provided a review of each proposed rezoning and pre-zoning application in an effort to show how to use the guidelines identified in the proposed comprehensive plan.

In this instance, the current version of the **comprehensive plan** designates the subject property as a **Mixed-Use Corridor placetype**. The *primary planned land uses* in the **Mixed-Use Corridor placetype** are *commercial/office and/or mixed use*. The *secondary land uses* in the **Mixed-Use Corridor placetype** are *institutional and/single family attached residential*.

- The proposed B-2(A) rezoning is consistent with existing commercial zoning to the north.
- The proposed use would be consistent with the Future Land Use Map.
- An institutional land use would be considered to be an appropriate use along Highway 181.
- Other uses in the B-2(A) zoning district would allow commercial and office uses. This is consistent with the primary placetypes in the Mixed Use Corridor.

At the time of site plan review, *the essential site character* would be considered. For the **Mixed-Use Corridor placetype**:

- parking is encouraged to be placed behind or beside the street-facing building façade on primary streets; and,
- parking areas would have a perimeter landscape buffer.

MIXED-USE CORRIDOR

Mixed-Use corridors consist of complete streets accommodating all travel modes and serve as major transportation routes that link distinct areas of the city. Ideally these corridors will include a mix of commercial and residential activity and may include maker spaces. They may also provide opportunities for the development of larger scale retail uses such as grocery stores and retailers. Mixed-Use corridors should be designed to provide convenient vehicle access while at the same time allowing for safe and appealing use by pedestrians, cyclists and other modes of transportation.

Mixed-use corridors contain multi-story structures and a compact development pattern. Buildings are located near the sidewalk to create a street wall and enhance the pedestrian environment. Mixed-Use corridors may range from two to six travel lanes, have bike lanes and on-street parking. Wide sidewalks with ample pedestrian amenities are also common. Streetscape furnishings and public art are common, sometimes with a direct theme linked to a nearby center or neighborhood.

Above, Below and Right: Mixed-Use Corridor examples
Opposite Page: Mixed-Use Corridor Placetype Map



Planned Characteristics

Primary Land Uses	Commercial/office Mixed-use
Secondary Uses	Institutional Single-family attached residential
Intensity Range	Intensely developed, residential densities of 8 to 12, floor area ratios of up to 2
Development Policies	Tree canopy mitigation Stormwater management with low impact design (bio-retention, permeable surfaces, infiltration areas) Site plan and design review

Essential Building Character

Building Placement	A variety of placement options but deep setbacks are to be avoided
Frontage and Height	Articulated facades Street-facing facades have at least one entrance that faces the street 1 to 3 stories

Essential Site Character

Parking and Access	Parking located behind or beside the street-facing building facade on primary streets Parking areas have a perimeter landscape buffer
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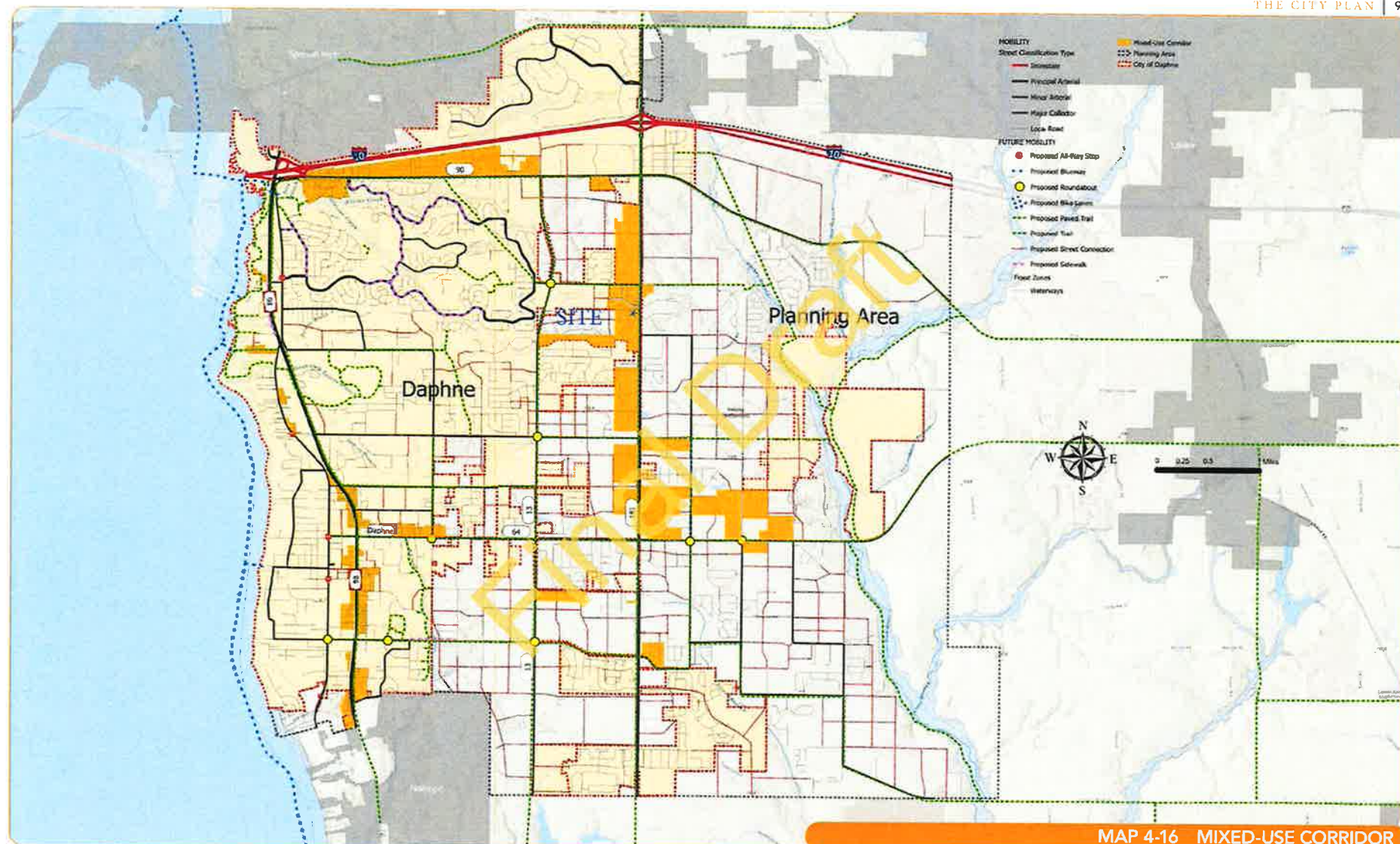
Planned Characteristics

Landscape	Green parking lot islands, tree canopy Street trees where feasible and may include green infrastructure stormwater features
Amenities	Open space or park connection where feasible

Mobility (see Future Mobility Network)

Street Types	Collector, Arterial
Bike/Pedestrian	Bikeways, greenways, trails Bike/ped connectivity to parks and adjacent places





MAP 4-16 MIXED-USE CORRIDOR



APPLICATION FOR REZONING OR PRE-ZONING

Office use only: Rev. 072816

Date Submitted February 27, 24

Application Number:

Planning Commission Public

ZA- or PZA- 24-03

Hearing Date: March 28, 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):
North of 28023 ST HWY 181; 28 Acres west of the
intersection of Highway 181 & Plantation Drive

PPIN#(s):

362662 & 362663

Gross Site Area (acreage): 28 Ac.

Requested Zoning or Pre-Zoning:

B-2a

Current Zoning Designation(s):

Amended Request:

N/A - Baldwin County

Initials:

Date:

Current Land Use:

Vacant

Anticipated Land Use:

Place of Worship

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

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

Annexation

Subdivision

Site Plan

Special Exception

Variance

Specify Other

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: Malbis Plantation, Inc.

Mailing Address: 29470 ST HWY 181, Daphne, AL 36526

Phone/Fax:

E-mail:

Name of Authorized Agent: Church of the Highlands, Inc.
ArcTerra, Inc.

Mailing Address: 4700 Highlands Way, Birmingham, AL 35210
5268 Greystone Way, Hoover, AL 35242

Phone/Fax: 205-315-3328

E-mail: bhamis@arcterrainc.com

Name of Developer*:

Church of the Highlands, Inc.

Phone/Fax: 205-980-5577

E-mail: bruce@churchofthehighlands.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: LS

Date 02/28/2024

Agent's Signature: [Signature]

Date

EXHIBIT A

LEGAL DESCRIPTION

Lots 1 and 2, Malbis Business Park, according to the plat thereof of, as recorded on Slide 0002540-F, in the Office of the Judge of Probate of Baldwin County, Alabama.

CERTIFICATE OF APPROVAL BY AT&T:
THE UNDERSIGNED, AS AUTHORIZED BY AT&T WORLDWIDE APPROVES THE WITHIN PLAT FOR
THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS
11 DAY OF SEP 20 15
[Signature]
AUTHORIZED REPRESENTATIVE

CERTIFICATE OF APPROVAL BY BALDWIN COUNTY SEWER SERVICE:
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY SEWER SERVICE HEREBY
APPROVES THE WORK PLAN FOR THE RECORDING OF SAID CHANGES TO THE
BALDWIN COUNTY, ALABAMA, THIS 11 DAY OF September
2012

CERTIFICATE OF APPROVAL BY THE E-911 ADDRESSING:
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY
APPROVES THE ROAD NAME AS SHOWN ON THE WITHIN MAP AND HEREBY
APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAME IN THE PUBLIC
OFFICE OF BALDWIN COUNTY, ALABAMA, THIS 22ND DAY OF September 1999.

THE UNDERSIGNED, AS DIRECTOR OF THE BALDWIN COUNTY PLANNING AND ZONING DEPARTMENT, HEREBY APPROVES THE AFFIDAVIT FOR THE RECORDING OF SAME IN THE PUBLIC OFFICE OF BALDWIN COUNTY, ALABAMA.

SAS THE 15th DAY OF September 2013

Vinay Johnson
PLANNING COMMISSIONER

CERTIFICATION OF APPROVAL FOR THE CITY
OF DAPHNE'S DIRECTOR OF COMMUNITY DEVELOPMENT:
THE UNDERSIGNED AS DIRECTOR OF THE DAPHNE COMMUNITY DEVELOPMENT
DEPARTMENT, HEREBY APPROVES THE DESIGN PLAN FOR RECLAMING IN THE PROPOSED
AREA OF BALDWIN COUNTY, ALABAMA THIS 14th

14 DAY OF September 1975

ROBERT E. JONES, Jr. H. J. [Signature]

ALLS' NO 2 (LC, HQ)
P.O. BOX 1658
BOSTON, MA 02118

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

[illegible]

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

WE FURTHER STATE THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE MAY 1, 2002.

9-8-2015

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL

GENERAL NOTES:

FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.

ALL UTILITIES SHALL BE CONSTRUCTED UNDERGROUND.

THERE IS DEDICATED HEREWITH A 15 FOOT UTILITY EASEMENT ON AND ALONG LOTS ADJACENT TO RIGHT-OF-WAYS AND ITS POST (27.5 FEET EACH SIDE) UTILITY EASEMENT HINGING ALL SUCH LOT LINES, UNLESS A GREATER WIDTH IS SHOWN HEREON.

THE ELEVATION OF ALL LOTS SHALL BE 10' ABOVE THE HIGHEST RECENT FLOODLINE OF THE ADJACENT WATERWAY.

THERE IS DEDICATED HEREWITH A 15 FOOT (27.5 FEET EACH SIDE) DRAINAGE EASEMENT ALONG THE REAR OF ALL LOTS, UNLESS A GREATER WIDTH IS SHOWN.

THESE LOTS SHALL BE REQUIRED TO HAVE SELF SUFFICIENT DRAINAGE SYSTEMS FOR EACH INDIVIDUAL LOT.

$$\begin{array}{r} 4 \ 1 \ 3 \\ - \textcircled{\text{◆}} \underline{\hspace{1cm}} \\ 9 \ 1 \ 10 \end{array}$$

SURVEYOR'S NOTES:

CERTIFICATION OF OWNERSHIP AND DESIGNATION

[illegible]

CERTIFICATION BY AGENTS:

CERTIFICATION BY NOTARY PUBLIC:
 STATE OF ALABAMA
 CITY OF BIRMINGHAM
 COUNTY OF BLOOMING
 I, Robert B. Simpson, a Notary Public in and for the County of Blooming State of Alabama do hereby certify that Robert B. Simpson (whose name(s) I have subscribed to the Certification of Ownership and Description, appeared before me this 12 day of June and acknowledged that he (they) signed, sealed and delivered the foregoing instrument as his (their) free and voluntary act for the uses and purposes therein set forth.

WITNESS MY HAND AND NOTARY SEAL THIS 9th DAY OF June 1992.
Robert B. Simpson
 Notary Public

SITE DATA

ZONING: RST-1 (COUNTY DISTRICT 15) LOT 2
 B-2 (COUNTY DISTRICT 15) PROPOSED
 PROPOSED USE: COMMERCIAL
 NUMBER OF LOTS: 2
 SMALLEST LOT: 4.06 AC
 LARGEST LOT: 23.94 AC
 TOTAL AREA: 28.0 AC

REQUIRED SETBACKS:
FOR B-2 ZONING (LOT 1) FOR RHF-1 ZONING (LOT 2)
FRONT: 30 FEET FRONT: 30 FEET
REAR: 25 FEET REAR: 30 FEET
SIDE: 15 FEET SIDE: 15 FEET

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

B.000 CERTIFICATE:

THIS PROPERTY LIES WITHIN ZONE "X" AS DEDUCED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, PANEL NUMBER 510500C035L, JUNE 1, 1988, EFFECTIVE DATE AND XX, 1994.

LEGEND:

- CONCRETE MONUMENT FOUND
- CAPPED IRON SET (CA 0991)
- FENCE POST
- 2" X 4"
- 2" X 4"
- 4"
- RECORD DEED OR PLAT BEARINGS
- ACTUAL AND RECORD
- BUILDING SETBACK LINE
- FIRE HYDRANT

SURVEYOR'S ENGINEER

FREDLE-RYAN, L.L.C.
BELLATON AVE GADSDEN, ALABAMA 36032
DAVID E. OEHLE, PLS LIC. NO. 26014
JASON N. ESTES, PE LIC. NO. 22714

DEVELOPER/OWNER:

MALESE PLANTATION INC
29470 ST HWY 181
DAPHNE, AL 36526
PARCEL ID: 03-43-02-02-0-000-0000

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



VICINITY MAP
1" = 1 MILE

POC

THE CALCULATED NORTHEAST CORNER
OF THE SOUTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 5 SOUTH, RANGE 2 EAST
SUBJECT HARVEY
28256 27 NOV 1981
DAFNE, AL 36528

HARLIN STONER
28209 RICSBY RD
DAFNE, AL 36528

PAUL NORMAN FRANKS
10065 PLANTATION DR
DAPHNE, AL 36528

PLANTATION
DR. 60' R/W

20 BETTY JOHNSON
10444 PLANTATION DR
DARIEN, N. H.

UNIT ONE

C DIAN SNEDECAR
28100 ST HAY 101
DAPHNE, AL 36620

MALCOLM NELSON
28070 5T HWY 181
DAPHNE, AL 36628

22 MATTHEW FORD
28040 ST HWY 181
OPAHNE, AL 36520

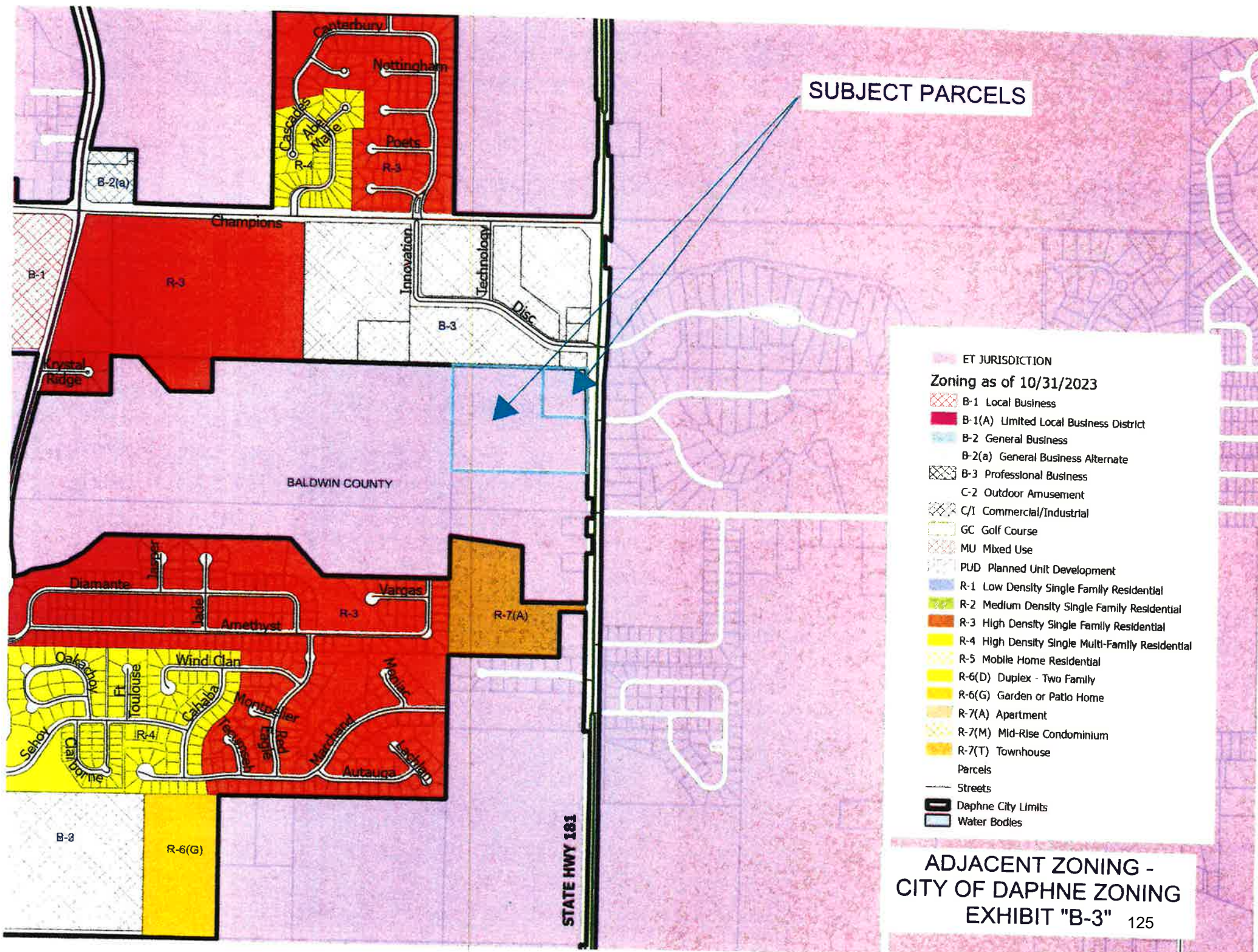
24

RIGHT NO. 60 51 0 00

MALBIS BUSINESS PARK I

BOUNDARY SURVEY AND FLAT OF SUBDIVISION					
DESIGN	D.S.D.	DRAWN	A.E.F.	CHECKD.	D.E.D.
ENG	J.A.E	SURVEYOR	D.E.D	PROJ MGR	D.E.D
 PREBLE-RISH LLC. CONSULTING ENGINEERS & SURVEYORS CIVIL SURVEYING STATE PLANNING	3344 Westchester Drive, Suite 100, York, PA 17403 (717) 854-1998 Fax (717) 854-1999 Email: info@preble-rish.com			SCALE 1"=100' PROJ. NO. 280.0105 FILE 3900.0003\PREBLE-RISH SHEET 7 of 11	





ADJACENT ZONING -
CITY OF DAPHNE ZONING
EXHIBIT "B-3" 125

EXHIBIT C CONCEPTUAL PLAN

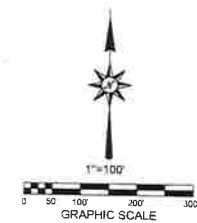
RSF-1

B2

B2

PROPOSED LEFT-IN, RIGHT-IN,
RIGHT-OUT ACCESS TO STATE HWY 181.
LOCATION HAS BEEN CONCEPTUALLY
APPROVED
BY ALDOT

SITE DATA TABLE	
PROPERTY AREA	11,225,535 SF / 1.28 ACRES
LOCAL JURISDICTION	OWASHE, ALABAMA
ZONING (PROPOSED) (B-2A)	GENERAL BUSINESS ALTERNATE CHURCH
PROPOSED USE	
BUILDING HEIGHT (SEC. 13-4)	4 STORIES OR 30' 1 STORY
MAX. ALLOWED PROPOSED	
SITE AREAS (W/TERMINAL)	
BUILDING AREA	41,983 SF (0.94%)
LANDSCAPE/PERVIOUS AREA	134,688 SF (21.28%)
IMPERVIOUS AREA (NO BLDG)	480,281 SF (72.04%)
ROW FRONTAGE (LENGTHS)	
RIGHTWAY 181	200'
PARKING (2' x 18' SPACED) REQUIRED	300
1 SPACE PER 4 SEATS	
PROVIDES	
STANDARD	400
ADA ACCESSIBLE	18
TOTAL	638
BUILDING SETBACKS (SEC. 13-9)	
FRONT (55' HWY 181)	100'
SIDE	30' SOUTH; 25' NORTH
REAR	0'
PERMITTER LANDSCAPE SETBACKS (SEC. 16-6B)	
FRONT (55' HWY 181)	20'
SIDE	15' SOUTH; 8' NORTH
REAR	0'
STORM WATER MANAGEMENT (RETENTION)	
PERMIT DESIGN BY OWNER	2.5, 5, 10, 25, 50, & 100
WATER QUALITY	1.1"
MAX SLOPE	1:1
EMERGENCY SPILL WAY	100-YR
MIN SETBACK 20' FROM PROPERTY LINE TO BERM	8'-3'
MINIMUM FREESIDE	1'
MAINTENANCE BASEMENT ACCESS 20' WIDE SLOPE < 15%	



DATE	DESCRIPTION
11/15/2011	CONCEPTUAL LAYOUT PLAN
11/15/2011	CONCEPTUAL LAYOUT PLAN
11/15/2011	CONCEPTUAL LAYOUT PLAN
11/15/2011	CONCEPTUAL LAYOUT PLAN
11/15/2011	CONCEPTUAL LAYOUT PLAN
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11/15/2011	CONCEPTUAL LAYOUT PLAN
11/15/2011	CONCEPTUAL LAYOUT PLAN
11/15/2011	CONCEPTUAL LAYOUT PLAN

CONCEPTUAL LAYOUT PLAN
PROPOSED CHURCH
OWASHE, ALABAMA
OWASHE, ALABAMA
OWASHE, ALABAMA
OWASHE, ALABAMA
OWASHE, ALABAMA
OWASHE, ALABAMA
OWASHE, ALABAMA
OWASHE, ALABAMA
OWASHE, ALABAMA
OWASHE, ALABAMA

GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL ENGINEERING - TRANSPORTATION ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE ARCHITECTURE
OWASHE, ALABAMA 36524
OWASHE, ALABAMA 36524
OWASHE, ALABAMA 36524
OWASHE, ALABAMA 36524
OWASHE, ALABAMA 36524
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OWASHE, ALABAMA 36524
OWASHE, ALABAMA 36524

PRELIMINARY
NOT FOR
CONSTRUCTION
RECORDING
PURPOSES OR
IMPLEMENTATION

DWG NO.
11-0000
PROJECT
11-0000

EXHIBIT D CONCEPTUAL PLAN

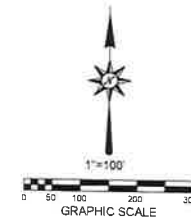
RSF-1

B2

B2

PROPOSED LEFT-IN, RIGHT-IN,
RIGHT-OUT ACCESS TO STATE HWY 181.
LOCATION HAS BEEN CONCEPTUALLY
APPROVED
BY ALDOT

SITE DATA TABLE	
PROPERTY AREA	11,200.535 SQ. FT. (0.256 AC)
LOCAL JURISDICTION	DAWSON, ALABAMA
ZONING (PROPOSED/EXISTING)	GENERAL BUSINESS ALTERNATE CHURCH
PROPOSED USE	
BUILDING HEIGHT (MAX. 13'-6")	4 STORIES OR 50'
MAX. ALLOWED (PROPOSED)	1 STORY
SITE AREAS (INTERIOR)	
BUILDING AREA	43,800 SQ. FT. (1.00 AC)
LANDSCAPED/PERVIOUS AREA	134,580 SQ. FT. (3.10 AC)
IMPERVIOUS AREA (NO BLDG.)	480,281 SQ. FT. (11.04 AC)
BOY FRONT/DEVELOPMENT	
HIGHWAY 181	200'
PARKING (4' x 18' SPACES)	
REQUIRED	300
1 SPACE PER 4 SEATS	300
PROVIDED	
STANDARD	800
ADA ACCESSIBLE	18
TOTAL	800
BUILDING SETBACKS (SEC. 14-8)	
FRONT (TO HWY 181)	30' SOUTH 25' NORTH
SIDE	0
REAR	0
PERMITTED LANDSCAPE SETBACKS (SEC. 14-8)	
FRONT (TO HWY 181)	15' SOUTH 8' NORTH
SIDE	0
REAR	0
STORM WATER MANAGEMENT (RETENTION)	
24-HR DESIGN STORMS	2, 5, 10, 25, 50 & 100
WATER QUALITY	1.1"
MAX. SLOPE	1.1"
EMERGENCY SPILL WAY	100-YR
MIN. SETBACK TO FROM PROPERTY LINE TO BERM	5'-2'
MINIMUM FREEDOM	
MAINTENANCE EASEMENT/ACCESS 20' WIDE, SLOPE < 15%	



DATE	DESCRIPTION
10/1/2018	CONCEPT LAYOUT PLAN
10/1/2018	CONCEPT LAYOUT PLAN
10/1/2018	CONCEPT LAYOUT PLAN
10/1/2018	CONCEPT LAYOUT PLAN
10/1/2018	CONCEPT LAYOUT PLAN
10/1/2018	CONCEPT LAYOUT PLAN
10/1/2018	CONCEPT LAYOUT PLAN
10/1/2018	CONCEPT LAYOUT PLAN
10/1/2018	CONCEPT LAYOUT PLAN
10/1/2018	CONCEPT LAYOUT PLAN

CONCEPT LAYOUT PLAN
PROPOSED CHURCH
11111 STATE HWY 181, DAWSON, ALABAMA
CHURCH OF THE HIGHLANDS

GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL ENGINEERING - TRANSPORTATION ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE ARCHITECTURE
11111 STATE HWY 181, DAWSON, ALABAMA 35944
TEL: 205.442.3331 FAX: 205.442.3331
www.gonzalez-strength.com

PRELIMINARY
NOT FOR
CONSTRUCTION,
RECORDING
PURPOSES OR
IMPLEMENTATION

DWG NO.
11111
REV.
11111
PROJECT
11111

Adjacent Property Owners For Church of the Highlands (PPIN # 362662 & 362663)						
Parcel Number	PPIN	Owner Name	Address	City	State	Zip
05-43-02-03-0-000-002.225	362663	MALBIS PLANTATION INC	29470 ST HWY 181	DAPHNE	AL	36526
05-43-02-03-0-000-002.224	362662	MALBIS PLANTATION INC	29470 ST HWY 181	DAPHNE	AL	36526
05-43-02-03-0-000-004.000	41581	EXCHANGE DAPHNE APARTMENTS L L C	3300 NORTHEAST EXPY NE BLDG 6	ATLANTA	GA	30341
05-43-02-03-0-000-002.087	170060	MALBIS PLANTATION INC	29470 ST HWY 181	DAPHNE	AL	36526
05-43-02-03-0-000-003.007	367364	INDUSTRIAL DEVELOPMENT BOARD OF THE CITY AND OF THE CITY OF DAPHNE	P O BOX 400	DAPHNE	AL	36526
05-43-02-03-0-000-003.005	367366	INDUSTRIAL DEVELOPMENT BOARD OF THE CITY AND OF THE CITY OF DAPHNE	P O BOX 400	DAPHNE	AL	36526
05-43-01-02-0-000-006.001	34201	JOHNSON, JOSHUA E ETAL JOHNSON, JESSICA AND LYNN	28230 STATE HIGHWAY 181	DAPHNE	AL	36526
05-43-01-02-0-000-006.002	6765	YELDON, TIMOTHY A JR	P O BOX 2871	DAPHNE	AL	36526
05-43-01-02-0-000-006.003	41868	FRANKS, PAUL NORMAN ETUX PEGGY ANN	10065 PLANTATION DR	DAPHNE	AL	36526
05-43-01-02-0-000-006.031	4104	JOHNSON, BETTY C	10044 PLANTATION DR	DAPHNE	AL	36526
05-43-01-02-0-000-006.032	4102	SNEDIGAR, ETHAN N ETAL SNEDIGAR, SADEE	28100 STATE HIGHWAY 181	DAPHNE	AL	36526
05-43-01-02-0-000-006.033	31388	NELSON, MALCOLM R ETAL NELSON, CHERYL OD AND OM	28070 ST HWY 181	DAPHNE	AL	36526
05-43-01-02-0-000-006.034	14282	FORD, MATTHEW ETUX BETHANY	28040 STATE HIGHWAY 181	DAPHNE	AL	36526
05-43-01-02-0-000-006.035	32309	DAILEY, ANITA W	28020 STATE HIGHWAY 181	DAPHNE	AL	36526
Authorized Agents For Applications						
		CHURCH OF THE HIGHLANDS C/O BRUCE ADAMS	3660 GRANDVIEW PKWY STE 400	BIRMINGHAM	AL	35243
		GONZALEZ STRENGTH AND ASSOCIATES, INC C/O TODD SMITH	1550 WOODS OF RIVERCHASE DR STE 200	HOOVER	AL	35244
		ARCTERRA, INC. C/O BRIAN HARRIS	5268 GREYSTONE WAY	HOOVER	AL	35242

COMMUNITY DEVELOPMENT



March 15, 2024

Dear Sir/Ma'am,

NOTICE OF PUBLIC HEARING

A petition for PRE-ZONING will be considered by the Daphne Planning Commission for Malbis Plantation, Inc. containing 28 acres +/- located due west of the intersection of Plantation Drive and Alabama Highway 181, zoned B-4, Major Commercial, and RSF-1, Residential Single Family, Baldwin County District 15, to be pre-zoned to B-2(a), General Business Alternate. 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, March 20, 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, March 28, 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

Malbis Plantation, Inc. Pre-Zoning Amendment

PRE-ZONING AND ANNEXATION LEGAL DESCRIPTION

Lot 1 and Lot 2, Malbis Business Park, according to the plat thereof of, as recorded on Slide 0002540-F in the Office of the Judge of Probate of Baldwin County, Alabama.

COMMUNITY DEVELOPMENT INTERNAL MEMORANDUM

DATE: April 1, 2024
TO: Office of the City Clerk
FROM: Adrienne Jones, AICP, Director of Community Development
SUBJECT: Malbis Plantation, Inc. Annexation Petition (Item #4)

A handwritten signature in black ink, appearing to be "AG", is written over the "FROM:" line of the memorandum.

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

LOCATION: Due west of the intersection of Plantation Drive and Alabama Highway 181

RECOMMENDATION: At the March 28, 2024 regular meeting of the City of Daphne Planning Commission, eight 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 Map (Exhibit B-1)
6. Zoning Exhibit (Exhibit B-2 and B-3)
7. Conceptual Site Layout (Exhibit C and D)

MALBIS PLANTATION, INC ANNEXATION PETITION



MALBIS PLANTATION, INC. ANNEXATION REQUEST

The applicant proposes to annex the subject property into the corporate limits. The site meets the contiguity requirement because it abuts the Daphne Innovation + Science Complex (DISC) site to the north as well as Alabama State Route 181 (Highway 181), a road right-of-way which is inside the Daphne city limits.

RECOMMENDATION

The Comprehensive Plan encourages expansion and annexation of land contiguous to the existing corporate limits. Both staff and the Planning Commission recommend approval of the request to annex this property into the City of Daphne.

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

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

23-2 PROCEDURE FOR ZONING NEWLY ANNEXED LAND

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

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

(_____)

The undersigned corporation, Malbis Plantation, Inc., files this petition with the Clerk of the City of Daphne requesting the property hereafter described, commonly referred to as, Lot 1 & 2 of Malbis Park I, 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, Malbis Plantation, Inc., 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: B-2a

Any other conditions which may apply upon annexation:

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: LS

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: LS

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

Initials: LS

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: LS

SELECT ONE OF THE FOLLOWING OPTIONS

☒ Option# 1: We do hereby request pre-zoning of the subject property to the following zoning classification(s): B 2a, and certify that a petition for rezoning, associated fees and documents have been submitted prior to or concurrently with this petition.

Initials: LS

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 February, 2024.

Legal Description Attached (Exhibit A)? X Map or Survey Attached (Exhibit B)? X
Recorded Subdivision Plat OR Preliminary/Final Subdivision plat approved by Planning Commission Attached (Exhibit C)? X Acreage 28 Ac.
Subdivision Name Malbis Business Park I Lot Number(s) 1 & 2

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

Signature: LS [Signature] Signature: _____

Printed Name: Lewis Sterling Printed Name: _____

Mailing Address: Address Mailing Address: 201 Bellaire Dr

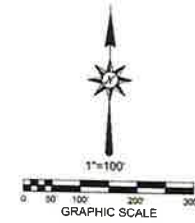
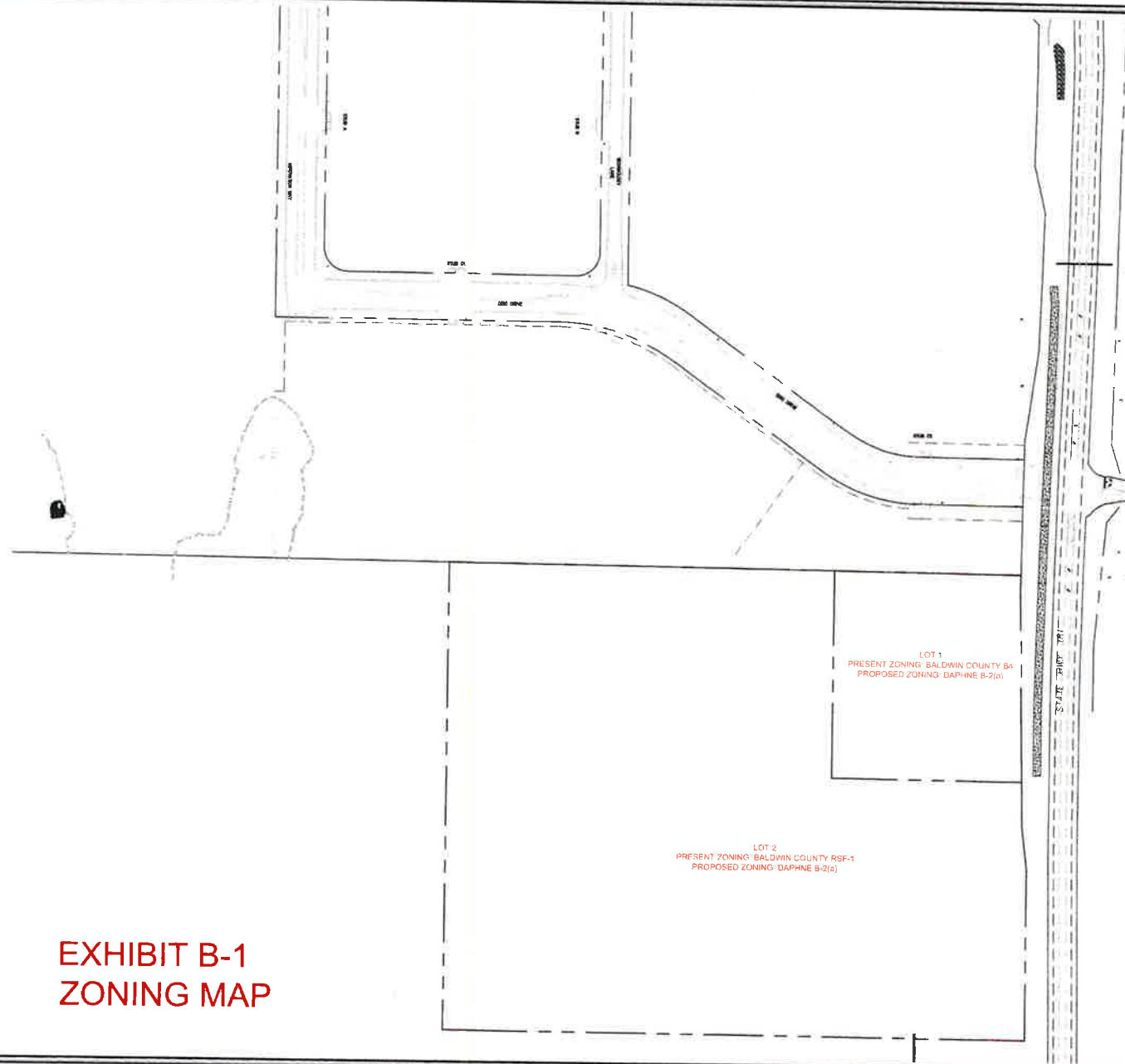
New Orleans, LA 70124

EXHIBIT A

LEGAL DESCRIPTION

Lots 1 and 2, Malbis Business Park, according to the plat thereof of, as recorded on Slide 0002540-F, in the Office of the Judge of Probate of Baldwin County, Alabama.

EXHIBIT B-1 ZONING MAP



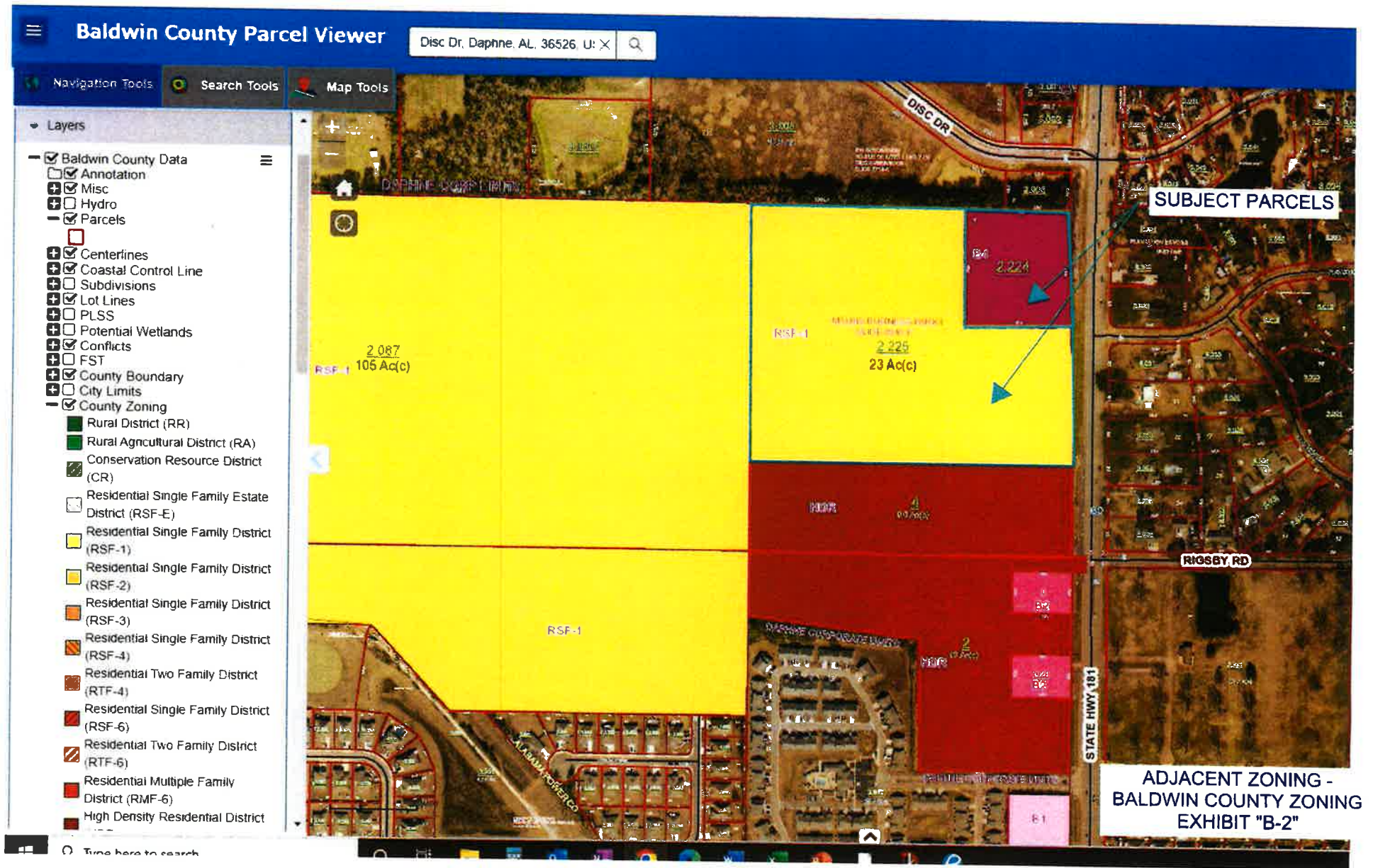
NO.	REVISION	DATE
1	ISSUED FOR CONCEPT APPROVAL	11/15/2013
2		
3		
4		
5		

ZONING MAP
PROPOSED CHURCH
CHURCH OF THE HIGHLANDS
BALDWIN COUNTY, ALABAMA
BIRMINGHAM, ALABAMA

GONZALEZ, STRENGTH & ASSOCIATES, INC.
CIVIL ENGINEERING, TRANSPORTATION ENGINEERING, LAND SURVEYING
LAND PLANNING - LANDSCAPE ARCHITECTURE
1000 15th Avenue North, Suite 200
Birmingham, Alabama 35203-1500
Phone: (205) 948-3388
Fax: (205) 948-3389
www.GonzalezStrength.com

PRELIMINARY
NOT FOR
CONSTRUCTION,
RECORDING
PURPOSES OR
IMPLEMENTATION

DWG NO.
C1-R-1
PROJECT
27-0490



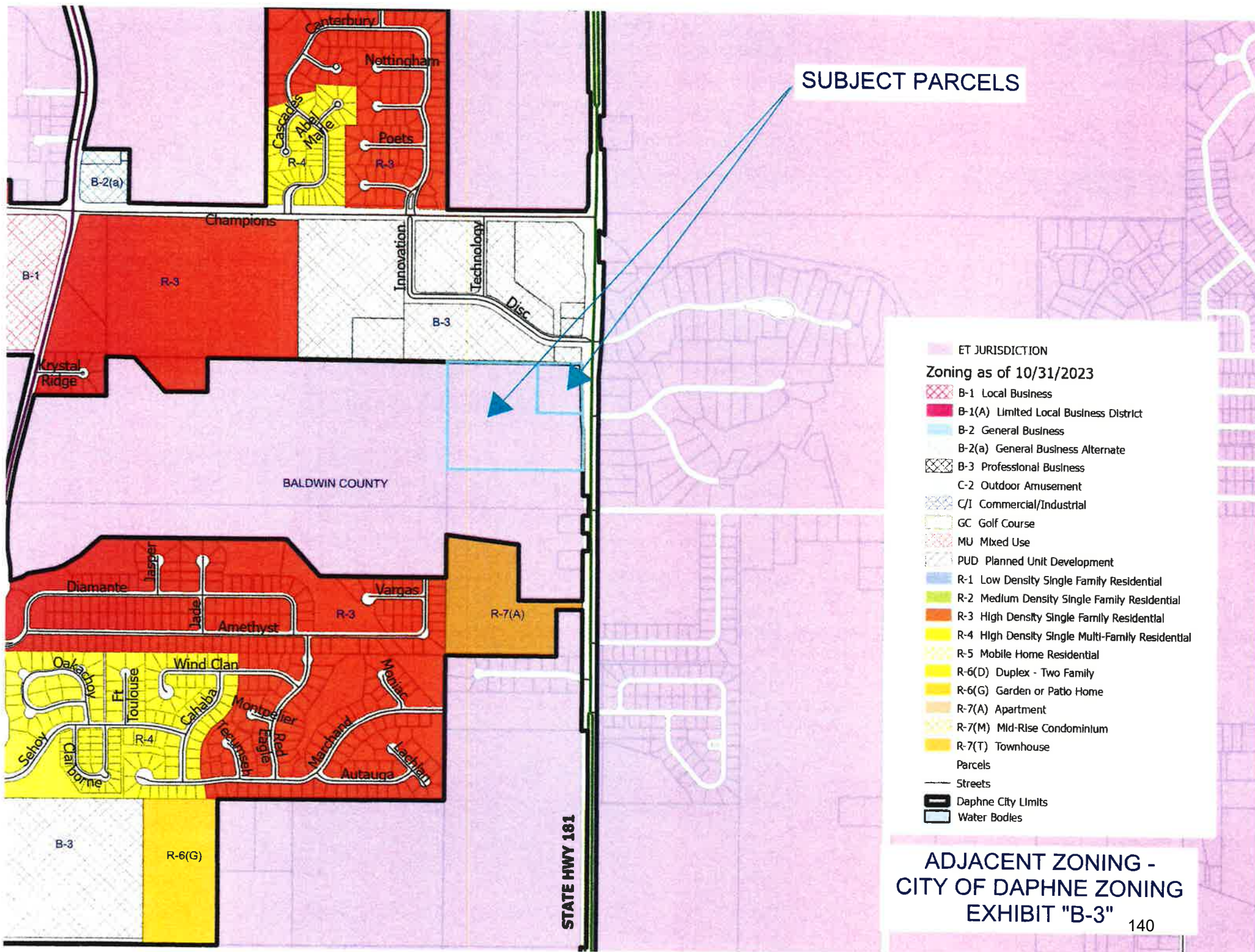


EXHIBIT D CONCEPTUAL PLAN

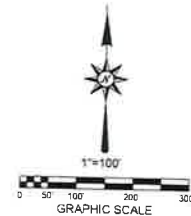
RSF-1

B2

B2

PROPOSED LEFT-IN, RIGHT-IN,
RIGHT-OUT ACCESS TO STATE HWY 181.
LOCATION HAS BEEN CONCEPTUALLY
APPROVED
BY ALDOT

SITE DATA TABLE	
PROPERTY AREA	±1,220.635 SF / ±0.028 ACRES
LOCAL JURISDICTION	DAPHNE, ALABAMA
ZONING (PROPOSED)	18-2(M) GENERAL BUSINESS ALTERNATE CHURCH
BUILDING HEIGHT (SEC. 12-4)	4 STORIES OR 37' 1 STORY
SITE AREAS (INTERIOR)	43,000 SF (5.58%)
BUILDING AREA	134,888 SF (11.04%)
LANDSCAPE/PERVIOUS AREA (NO BLDG)	480,291 SF (7.2 04%)
ROW LENGTHS (LENGTHS)	200'
PARKING (24' x 12' SPACES) REQUIRED	300
PROVIDED	400
STANDARD	18
TOTAL	638
BUILDING SETBACKS (SEC. 18-6)	100'
FRONT (US HWY 181)	30' SOUTH, 20' NORTH
SIDE	30' SOUTH, 20' NORTH
REAR	20'
PERIMETER LANDSCAPE SETBACKS (SEC. 18-6A)	22'
FRONT (US HWY 181)	15' SOUTH, 8' NORTH
SIDE	15' SOUTH, 8' NORTH
REAR	8'
STORM WATER MANAGEMENT (DETENTION)	2' x 12' x 20' x 4' x 100'
WATER QUALITY	1.1'
MAX SLOPE	3.1
EMERGENCY SPILL WAY	100'-0"
MIN SETBACK 20' FROM PROPERTY LINE TO BERM	5' - 3'
MAXIMUM DEPTH	5' - 3'
MINIMUM FREEBOARD	5' - 3'
MAINTENANCE EASEMENT ACCESS 20' WIDE, SLOPE < 15%	



CONCEPT LAYOUT PLAN
PROPOSED CHURCH
CHURCH OF THE HIGHLANDS

GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL ENGINEERING - TRANSPORTATION ENGINEERING AND SURVEYING
LAND PLANNING - LANDSCAPE ARCHITECTURE
1500 PROGRESS BLVD., SUITE 200
HOUSTON, ALABAMA 35894
PHONE: (205) 845-2000
FAX: (205) 845-2000
www.gonzalez-strength.com

PRELIMINARY
NOT FOR
CONSTRUCTION,
RECORDING
PURPOSES OR
IMPLEMENTATION

DWG NO.
C11-01
PROJECT
23-0416

COMMUNITY DEVELOPMENT



February 23, 2024

Estate of Georgianne Simms by Carl Johnson, Executor
P.O. Box 489
Foley, AL 36536

Subject: Estate of Georgianne Simms Pre-zoning Project Status #PZA24-02
Estate of Georgianne Simms Annexation Project Status #ANX24-02

Dear Estate of Georgianne Simms by Carl Johnson, Executor,

On February 22, 2024, the Daphne Planning Commission set forth a favorable recommendation to the City Council to annex and pre-zone the 0.75-acre subject property to B-2(a), General Business Alternate within the city limits of the City of Daphne.

Documentation will be forwarded for further processing. If you have any questions, feel free to contact me.

Sincerely,

Adrienne D. Jones, AICP
Community Development Director

cc: Aaron Collins – Email
City Clerk - Email
File

**CITY OF DAPHNE, ALABAMA
RESOLUTION 2024- 15**

**APPROPRIATION: ADDITIONAL ENGINEERING – MAIN STREET
REVITALIZATION PHASE 1**

WHEREAS, Ordinance 2023-35 approved and adopted the Fiscal Year 2024 Budget on September 18, 2023; and

WHEREAS, subsequent to the adoption of the Fiscal Year 2024 budget, the City Council has determined that certain appropriations are required and should be approved and made a part of the Fiscal Year 2024 budget; and

WHEREAS, the City has previously engaged Jade Consulting to provide professional services in the amount of \$848,525 for Civil Design and Construction Document Preparation for Phase 1 of the Main Street Revitalization from Potters Mill Avenue to Lott Park and used occupancy fee proceeds to fund this agreement in Ordinance 2023-07; and

WHEREAS, the City has received a contract amendment in the amount of \$20,600 from Jade Consulting for additional work related to the right of way and topographical survey and ground penetrating radar for the location of utility lines on the aforementioned professional services contract; and

WHEREAS, Ordinance 2022-56 provides for an occupancy fee to be deposited into the Lodging Tax Fund that can be appropriated by the City Council pursuant to applicable law; and

WHEREAS, the City Council wishes to use the occupancy fee proceeds to fund the amendment to the professional services agreement with Jade Consulting in the amount of \$20,600 for Phase I of the Main Street Revitalization.

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

1. Funds in the amount of **\$20,600** from the **Lodging Tax Fund** are appropriated and made a part of the Fiscal Year 2024 budget for additional professional services for the Civil Design and Construction Document Preparation of Phase 1 of the Main Street Revitalization.
2. The Mayor is hereby authorized and directed to do or perform or cause to be done or performed in the name of and behalf of the City such other acts, and to execute, deliver, file and record such other instruments, documents, certificates, notifications and related documents, all as shall be required by law or necessary or desirable to carry out the provisions and purposes of this resolution.

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

**CITY OF DAPHNE, ALABAMA
RESOLUTION 2024-16**

**A RESOLUTION RATIFYING THE CITY OF DAPHNE PLANNING COMMISSION'S
ADOPTION OF THE ENVISION 2042 COMPREHENSIVE PLAN**

WHEREAS, the City of Daphne Planning Commission (the "Planning Commission") has been engaged in a comprehensive planning process known as Envision Daphne 2042; and

WHEREAS, the Envision Daphne 2042 Comprehensive Plan has been developed through a public process that included input from citizens, businesses, and stakeholders; and

WHEREAS, in the preparation of the Envision Daphne 2042 Comprehensive Plan, the Planning Commission has made careful and comprehensive surveys and studies of present conditions and future growth of the City of Daphne with due regard to its relation to neighboring territory; and

WHEREAS, the Envision Daphne 2042 Comprehensive Plan has been prepared with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the City of Daphne and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity, and general welfare as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements; and

WHEREAS, the Envision Daphne 2042 Comprehensive Plan sets forth a vision for the future physical development of the City of Daphne and a plan for achieving that vision; and

WHEREAS, prior to adopting the Envision Daphne 2042 Comprehensive Plan, the Planning Commission held a public hearing on March 28, 2024, duly noticed to the public pursuant to Alabama Code § 11-52-10; and

WHEREAS, at its regular meeting of March 28, 2024, following a public hearing, the Planning Commission approved a resolution adopting the Envision Daphne 2042 Comprehensive Plan and recommending ratification of same to the City Council of the City of Daphne.

NOW, THEREFORE, BE IT RESOLVED that the **CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA**, hereby ratifies the Planning Commission's adoption of the Envision Daphne 2042 Comprehensive Plan, including without limitation each of the maps and descriptive matters contained therein, as presented to the Planning Commission at its regular meeting of March 28, 2024, and as shall be attached to the Minutes of said meeting.

ADOPTED this _____ day of April, 2024.

Robin LeJeune, Mayor

ATTEST:

Candace G. Antinarella, MMC, City Clerk



COMPREHENSIVE CITY PLAN

Adopted by Planning Commission
Resolution #2024-01 on March 28, 2024

Collaboration, teamwork, and expertise are required to achieve effective city planning. The Envision Daphne 2042 Comprehensive Plan was developed within the framework of all three. Input and direction were provided by the plan's Advisory Group, the Planning Commission, City leadership focus groups and the community at-large. Those serving in some official capacity are listed below. A host of citizens and interested persons, numbering in the thousands, contributed as well. Envision Daphne 2042 is a product of their combined work. This outstanding civic effort is is recognized and deeply appreciated.

City Council

Mayor, Robin LeJeune
District 1 - Tommie Conaway
District 2 - Steve Olen
District 3 - Joel D. Coleman
District 4 - Doug Goodlin
District 5 - Ron Scott
District 6 - Benjamin Hughes
District 7 - Angie Phillips

Planning Commission

Chairman, Andrew Prescott
Vice Chairman, John Peterson
Secretary, Kevin Spriggs
Nathan Jones
Kimberly Samry
Richard Johnson
Ex-Officio Members
Councilman Steve Olen
Adam Manning
Ronnie Huskey, Director of Public Works

Advisory Group

Andy Bobe
Chris Bradley
Tracie Brown
Fletcher Comer
Drew Dolan
Jason Goffinet
Ben Hughes
Freddie Johnson
Adrienne Jones
Scott Koser
Geoff Lane
Hollie LeJeune
Robin LeJeune
Suntrease Maynard
Taylor Norton
Steve Olen
Becky Parkes
Tim Patton
Scott Polk
Oliver Roberts
Marina Simpson
Doug Stephens
Troy Strunk
Casey Williams

City Staff

Adrienne D. Jones, AICP,
Director of Community Development
Pat Johnson, Administrative Assistant
Jan Vallecillo, Planning Coordinator
Natasha Miles, Planner
K. Bond, GIS Analyst
Troy Strunk, P.L.A., Exec. Director of City Development
Joshua Newman. P.E., City Engineer
Eric Butler, C.B.O, Building Official
Jesi Ward, Environmental Programs Manager

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1. INTRODUCTION

An aerial photograph of a town, showing streets, buildings, and trees, with a solid blue color overlay. The text is positioned in the upper left quadrant of the image.

"The axis of the earth sticks out visibly through the center of each and every town or city."

Oliver Wendell Holmes

ABOUT ENVISION DAPHNE 2042

Envision Daphne 2042 is a comprehensive plan for the city’s long term future growth and development. The plan's intention is to help shape the future of Daphne's economy, development patterns, health, sustainability, resiliency, and overall urban design.

Envision Daphne was commissioned in the fall of 2021. Daphne initiated the planning process in order to create a fresh vision and an updated planning approach for a rapidly growing and changing city. Given that Daphne is the fastest growing city in Alabama, growth has presented itself as one of the most important issues for Daphne's future. Rapid growth is creating an evolving landscape characterized by the conversion of many forest and agricultural areas into new neighborhoods, shopping areas and community facilities.

In addition to growth, Daphne's future challenges include the related aspects of environmental management, creating a balanced mobility network, expansion of city limits, and implementing best development practices and sound community design principles. Envision Daphne 2042 seeks to better understand the impact of these challenges, explore the city’s best potential, and establish a plan to manage and guide the future.

Envision Daphne 2042 reflects the broad community input of thousands of participants and hundreds of hours of in-depth study and discussion. Envision Daphne 2042 establishes a vision for the future and a comprehensive action agenda designed to achieve it.

Photos from left to right, top to bottom:
Local Playground
Olde Towne Cottage
Jubilee Festival Award Winner



KEY TOPICS COVERED IN THIS CHAPTER:

- » *About Envision Daphne 2042*
- » *Alabama Planning Statutory Requirements*
- » *Envision Daphne 2042 Planning Process*
- » *Evolving Planning Practices*
- » *Current Planning in Daphne*



“*Envision Daphne 2042 establishes a vision of the city within the framework of Alabama planning law and establishes the foundation for implementation through policies, projects and administration.*”

ALABAMA PLANNING STATUTORY REQUIREMENTS

Envision Daphne 2042 is created under authority granted to the city under state statute. Alabama empowers all cities to create and adopt plans under Section 11-52-2 of the Alabama Code. Under State law, there are eight classes of cities established based on population as of the 1970 census. Some planning requirements vary by class of city and whether council-manager or strong mayor form of government. However, as a Class 8 City, there are no special requirements for Daphne.

Comprehensive Plan Components

Under Alabama planning law, a city's planning commission is charged with making “careful and comprehensive surveys and studies of present conditions and future growth of the municipality and with due regard to its relation to neighboring territory”. In so doing, the law states that plans shall provide recommendations for the general location, character, and extent of the following elements of the community:

- Streets, viaducts, subways, bridges, waterways, waterfronts, boulevards, and parkways
- Playgrounds, squares, and parks
- Aviation fields and other public ways, grounds and open spaces
- General location of public buildings and other public property
- General location and extent of public utilities and terminals, whether publicly or privately owned or operated, for water, light, sanitation, transportation, communication, power, and other purposes
- Removal, relocation, widening, narrowing, vacating, abandonment, change of use, or extension of any of the foregoing ways, grounds, open spaces, buildings, military installations, property, utilities, or terminals
- A zoning plan for the control of the height, area, bulk, location, and use of buildings and premises

The Planning Commission

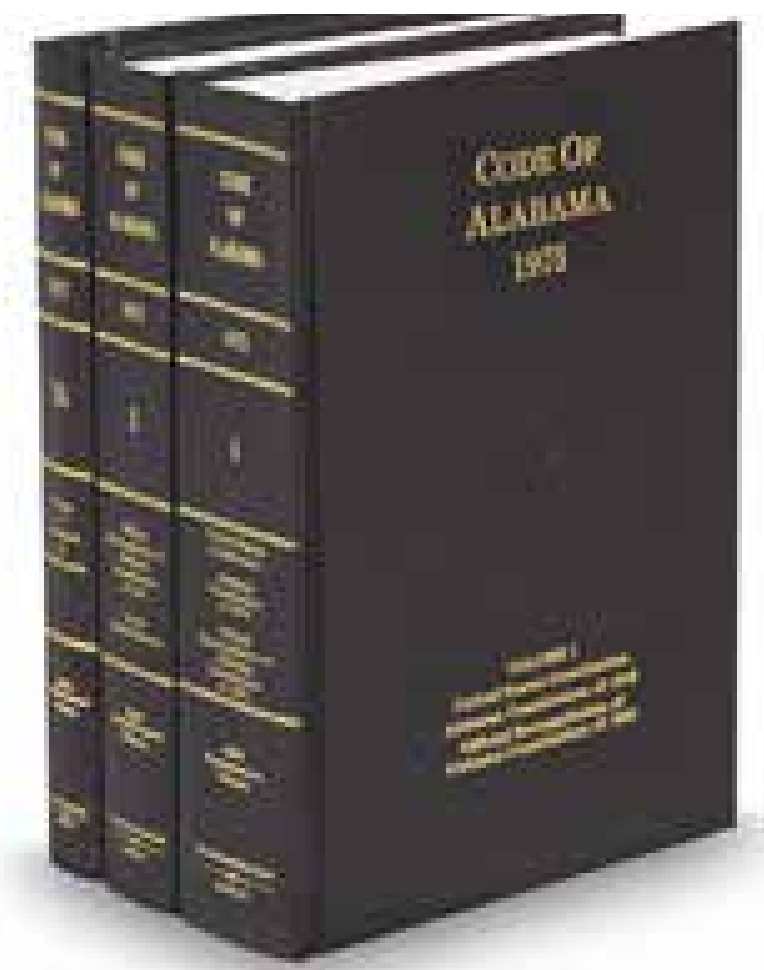
A city's planning commission is empowered to carry out the plan making process. Under Alabama law, planning commissions are composed of nine members and include:

- The mayor or the mayor's appointee
- An administrative official of the city selected by the mayor
- A member of council selected by the council serving ex officio
- 6 members appointed by the mayor, if the mayor is elected

Appointed members are to serve six years except the ex-officio member who serves his or her term. Members may be removed for inefficiency, neglect, or malfeasance. Planning commissions must hold at least one regular meeting a month.

Comprehensive Plan Adoption and Effect

Once developed, a plan must be adopted in order to be official. Alabama Code, Section 11-52-8 references the adoption of a “master plan” which serves as the basis for comprehensive planning. Comprehensive plans are to be adopted by the planning commission rather than the City Council, although it is common for councils to officially endorse comprehensive plans. The planning commission is empowered to adopt the plan in parts or in whole, and to amend it at will. After adoption, the plan is intended to guide community development decisions for both the public and private sectors. A plan's primary influence on private investment is to serve as the basis for development policies and codes, primarily zoning. Influence on public investment occurs as recommendations are implemented through public development projects. In the case of public investment, Alabama planning law in Section 11-52-11 requires that “Whenever the commission shall have adopted the master plan of the municipality or of one or more major sections or districts thereof, no street, square, park, or other public way, ground or open space or public building or structure or public utility, whether publicly or privately owned, shall be constructed or authorized in the municipality or in such planned section and district until the location, character, and extent thereof shall have been submitted to and approved by the commission...” However, a city council has the final authority over such projects.



ENVISION DAPHNE 2042 PLANNING PROCESS

The comprehensive city planning process is an intensive effort completed over an extended period of time. The best processes allow for many voices and perspectives on the future of the city to be heard. This extended process is carried out in phases which typically consist of the following:

- 1. The study and analysis of existing conditions as a basis for assessing future conditions
- 2. The creation of a future community development vision
- 3. The development of a plan addressing current conditions and future aspirations
- 4. A program of implementation.

These steps can be summarized under the headings of discovery, direction, design, and implementation.

The discovery process is phase one in the city planning process. Discovery involves the investigation and analysis of objective community development data to understand existing community dynamics that are at work in the community and the processes of change that are occurring.

Phase two is the phase of direction. Activity in this phase develops overall long term community vision, values, and goals. The development of vision, values and goals is based on the analysis produced in discovery. An essential additional component is intentional, broad and thorough community engagement. This engagement typically poses questions to the community such as:

- Where and how will growth occur in the future?
- How can neighborhoods be preserved or redeveloped?
- What mobility improvements are needed?
- What are priority development needs?
- How will the local economy be developed?
- How will the local environment be managed and protected?

The outcome of an effective direction phase is the identification of long-term planning vision and values for achieving a better community. Approaches for developing vision during the engagement process include planning workshops, focus groups sessions, and citizen surveys. Each of these methods was used in Envision Daphne 2042 and each is more fully described in later sections.

Phase three of the planning process is design. The design phase centers on the creation of the plan itself and is rooted in the results of the prior two phases. Creation of the plan involves developing narrative, graphic illustrations, and mapping that specifically convey the plan's vision to a general time horizon of 20 years.

In addition to the required elements listed earlier, Envision Daphne 2042 addresses other important components of the city's future. These include neighborhood design, community character, future expansion, and economic development.

The final two phases of the planning process focus on implementation and follow-up. Implementation requires the creation of achievable strategies aimed at producing intended results of the plan. Strategies will typically address development policies, public and private project investments, and methods of administration or management. Zoning is one of the most fundamental aspects of plan implementation.

Implementation may also include projects involving the investment of public funds in support of, and in coordination with, private sector efforts that align with community priorities. Capital improvement programming, for example, can provide clear and systematic guidance for public investments, eliminating the pitfalls of haphazard budgeting without a clear goal or conflicting with public priorities. Other initiatives may involve incentives to achieve development goals.



Below: Drone view of Olde Towne
Right: Planning Process Diagram





CONTINUALLY EVOLVING PLANNING PRACTICES

Plans require the development of extensive data sets including information on population, economics, environment, mobility and development patterns. In the not distant past, this information was not readily accessible. Now, however, overwhelming volumes of data are electronically available from State and Federal sources, government agencies, and private sources. This data is frequently organized and packaged in ways that render previous methods of detailed data reproduction obsolete. Where pages of data once provided a substantial amount of plan content, this data can now be summarized and primary sources cited.

Similar conditions exist regarding mapping in the planning process. Internet-based services such as Google Earth, Apple, Bing Maps, and a variety of online geographic information systems are readily accessible. These services make geographic-based inquiry into a community convenient and simple. Because of this, energy and effort may now be concentrated on mapping and analysis in support of a community's planning vision and policy. For Envision Daphne 2042, data has been reviewed and analyzed according to the process outlines. Significant focus has been placed on the establishment of Daphne's development vision and goals, and the corresponding provisions for implementation.

A comprehensive plan should not be a static summary of a community's past trends or a catalog of existing conditions. A plan should serve as a dynamic guide to a desired future. This desire for forward momentum is captured in Envision Daphne 2042, and

the plan establishes the foundation for community transformation through design, development policy and project initiatives.

CURRENT AND PAST PLANNING IN DAPHNE

Daphne's last comprehensive city plan was adopted in 2003 and was conducted by the South Alabama Regional Planning Commission. This 2003 plan provided the foundation for the adoption and administration of the city's current zoning code. Envision Daphne 2042 builds on this planning effort.

While the comprehensive plan is foundational, other important plans and studies have been completed that have influenced development conditions in Daphne. These plans are listed and described in the table on the opposite pages. Where appropriate, the influence of these plans has been summarized and elements carried forward in Envision Daphne 2042.

Daily planning administration in Daphne is conducted by the Department of Community Development which is responsible for administering all development regulations and serves as staff to the Daphne Planning Commission. Daphne is a member of the South Alabama Regional Planning Commission and the Eastern Shore MPO which provides planning support services for Daphne.



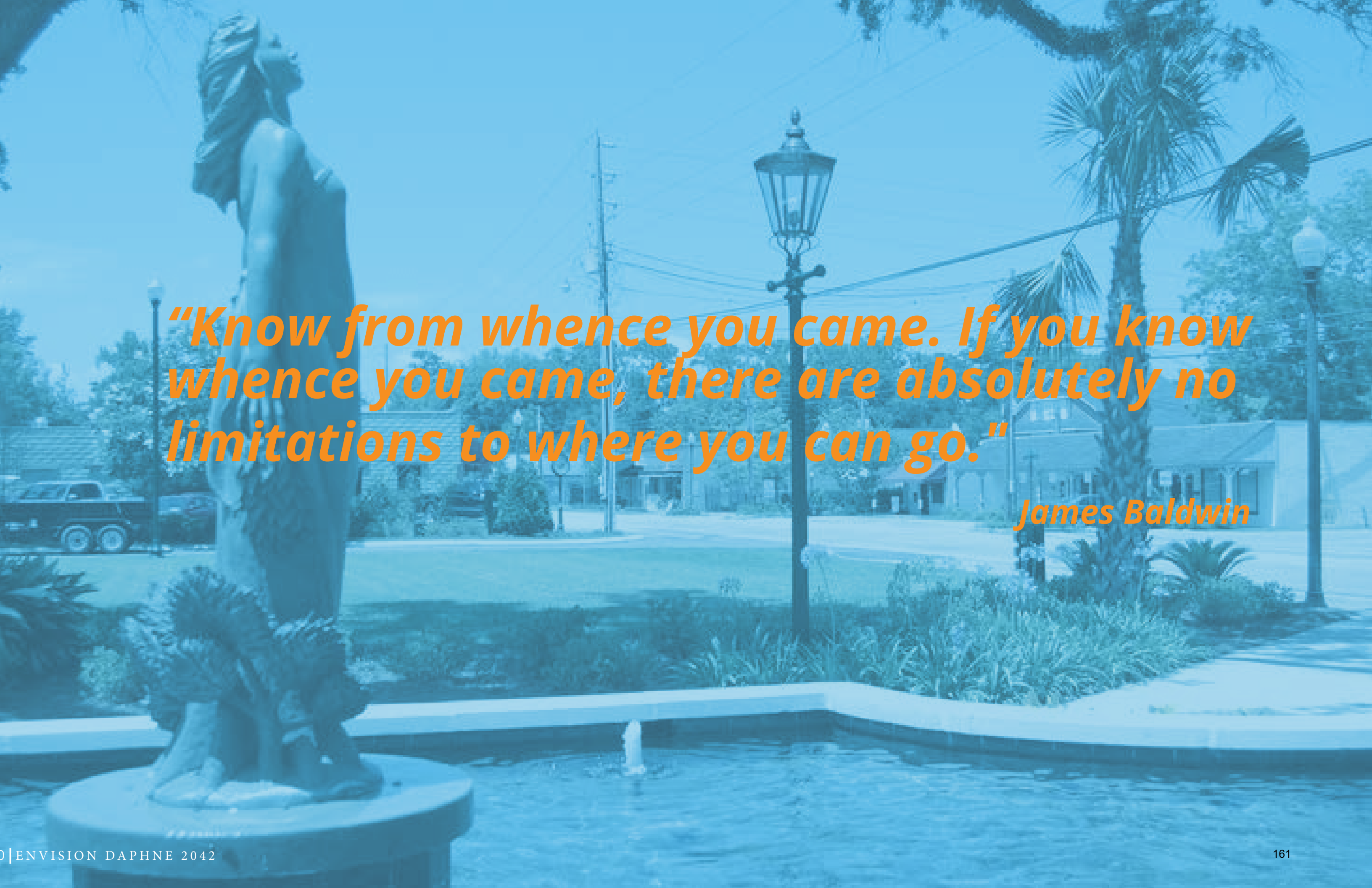
Left Upper and Lower:
Historic maps of Mobile Bay
Below:
Sunset on Mobile Bay

Past and Current Plans Influencing Daphne		
Plan or Study	Influence	
2003 Daphne Comprehensive Plan	As the city's last comprehensive plan, this plan provides the basis for Daphne's current development controls and planning program.	
2015 Eastern Shore Bicycle and Pedestrian Plan	This 2015 plan established the framework for the first comprehensive bicycle and pedestrian network on the Eastern Shore.	
2019 Comprehensive Coastal Management Plan	This plan sets out best practices for environmental management in Daphne's coastal environment.	
2021 Metropolitan Planning Organization Long-Range Transportation Plan	The Long Range Transportation plan represents a continuous planning process related to the area's mobility needs involving State, Federal and local coordination and funding.	
2023 Metropolitan Planning Organization Transportation Improvement Program	The Transportation Improvement Program represents mobility projects at the stage of implementation.	





2. BASELINE - DISCOVERING DAPHNE TODAY



*"Know from whence you came. If you know
whence you came, there are absolutely no
limitations to where you can go."*

James Baldwin

THE PURPOSE OF DISCOVERY

Realistic and achievable city plans must be rooted in a thorough knowledge and understanding of existing community development conditions. This section of discovery documents and analyzes Daphne's existing conditions and current growth dynamics. Discovery also projects future conditions based on assumptions about the city's growth prospects. Discovery is developed by analyzing the natural and built environment, population characteristics and trends, economic characteristics, development patterns, mobility network, and community support facilities.

Each of these components of the community can be studied individually. However, they are all interrelated, with each element impacting the other in an overlapping urban ecology. The overarching goal is to understand these interrelated and interdependent systems, track their dynamics, and describe the story they tell. Through the discovery process, key issues and opportunities have been identified and analyzed as a basis for considering Daphne's future possibilities.

The topics covered in this section can be studied at varying levels of detail on a spectrum ranging from a high-level macro scale to a specific micro scale. The level of study for each topic is based on an assessment at the macro scale followed by a determination of the need for more detailed analysis. This section reflects this process. Discovery begins with an overview of Daphne's history, followed by a discussion of its natural environment, on which all else depends. Discovery then proceeds to study the city's development patterns, economics, mobility network, and concludes with community facilities.

The purpose of the discovery process is to document and analyze Daphne's existing conditions and growth dynamics.

*Right : Dryer Avenue Bay Access Sign
Below : Mobile Bay Waterfront*



KEY TOPICS COVERED IN THIS CHAPTER:

- » *The Purpose of Discovery*
- » *Daphne's Historic Overview*
- » *Environmental Context*
- » *Daphne's Development Patterns*
- » *The Local Economy*
- » *Daphne's Existing Mobility Network*
- » *Community Facilities and Assets*
- » *Discovery Summary Findings*





Photos. From top left to clockwise:
 Old Daphne Courthouse
 Jackson Oak
 Daphne State Bank (Olde Towne)

DAPHNE'S HISTORIC OVERVIEW

Before the arrival of Europeans, the Native American peoples of the Tensaw, Alabama, Creek, Seminole, and Choctaw Indians lived in the area that now is known as Daphne. Historical records document visits from European and Spanish explorers around 1557. The region was under the control of the Spanish until the late 1600s. In 1773, a settled area above Daphne known as "the Village" served as a site for meetings with local Indian leaders and for conducting important business.

During the first half of the nineteenth century, the Daphne area was known by its three landings: Belrose, Hollywood, and Shorts. The town itself was settled in 1874. William Howard, a prosperous hotel owner, became the postmaster of the settlement and gave the town its name, possibly after the exotic shrub that his wife admired and planted.

By the time of the Civil War, the Daphne Methodist Episcopal Church had been erected and was used as a resting place for Union soldiers on the way to the Battle of Spanish Fort and Blakeley. The original Spanish Fort had been reinforced as Fort McDermott, one of the forts used to help protect Mobile. Here, Union soldiers lay siege in a battle that lasted several days before moving north to Blakeley.

In 1868, the Baldwin County seat was moved from the defunct town of Blakeley to Daphne. A building was constructed facing the bay, as well as a separate jail house. Daphne was the center of all county activity until the railroad was completed across the Mobile Bay delta, when train travel rivaled bay boat access to Mobile. The city of Bay Minette successfully won the legislative designation of county seat in 1900. In 1899, the Eastern Shore Missionary Baptist Association founded a school in Daphne, which, by 1916, had been transferred to the Baldwin County School System and eventually became the Baldwin County Training School.

During the first half of the nineteenth century, the Daphne area was known by its three landings: Belrose, Hollywood, and Short.

By the end of the turn of the 19th century, the community grew significantly. There was an influx of new residents who were enticed by the ideal living conditions. A colony of Italian residents was encouraged by the efforts of Alesandro Mastro-Valerio, who purchased land in 1888 to assist fellow Italians with finding homes outside of the large cities where many immigrants congregated. Many of the Italians who purchased land here settled what is today known as Belforest.

Another significant colonization effort was initiated by Jason Malbis, who developed an agricultural plantation just east of Daphne for the purpose of employing and training young Greek men in America. The colony was self-sufficient, with communal housing for workers, a religious establishment, electric power plant, cannery, dairy, icehouse, and large farm holdings. A Greek Orthodox Church was built in 1965 to honor Jason Malbis and his vision. Constructed by old country artisans using materials from the homeland, it is a landmark in architecture for the county. The Alabama State Teacher College on Mobile Bay, also called the State Normal School, operated from 1907 until 1940.

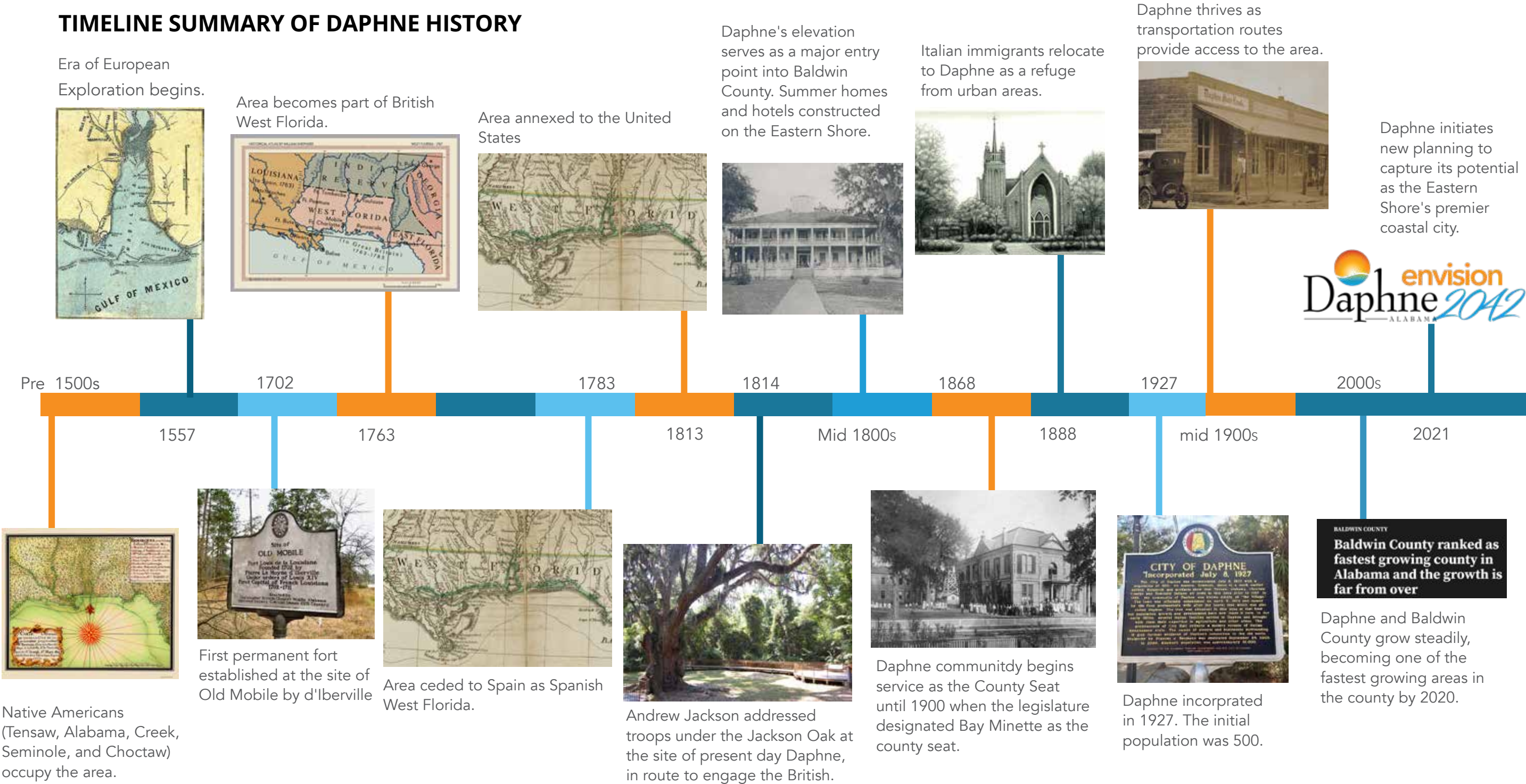
Daphne's downtown area gradually shifted from the bayfront to Main Street. The bay boat landing at Daphne was the jump-off for all points north as well as the Old Spanish Trail, the road that connected

Mobile to Pensacola. The downtown area was filled with a bustling trade, with stores such as Trione's Grocery, Bertagnollis Store. Russell Garage, Dryer's Drug Store, a barbershop, a doctor's office, banks, and restaurants. When the causeway was opened in 1927, connecting the Eastern Shore to Mobile by way of Spanish Fort (Bridgehead), the bay boat era began to fade, but the road running through the hill at Spanish Fort aided in the growth of the community there.

phenomenon known as a "Jubilee." A Jubilee - generally considered a time of great rejoicing - holds a special meaning around Mobile Bay on the Eastern Shore. To folks around Daphne and the rest of the Eastern Shore, it means a "phenomenon" which brings blue crabs, shrimp and fish swimming from the depths of the bay into the shallow waters along the shoreline, just waiting to be scooped up by those waiting to fill their ice chests. Generally, the bottom fish, such as flounder, catfish and stingrays, are the most affected. Crabs are almost always a part of the event.

Daphne is perhaps most famous for being one of the few places in the world to experience the

TIMELINE SUMMARY OF DAPHNE HISTORY



DAPHNE'S ENVIRONMENTAL CONTEXT

Daphne's location and attractiveness can be attributed to its climate, coastal environment, and natural resources. This environmental section highlights, summarizes, and assesses Daphne's significant environmental features, providing context for future growth and development. In addition, the section reviews geography, water quality, flooding and stormwater, tree cover, climate factors, and natural hazards.

Daphne's Geography

Daphne lies mainly in the Southern Pine Hills section of the East Gulf Coastal Plain region of Alabama, located on the east side of Mobile Bay. Unlike much of the coastal area, the city is situated on a high bluff. The land adjacent to Mobile Bay lies within the Coastal Lowlands section and is at or near sea level, but the transition to the Southern Pine Hills is a rapid increase in elevation to heights as high as 120 feet.

Southern mixed forests, including longleaf pines, characterize the Southern Pine Hills area. Southern mixed forests have been repeatedly logged or converted to agriculture. In cities like Daphne, the land is transforming as urbanization replaces farmland. Still, intact ecosystems within Southern mixed forests and the East Gulf Coastal Plain are among the richest ecoregions in plant and animal species. Many plant and animal species found in this area occur only in this region.

Historically, Southern mixed forests depended on fires to maintain healthy pine stands. Where fires have been suppressed, oaks and other hardwoods have overtaken the pines changing habitats and other ecosystem characteristics. Furthermore, fragmentation of the Pine Hills habitat caused by agriculture and urbanization

has resulted in a decline in native wildlife. Coupled with an increase in invasive non-native species competing with, and in some cases, out-competing native plants and wildlife, the area is undergoing significant changes to the foundation of its historical biodiversity.

The Coastal Lowlands within Daphne and surrounding areas are characterized by marshes, estuaries, and historically rich and productive marine environments. Unfortunately, sedimentation, fill, pollution, and invasive aquatic species have also damaged some areas.

Soils and Climate

The East Gulf Coastal Plain soils are thick sedimentary deposits composed of sand, silt, and clay from the Appalachian Mountains and Piedmont plateaus carried to the region by rivers and streams over millennia.

Daphne is in USDA Hardiness Zone 8b, where its short winters may result in minimum temperatures as low as 15 degrees on occasion. However, average lows do not drop below 42 degrees, and winter is generally dry. Daphne's summers are long, hot, and humid, with frequent rain. The city enjoys clearer skies from late August through May. Due to its relatively mild climate, Daphne can be enjoyed all year outdoors.

Drinking-Water Supply and Quality

Daphne Utilities serves over 11,000 customers through 180 miles of water supply pipeline. The utility can supply seven million gallons of drinking water daily with an average daily withdrawal of approximately three million gallons. Public drinking water comes from 12 wells ranging in

Unlike much of the coastal area, Daphne is situated on a high bluff.

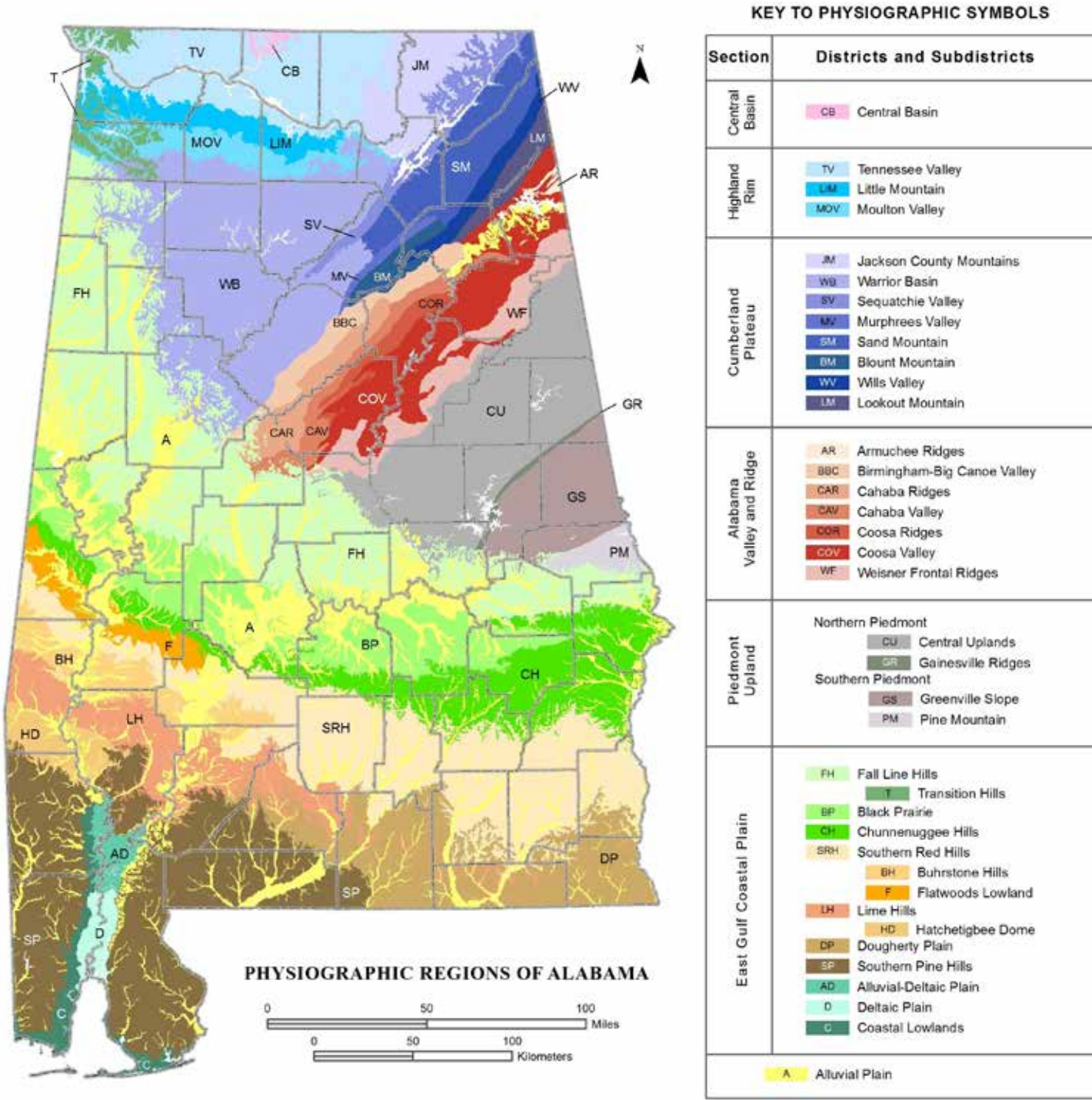
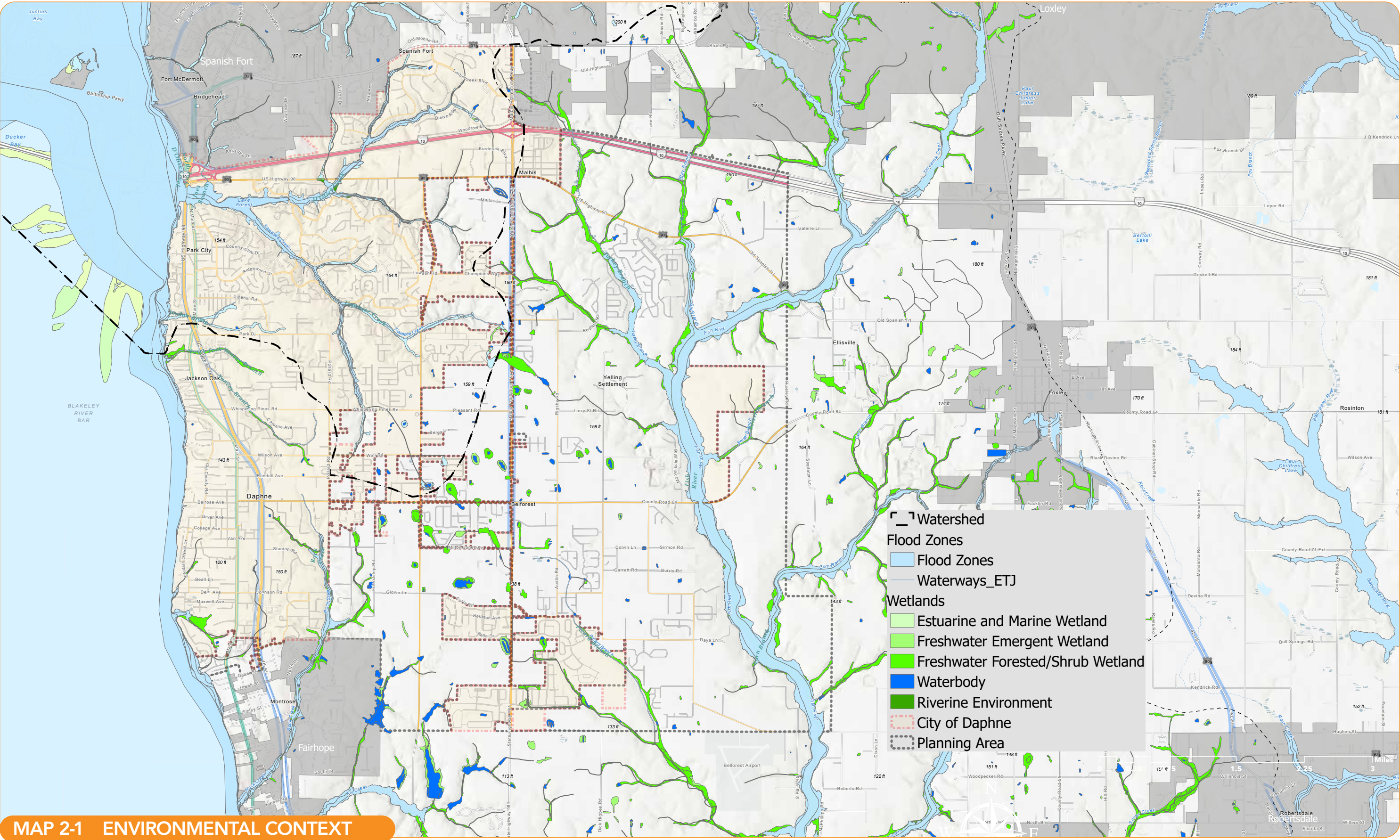


Figure 1: Physiographic Regions
 Source: Department of Geography, College of Arts and Sciences, The University of Alabama



MAP 2-1 ENVIRONMENTAL CONTEXT

depth from 250 to 450 feet. These wells draw water from the Miocene Aquifer that underlies an area of about 6,500 square miles in Alabama and Florida. The average production of groundwater within the East Gulf Coastal Plain, where the Miocene Aquifer is located, is higher than anywhere else in Alabama. Recharge of the aquifer occurs primarily through rainfall.

In addition to draws at wells, the aquifer discharges water to streams, bays, and sounds. Although the aquifers within the East Gulf Coastal Plain are at equilibrium, Daphne's groundwater levels have been declining, indicating more water is leaving than recharging.

Every year Daphne Utilities publishes a Consumer Confidence Report (CCR) to educate consumers about the public drinking water supply. Consistent with state regulations, the utility routinely tests public drinking water for various contaminants consistent with state and federal laws and regulations established by the Alabama Department of Environmental Management. The 2021 CCR indicates that the public water supply quality is good, but there are contaminants. The CCR notes these in the Table of Detected Drinking Water Contaminants, along with the likely source of the contamination. None of the contaminations represents a violation of regulatory guidelines.

Floodplains

Nearly every natural water body has an associated floodplain. In most cases, floodplains are low-lying areas next to rivers, streams, and coastal areas. A riverine floodplain consists of two main parts: a floodway, which is the main channel of the river or stream, and the floodway fringe, or the area between the floodway and the bluff. Coastal floodplains tend to be flat, relatively broad, and contain some amount of marshland.

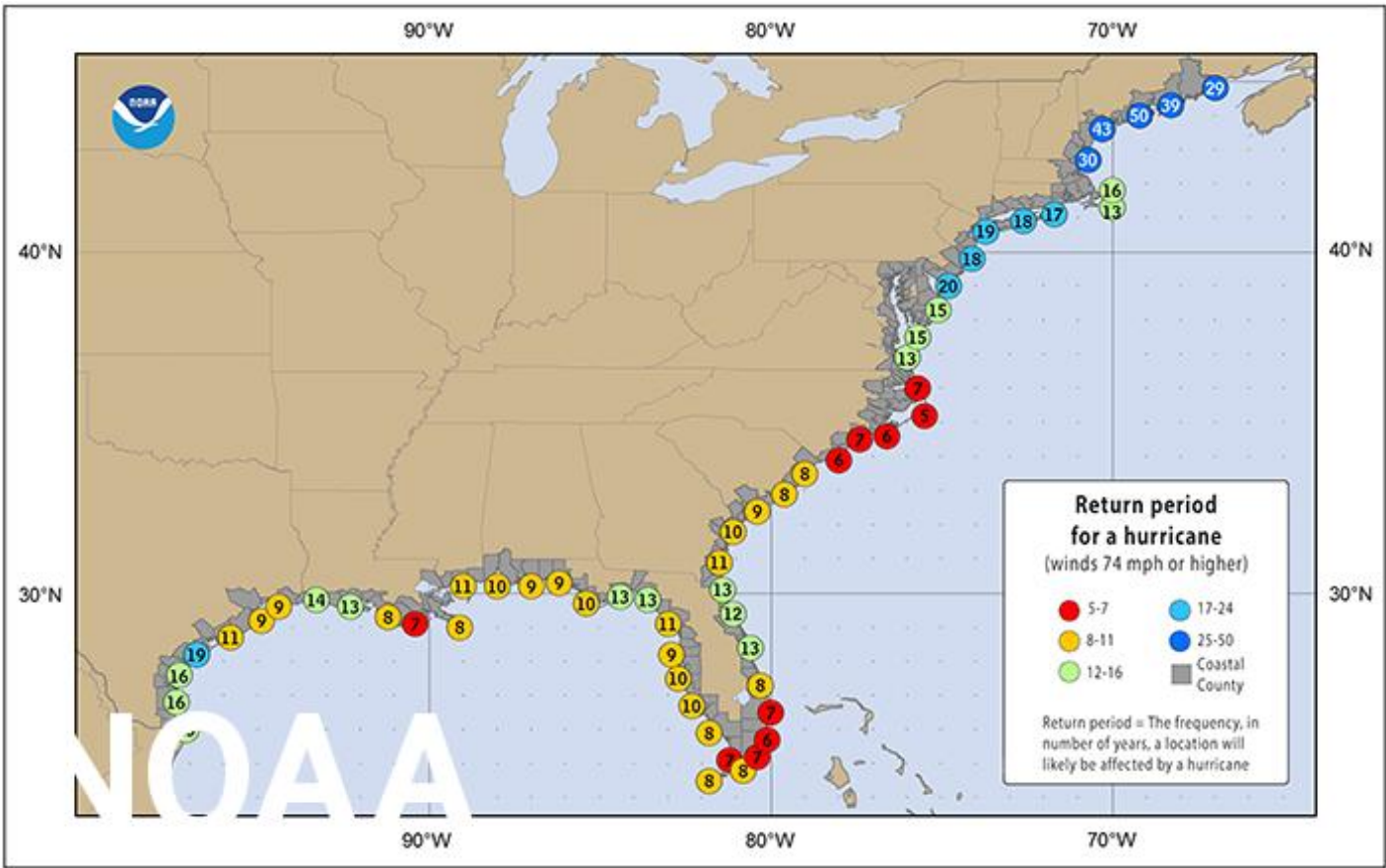
Floodplains have been used as highly productive

farmland since the advent of agriculture. Too often in the past, floodplain areas in urbanizing areas were considered waste or underused land and filled for building development. But floodplains play an essential role in the natural environment. Healthy floodplains supply critical habitats for plants and wildlife. They help to filter stormwater and maintain quality drinking water supplies. They also temporarily store floodwaters and reduce wave action protecting economic investments and public infrastructure.

Daphne has a low risk of flood due to its topography. The following maps indicate the annual chance of a flood at the one percent chance and the 30-year chance. In both instances, the area affected is relatively small and located in a designated flood hazard area close to the waterbodies with which it is associated.

Successful floodplain management is a complex balance of flood hazard, economics, and private property rights. Although development within the floodplain is possible, resulting structures and fill dirt change the flood profile and push floodwaters into new areas impacting neighborhoods and other developed areas historically free of flood events. Development within the floodplain also reduces its capacity for stormwater infiltration resulting in faster rises in water levels and more significant erosion downstream. But buffering rivers, streams, lakes, and coastal waters can help. Buffers are well known for their ability to protect streambanks, provide shade on water as well as plant and animal habitat, and allow natural stream meanders. Their ability to filter pollutants depends upon many factors, including the terrain, the soils, and the vegetative cover, but wider buffers generally yield more significant benefits.

Daphne is at low risk of flood due to its topography.



Return Period for Hurricanes

Coastal Water Quality and Wetlands

The quality of Mobile Bay is essential to wildlife and Daphne's economic and physical health.

Coastal Water Quality

The City of Daphne and Daphne Utilities have implemented a bacterial water quality sampling plan for three locations on Mobile Bay. These areas are Bayfront Park, D'Olive Bay Boat Launch, and Stedman's Landing. In addition, May Day Park is also monitored and tested separately by the Alabama Department of Environmental Management. Water samples at each location are tested for fecal coliform bacteria. Results are posted on the city's Coastal Water Quality Monitoring website.

Fecal coliform bacteria are passed through the excrement of warm-blooded animals such as humans, livestock, and wildlife and can indicate the presence of harmful disease-causing bacteria. The EPA recommends testing for e.

coli (Escherichia coli) as the best indicator of health risk from recreational contact with water. In some states, high levels of bacteria have led to closure of lakes, beaches, and shellfish-harvesting areas. Higher than normal levels of fecal coliform bacteria often result from improper waste handling in agricultural areas, septic tank failure, sewage spills, and stormwater runoff in urban areas that carries pet and wildlife waste. Fortunately, the quality of coastal waters in Daphne is good, as evidenced by periodic sampling.

Wetlands

The Environmental Context Map shows that wetlands in and around Daphne consist mainly of isolated natural impoundments in upland areas and narrow riparian systems along creeks and rivers. These are classified by the U.S. Fish and Wildlife as freshwater forested/shrub wetlands that expand into larger systems where waterways empty into the bay. The bay area

contains the largest contiguous wetland areas, classified as estuarine and marine, clustered in or near Bayfront Park, D'Olive Bay, and Blakeley River.

All wetlands provide valuable plant and animal habitats as well as storm protection in coastal areas. So many marine species either reproduce or spend the early part of their lives in estuarine and marine wetlands that these areas are referred to as the "nurseries of the sea." Around 75 percent of all commercially valuable marine fisheries, for example, depend on this environment. They also provide important recreational benefits and a natural beauty that directly contributes to the economy of Daphne and its attraction to new residents.

Estuarine and marine wetlands are also a first line of defense against damaging storm surges and wave action associated with storm events. But estuaries are fragile ecosystems easily impacted by natural and manmade events. Storms, pollution, and invasive species are common threats, but today they also face a grave risk from sea level rise. This is because the relationship between the sea and land has evolved and changed throughout the earth's history. Gradual sea-level changes are easy for wetlands to adapt to; they migrate with the waters. The relative rapid rise in sea levels today coupled with coastal development, however, means that wetlands may not be able to adapt, and many will likely disappear.

Federal regulations and requirements protect many wetlands from destruction, but local policies related to stormwater, construction, land use, and infrastructure can help protect their environmental integrity. For example, increased buffers and acquisition for perpetual conservation are two strategies that some local governments use.

Stormwater Control

Stormwater runoff that does not result in widespread flooding can still significantly impact nearby properties, public facilities, and natural

systems. The first flush of stormwater can carry a large amount of pollutants picked up from the land and surfaces such as rooftops, streets, and parking lots. Stormwater from developed areas can also race toward streams, rivers, and lakes at speeds that cause erosion and channelization and be so warm when it gets there that it changes the biology of the receiving waters. For these reasons, the U.S. Environmental Protection Agency has developed stormwater requirements impacting municipal storm sewer systems across the country. The State of Alabama currently holds a general permit that covers the City of Daphne.

Land within Daphne currently drains into one of four watersheds. Each of these watersheds is an area where precipitation flows to a given point, such as a lake, stream, river, or wetland. All four of Daphne's watersheds are associated with rivers and creeks: Tensaw River-Apalachee River, Yancey Branch, Fly Creek, and Upper Fish River.

The D'Olive Creek watershed is the city's largest and most impacted (impaired) by land use. Portions of the watershed are located within Spanish Fort, Baldwin County, and Daphne. It drains over 7,700 acres and consists of three principal tributaries: D'Olive Creek, Tiawasee Creek, and Joe's Branch. The ADEM water use classification for these tributaries is Fish and Wildlife. In recent years, the Mobile Bay National Estuary Program, in association with the Dauphin Island Sea Lab, spent millions of dollars on streambank restoration in the D'Olive Creek watershed.

For years stormwater was treated as a menace, and solutions sought to move it offsite as quickly as possible. This led to curbing and guttering along streets, open ditches, site grading, and storm drainage systems that piped untreated



Photos. From top left to clockwise
*Daphne's Diverse natural environment
from rural agricultural lands to bay front.*



Photo Above.
Mobile Bay Access.

stormwater directly to rivers and streams. Unfortunately, such “solutions” have caused many of the problems experienced by urban systems, including erosion in the D’Olive Creek watershed. Today, there is a growing movement to treat stormwater as a resource and allow natural flow and infiltration to occur onsite. Examples include rain gardens, bioretention, reducing the amount of impervious surfaces, pervious pavement, and roof gardens (green roofs). These and similar methods are collectively referred to as Low Impact Stormwater Development (or Design) and are being used in places throughout the country to reduce the number and extent of municipal storm sewer systems and to improve the health of streams, lakes, and wetlands.

The State of Alabama published a Low Impact Development Handbook that includes a list of recommended development methods as well as a planning and design checklist.

Trees

Although much of the recent growth in Daphne has occurred primarily to the east on land once cleared for farming, trees are integral to the character of Daphne. Live Oaks overhang Main Street and most of the older parts of the City.

Trees provide beauty and form in the landscape and serve other vital functions. They cool the air on hot summer days. They turn carbon dioxide into oxygen, making them one of the best greenhouse gas treatment systems. Trees buffer noise and screen unsightly areas. They provide habitat and food for myriad animal species and anchor soils, preventing erosion. Trees also break up wind patterns minimizing damage to buildings.

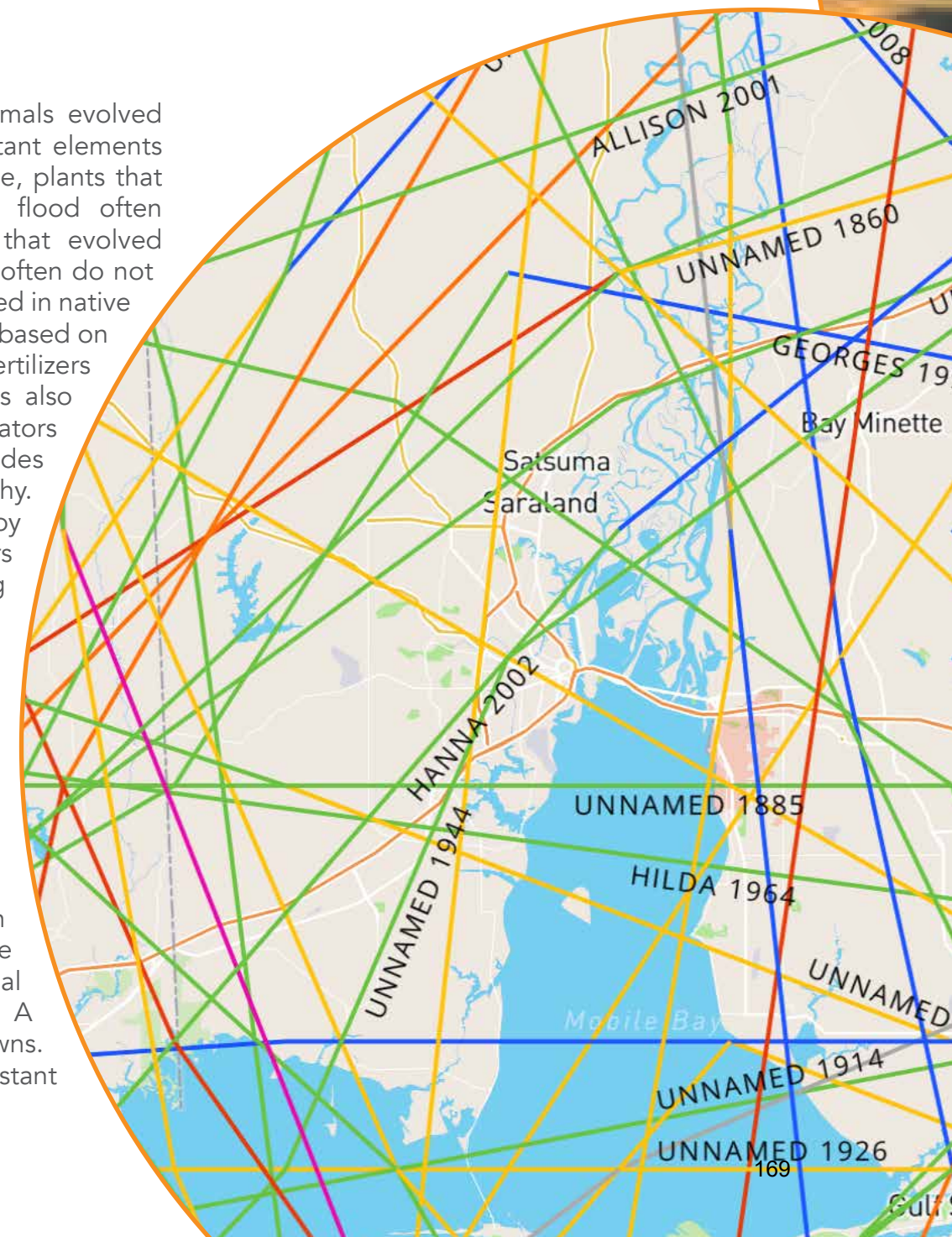
Some trees add value due to their age, size, location, environmental contributions, or connection to history or local culture. Daphne recognizes the importance of trees in general and significant trees in particular through standards adopted within the City Code of Ordinances in Appendix A – Land Use and Development. These standards attempt to protect the city’s tree resources and replicate tree patterns in older parts of the city. Planting trees and protecting existing trees require a dedication to future Daphne and its residents. Trees, especially stately Live Oaks, take decades to reach maturity.

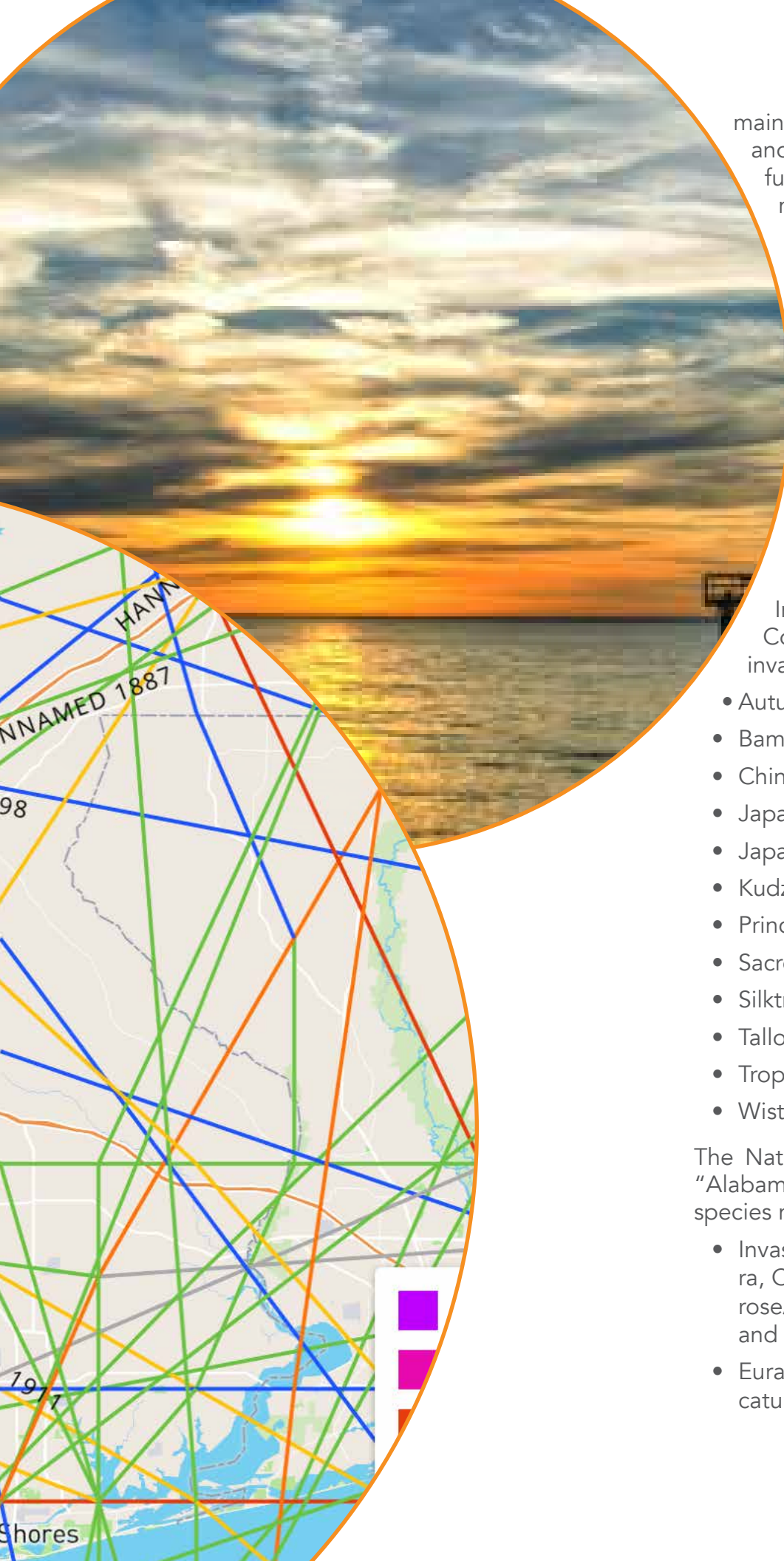
Non-Native, Invasive, and Threatened Species

Native species of plants and animals evolved with their environments as important elements of the natural system. For example, plants that arose in areas that periodically flood often tolerate water extremes. Plants that evolved where water is scarce or sporadic often do not require irrigation. Plants that evolved in native soils have adapted nutrient needs based on those soils and may not require fertilizers to help them grow. Native plants also evolved with native pests and predators and usually do not require insecticides or fungicides to keep them healthy. Animal populations are regulated by increases and decreases in predators and food sources rarely requiring human culling or relocation. These are just a few examples of the system of checks and balances constantly at work in the natural world to prevent imbalances requiring human intervention. But the balance changes when non-native species are introduced.

Many non-native species can be introduced with little impact on the environment, but some change the dynamics requiring additional and often excessive intervention. A common example is turf grass lawns. The perfect lawn requires constant

Right: Mobile Bay Sunset
Below: Historic
Hurricane Tracks





maintenance, supplemental irrigation, and frequent applications of fertilizers, fungicides, and insecticides. Other non-natives may become invasive crowding out native plants and reducing food and nesting sources for native wildlife. Still others are so noxious that the state and other environmental agencies spend vast resources on control and eradication. An example is Cogongrass. This invasive grass is so widespread in Baldwin County and surrounding counties that elimination is possible. It presents a wildfire risk to homes, businesses, forests, and wildlife and crowds out beneficial plants.

In addition to Cogongrass, the Forestry Commission also lists the following as invasive species impacting forest resources:

- Autumn Olive
- Bamboo
- Chinese Privet
- Japanese Climbing Fern
- Japanese Privet
- Kudzu
- Princess Tree
- Sacred Bamboo
- Silktree Mimosa
- Tallowtree
- Tropical Soda Apple
- Wisteria

The Nature Conservancy lists the following as “Alabama’s Worst Invaders” in addition to the species noted above:

- Invasive roses (multiflora rose/Rosa multiflora, Cherokee rose/R. laevigata, Macartney rose/R. bracteata) - problem for agriculture and wildlife
- Eurasian Water Milfoil (Myriophyllum spicatum) - aggressive invader of reservoirs,

rivers, and lakes

- Hydrilla (Hydrilla verticillata) - interfere with water flow, navigation, and drainage, and they harbor mosquitos
- Alligator weed (Alternanthera philoxeroides) - replaces native species, may result in fish kills, and impacts recreational use of water bodies

There are many non-native animals in Alabama, such as the black rat, the Norway rat, the house mouse, nutria, feral swine, and fire ants, and the lists get longer each decade. As climate changes, migrations of animals from other states and countries may also impact Daphne’s land and water areas.

Public education and awareness are crucial to preventing and removing invasive and noxious species. Some of the plants and animals listed above were accidentally introduced. Some were carried to the bay, rivers, and lakes in ship ballast water or on contaminated propellers. Some places also use regulations requiring invasive species removal as part of land development approvals. Vigilance is required to manage or prevent additional changes in the natural environment. Close monitoring and coordination

with state and federal agencies, non-profits, and surrounding jurisdictions will help Daphne maximize its efforts.

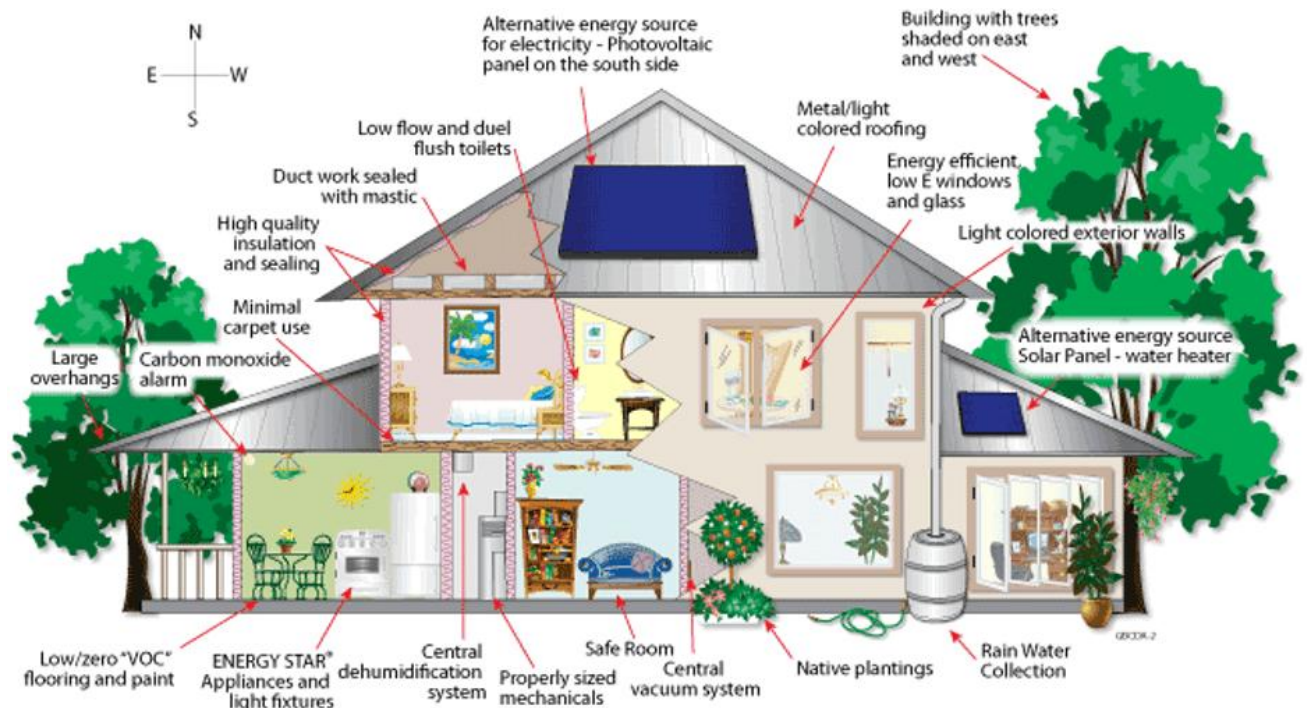
Green Building

Although green building is not in itself a natural resource, its purpose is to conserve natural resources. Green building means increasing the efficiency with which buildings and sites use energy, water, and materials. It also means reducing the impacts of construction on human health and the natural environment. For example, although automobiles receive the most public attention related to energy use, buildings consume nearly 40 percent of all energy resources in the United States, accounting for almost 70 percent of all electricity consumption and almost 40 percent of carbon dioxide (greenhouse gas) emissions.

Green buildings and communities are designed, constructed, and maintained in a way that is environmentally and socially responsible and leads to improved quality of life for residents. Green methodologies employ a whole-systems-approach that includes:

- Designing for livable communities

Figure 3: Green Building Illustration



- Using sun and site to the building’s advantage for natural heating, cooling, and daylighting
- Landscaping with native, drought-resistant plants and water-efficient practices
- Building quality, durable structures
- Reducing, reusing, and recycling construction and demolition waste
- Insulating well and ventilating appropriately
- Incorporating durable, salvaged, recycled, and sustainably harvested materials
- Using healthy products and building practices
- Using energy-efficient and water-saving appliances, fixtures, and technologies

Future Environmental Risks

Hurricanes

Hurricanes are a common event in the Gulf of Mexico. The National Oceanic and Atmospheric Administration (NOAA) estimates that a hurricane can be expected to occur within 50 nautical miles of Mobile Bay once every ten years based on historical records. The occurrence rate for major hurricanes in the same vicinity is once every 28 years. A major hurricane is defined as a category 3, 4, or 5 on the Saffir-Simpson Hurricane Wind Scale. The following map shows historical hurricane tracks as documented by NOAA from 1852 to 2020 that impacted the coast within 60 miles of Daphne and Baldwin County.

Wind and water are the major destructive forces of a hurricane. Both play a role in the formation of storm surges that threaten coastal areas during events. According to the Baldwin County Hurricane Surge Atlas, Daphne can expect surges ranging from 6.9 feet in a Category 1 hurricane to 20.4 feet in a category 5 hurricane. The illustrations that follow indicate surge potential in terms of land affected for category 1, 3, and 5 hurricanes. The topography of Daphne provides significant protection from storm surges.

Sea Level Rise

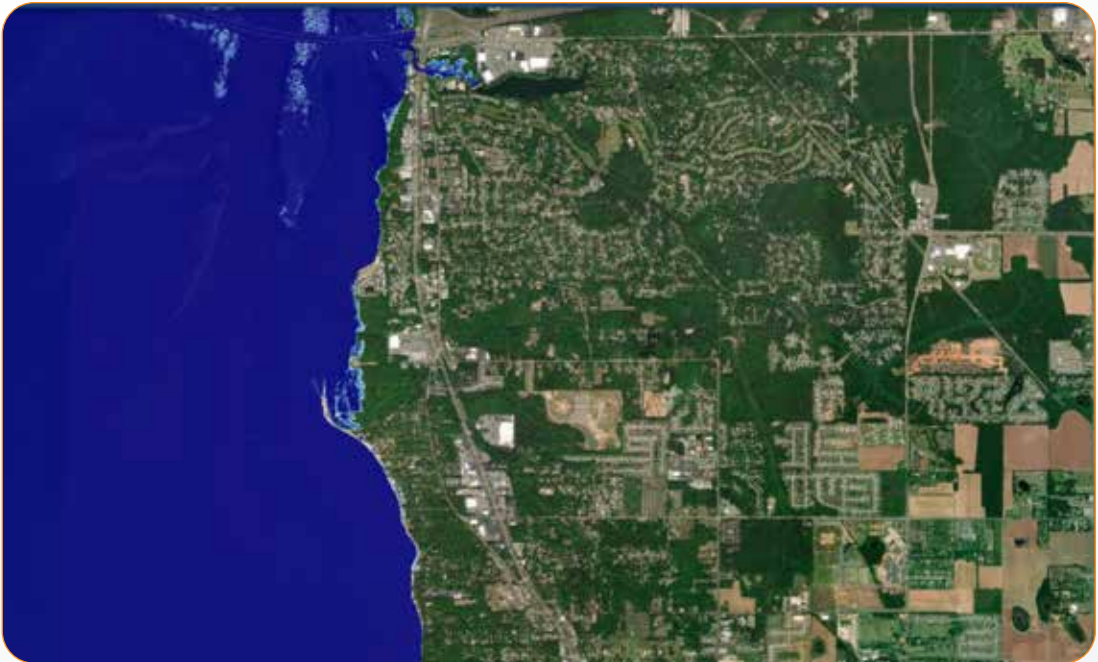
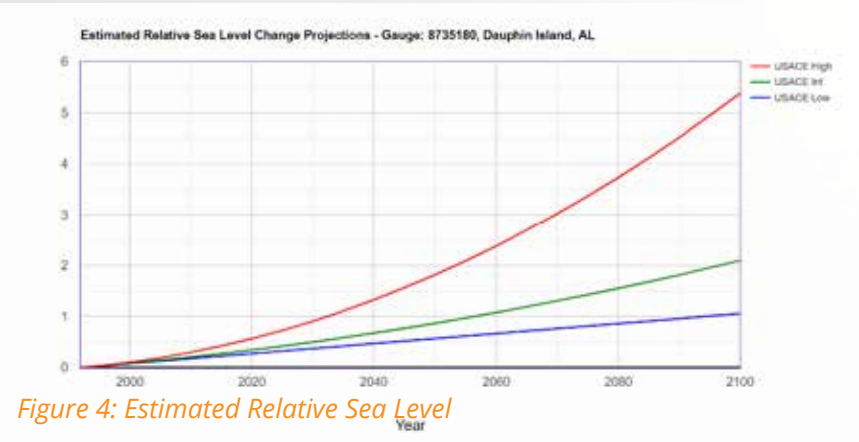
Sea level is rising globally due to the expansion of ocean water as it warms and melting glaciers and polar ice. However, variations in local conditions mean that the increases are not experienced the same along the world’s coastlines. For example, the National

Oceanic and Atmospheric Administration (NOAA) reports that the Gulf of Mexico is experiencing the highest sea-level rise rates in the U.S. A factor influencing this phenomenon is land subsidence.

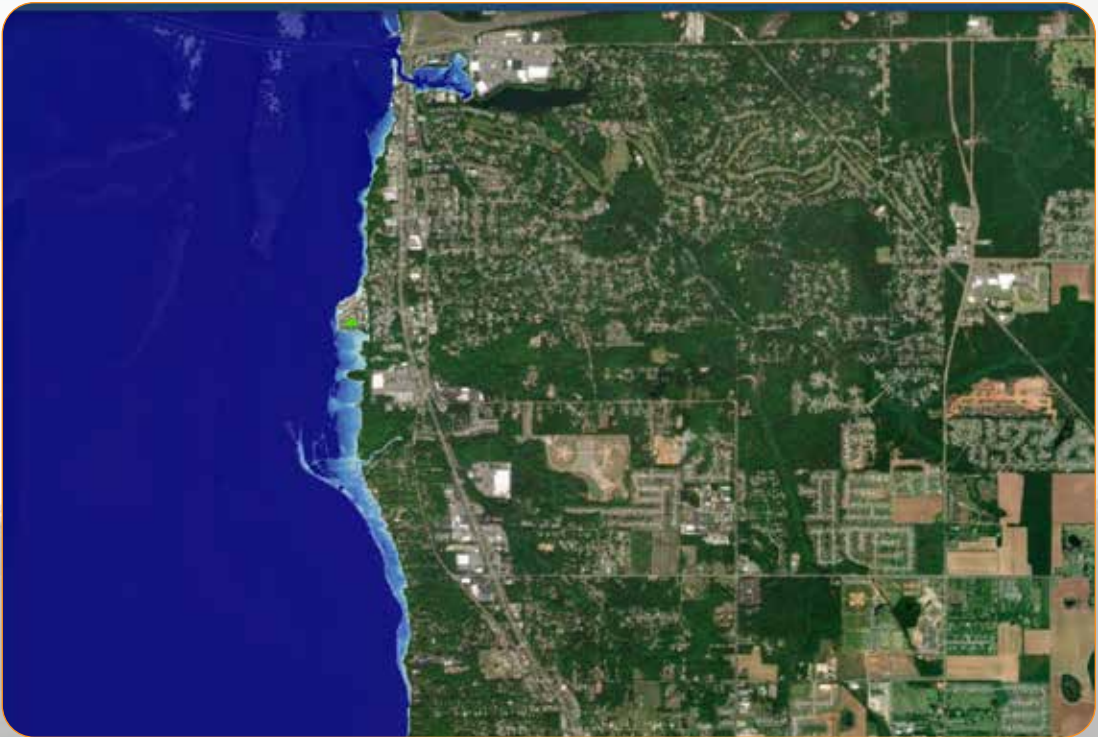
The U.S. Army Corps of Engineers (USACE) has projected sea-level change at monitoring stations along the Gulf Coast. The one closest to Daphne is Dauphin Island, Alabama. The estimated relative sea level change as shown in the graph below is presented as three possible scenarios: low, intermediate, and high.

The following are two maps from NOAA’s Digital Coast. The first map shows the level of current Mean High Water. The second map shows Mean High Water plus 6 feet, representing the Corps of Engineers’ highest level of increase as indicated in the chart above.

Daphne’s topography will protect the vast majority of the city and its investments from sea level rise, unlike many other coastal areas, even around the bay. The estuarine and wetland environment, however, may not be so fortunate.



CURRENT MEAN HIGH WATER LEVEL



CURRENT MEAN HIGH WATER LEVEL +6 FEET

“Analysis of development patterns provides insight and conclusions into future growth and development opportunities.”

DAPHNE'S DEVELOPMENT PATTERNS AND BUILDOUT

Analysis of development patterns provides insight and conclusions into future growth and development opportunities and constraints. Development patterns are the result of community development market forces and the cumulative community decisionmaking about what development should occur, the form it should take, and where it should be located. Development patterns provide both a quantitative and qualitative description of Daphne today. The interaction and relationship between shopping areas, neighborhoods, the natural environment and the identification of developable lands for the future, are all a part of a development pattern analysis. These factors must be mapped and measured.

Existing Land Use

Existing land use and development were inventoried, mapped and analyzed in order to illustrate community development patterns and trends for Envision Daphne 2042. Data sources for existing land use included the 2003 Comprehensive Plan, current aerial photography, information from the Baldwin County Geographic Information System and visual surveys of selected areas. The categories used to classify development patterns and their meanings are listed as follows:

Forests and Agriculture

- ◆ **Forest** – Land dominated by large areas of trees. While some fields and pastures may be present in this category, the overwhelming character of these tracts is as forest.
- ◆ **Agriculture** – Land dominated by open pastures and land in cultivation. While there may be tree stands present, the overwhelming character of the tracts is agricultural.

Residential

- ◆ **Low Density Residential** - A single residential living unit of conventional (on-site) construction, designed to house only one family. These are “stand alone” units, as opposed to townhomes or row houses. The density of units per acre may range from 1 to 4.
- ◆ **Medium Density Residential** - Medium-Density Residential development typically occurs at densities of 4 to 8 units to the acre in structures that are usually attached. This category also includes manufactured housing.

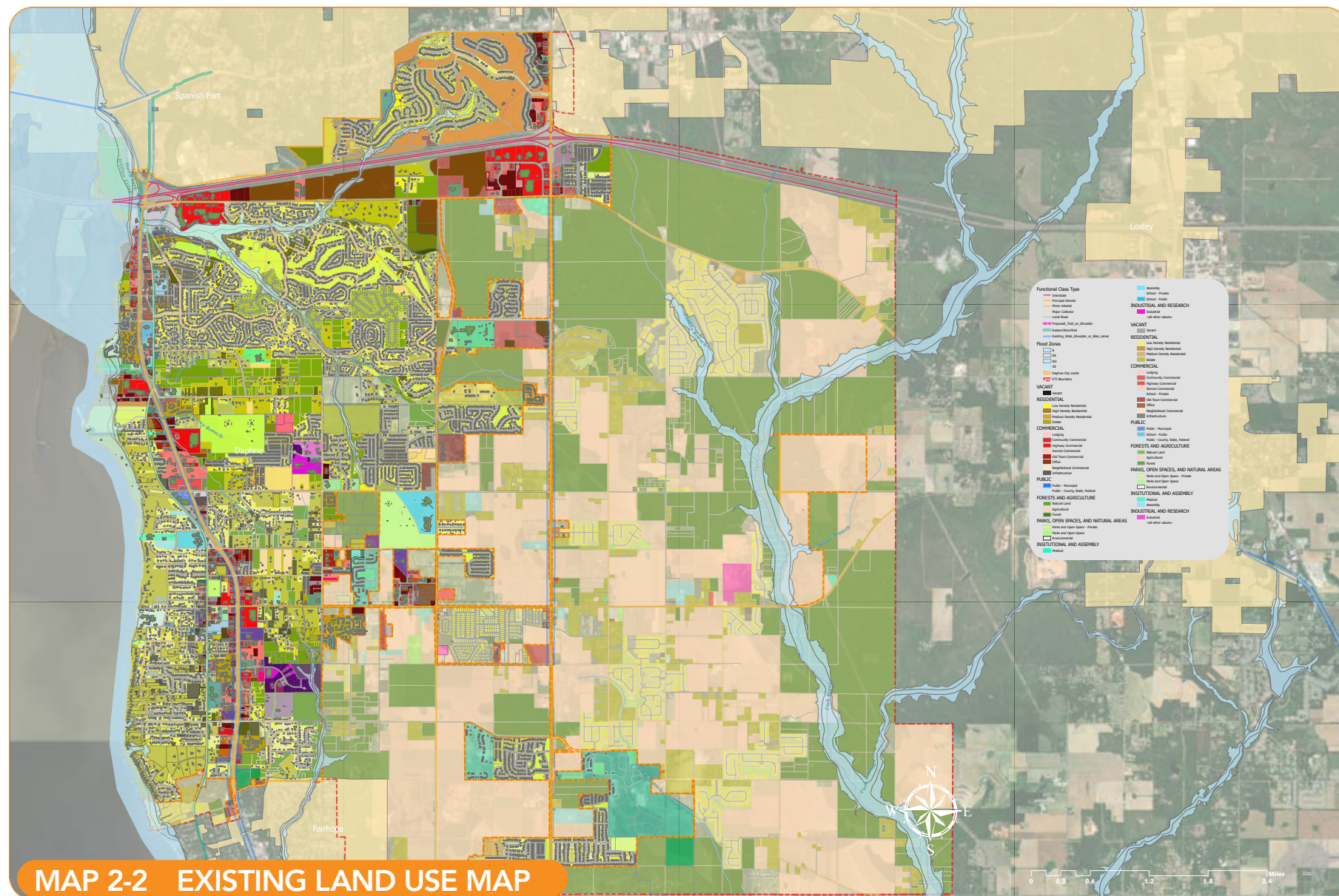
TABLE 1: EXISTING LAND USE - 2020				
LAND USE CATEGORY	DAPHNE		PLANNING AREA	
	ACRES	%	ACRES	%
Residential				
Low Density Residential	2,831.2	24.2%	1,208.6	7.3%
Medium Density Residential	242.5	2.1%	2.0	0.0%
High Density Residential	237.6	2.0%	7.5	0.0%
Estate	1,083.6	9.3%	1,298.6	7.9%
Total	4,394.9	37.6%	2,516.7	15.3%
Commercial				
Lodging	24.1	0.2%		0.0%
Community Commercial	201.6	1.7%	13.6	0.1%
Highway Commercial	163.5	1.4%		0.0%
Service Commercial	180.8	1.5%	154.5	0.9%
Olde Towne Commercial	5.8	0.0%		0.0%
Office	118.0	1.0%	5.4	0.0%
Neighborhood Commercial	18.0	0.2%	4.1	0.0%
Total	711.7	6.1%	177.5	1.1%
Public				
Public Municipal	105.0	0.9%		0.0%
Public - County, State and Federal	6.5	0.1%		0.0%
Total	111.5	1.0%		0.0%
Forest and Agricultural				
Forest	1,615.6	13.8%	6,253.5	38.0%
Agricultural	1,018.5	8.7%	5,627.9	34.2%
Vacant	978.2	8.4%	183.2	1.1%
Total	3,612.3	30.9%	12,064.5	73.3%

- ◆ **High Density Residential** – These lands accommodate structures designed with more than one separate living unit, such as duplexes or apartments occurring at densities greater than 8 units to the acre. This category includes group homes.
- ◆ **Estate Residential** – A single family residential home on larger tracts ranging in size from ¾ of an acre to 10 acres.

Commercial

- ◆ **Lodging** - This category accommodates lodging facilities such as hotels and motels.

TABLE 1: EXISTING LAND USE - 2020				
LAND USE CATEGORY	DAPHNE		PLANNING AREA	
	ACRES	%	ACRES	%
Parks, Open Space and Natural Areas				
Natural Land	147.7	1.3%	2.5	0.0%
Parks and Open Space - Private	999.4	8.6%	192.4	1.2%
Parks and Open Space - Public	358.6	3.1%	35.4	0.2%
Environmental	13.8	0.1%	45.4	0.3%
Total	1,519.6	13.0%	275.7	1.7%
Institutional and Assembly				
Medical	79.6	0.7%	24.5	0.1%
Assembly	107.5	0.9%	138.2	0.8%
School - Private	31.0	0.3%	12.5	0.1%
School - Public	91.0	0.8%		0.0%
Total	309.1	2.6%	175.3	1.1%
Industrial				
Industrial	55.3	0.5%	57.7	0.4%
Total	55.3	0.5%	57.7	0.4%
Infrastructure and Right of Way				
Infrastructure and ROW	16.9	0.1%	11.7	0.1%
Right of Way	956.8	8.2%	1,168.9	7.1%
Total	973.7	8%	1,180.6	7.2%
Built or otherwise constrained	8,075.7	69%	4,383.4	27%
Unbuilt	3,612.3	31%	12,064.5	73%
Total Area in Acres	11,688.0	100%	16,448.0	100%



MAP 2-2 EXISTING LAND USE MAP

- ◆ **Community Commercial** - Lands that accommodate commercial activities providing merchandise or services for retail trade to the community as a whole. Examples include large shopping center and malls.
- ◆ **Highway Commercial** - These areas include stores as fixed point-of-sale locations designed to attract a high volume of customers. These establishments are in environments dominated by automobiles and characterized by large parking areas between streets and buildings. Auto-dominated commercial areas are considered suburban in character.
- ◆ **Service Commercial** - This category of commercial activity describes commercial activity that is oriented to providing repair, outdoor storage, contracting or machinery and equip-

ment sales, including automobiles. As such, these establishments require outdoor work and storage spaces that often do not blend well with the other land uses.

- ◆ **Olde Towne Commercial** - This category represents the historic center of Daphne's community life. Its environment is scaled to pedestrians and buildings are typically sited in close proximity to the street. Parking areas are off-site or to the side and rear of buildings.
- ◆ **Neighborhood Commercial** - This category of land use activity describes commercial activity that is oriented to nearby neighborhoods, providing light retail goods and services to meet the ordinary requirements of daily life. Buildings are smaller in scale.

- ◆ **Office** - This category accommodates places for professional, health care, or administrative activities.

Industrial

- ◆ **Industrial** - These lands accommodate manufacturing, warehousing, storage, or distribution of products or goods. These uses may include uses that generate substantial amounts of noise, odor, light, traffic or other nuisances associated with industrial uses.

Public

- ◆ **Municipal** - Municipal uses are those which are exclusively used for the administration of local municipal government and include police, fire and other municipal services.
- ◆ **County, State, and Federal** - These uses are exclusively used for the administration of County, State, and Federal government.

Institutional

- ◆ **Medical** - The medical category indicates medical uses such as clinics and hospitals.
- ◆ **Assembly** - These lands are devoted to various assembly uses such as places of worship, funeral homes, theaters, and other venues in which large numbers of people gather for specific events.
- ◆ **School, Private** - The category indicates land used for private educational purposes.
- ◆ **School, Public** - The category indicates land used for public educational purposes.

Parks, Open Space, and Natural Areas

- ◆ **Parks and Open Space, Public** - Land that is used as active park space or otherwise reserved as open space and available to the public in general.
- ◆ **Parks and Open Space, Private** - Land that is used as active park space or otherwise reserved as open space but not available to the public in general.
- ◆ **Natural and Environmental Lands** - These lands are generally open lands that serve important ecological functions.

Vacant and Infrastructure

- ◆ **Vacant, Environmentally Constrained** - Vacant constrained lands are lands that lie unoccupied but are constrained from development by environmental features such as flood plain, wetland or other environmental constraint.
- ◆ **Vacant Environmentally Unconstrained** - Vacant unconstrained lands are lands that lie unoccupied by development.
- ◆ **Infrastructure** - These lands include uses devoted to community maintenance functions such as shops and storage yards for maintenance facilities and materials, rights of way streets and other mobility infrastructure and utility easements for community utility infrastructure such as water, sewer and power facilities.

Build-out Analysis

A vital component of the development patterns analysis is determining build-out. Projecting future growth and impacts is required to align growth properly with the community vision. The essential tool used to evaluate future growth is a build-out analysis.

The build-out analysis examines the development carrying capacity of a given geography. Carrying capacity is the geography's maximum amount of residential development and the maximum intensity of nonresidential development. Carrying capacity is developed from variables such as the number of dwelling units and floor area ratios per acre permitted by current zoning rules, environmental factors, infrastructure capacity, and other factors that may affect development density and intensity. Build-out analysis can help answer critical planning questions, including:

- ◆ What are the likely community impacts if growth occurs to the maximum extent permitted?
- ◆ Is the community prepared to accommodate growth at the scale permitted?
- ◆ Are the growth patterns represented by permitted development desirable, and do they align with community vision?
- ◆ Does the amount of planned development reflect current market realities?

The findings of a build-out analysis may be used to assess the impacts of growth and help determine whether current development patterns, plans, and codes align with a community's vision and actual market realities.

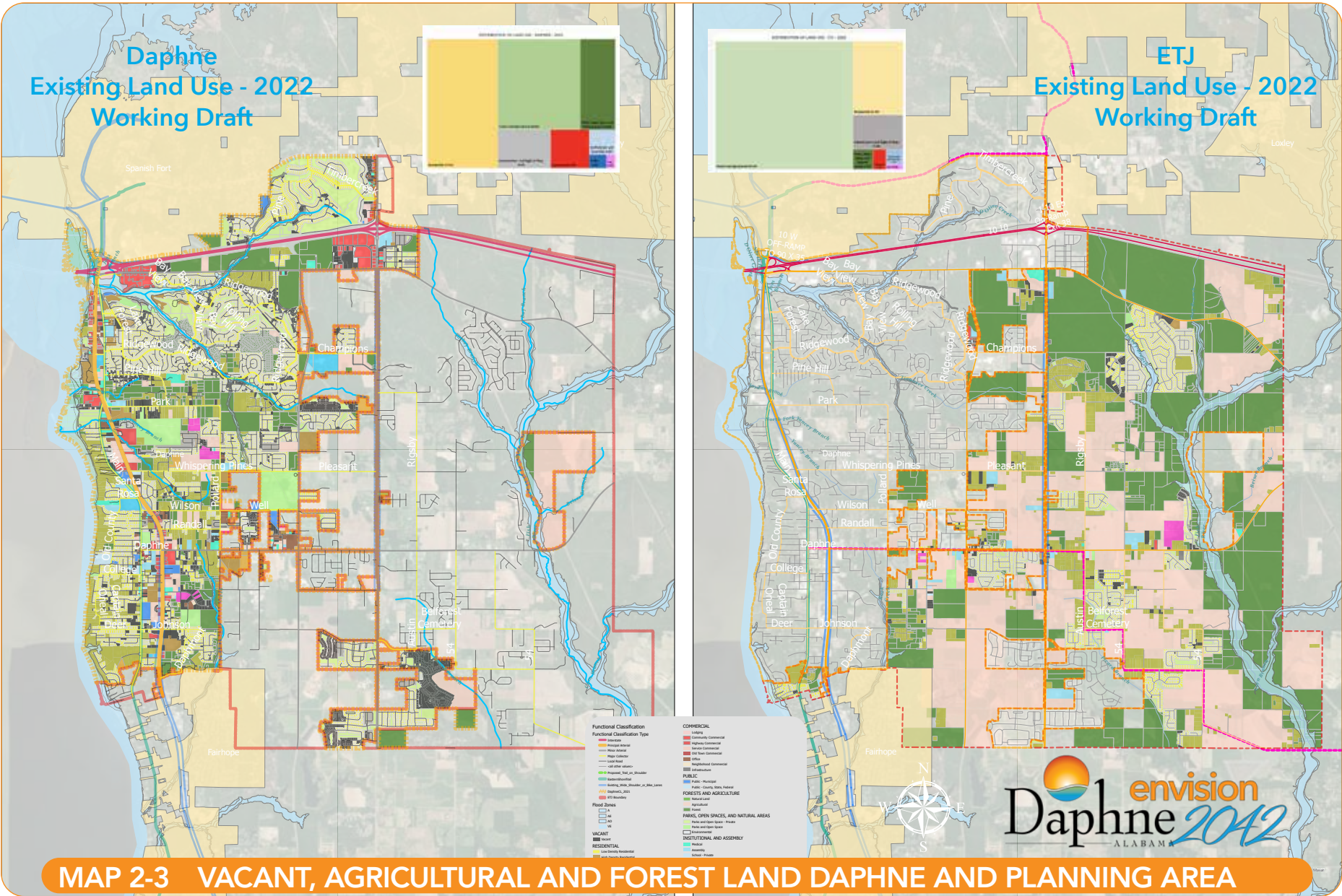
A build-out analysis is conducted at varying levels of precision. Such an analysis can be performed at any point along a spectrum, from general macro-level estimates to more precise, micro-level calculations. Daphne's build-out analysis has been conducted at the macro level of current zoning and flood zone constraints. The analysis assumes that future growth under current zoning will occur to the maximum extent permitted. Flood zone development is assumed to occur at fifty percent of maximum zoning.

Daphne's build-out analysis identified vacant land from the existing land use survey, and the results are illustrated on Vacant Lands Map below. The zoning classification of each parcel of vacant land was then determined. Vacant areas were aggregated, and

the development intensity permitted was applied to calculate development carrying capacity in units per acre for residential zones and square feet of building per acre in nonresidential zones. An environmental constraint factor was applied to land impacted by wetlands and flood zones at the rate of twenty-five percent.

By way of example, the maximum permitted dwelling unit density of one hundred vacant acres of land zoned R-1 is two dwelling units per acre. Therefore, the carrying capacity of the land would be calculated at 200 dwelling units (100 acres x 2 units per acre).

Below Left: Distribution of land use in Daphne
Below: Distribution of land use in the planning area



MAP 2-3 VACANT, AGRICULTURAL AND FOREST LAND DAPHNE AND PLANNING AREA

TABLE 2: DAPHNE BUILD-OUT ANALYSIS - VACANT, AGRICULTURAL, AND FOREST LAND (ACRES)									
CURRENT ZONING OF VACANT LAND	VACANT	AGRICULTURAL	FOREST	TOTAL	DEVELOPABLE W/ 25% CONSTRAINT FACTOR	DEVEL- OPMENT DENSITY/ INTENSI- TY	POTENTIAL DWELL- INGS	PPH 2020	BUILDOUT FLOOR AREA AND POPULATION
Residential Zoning Districts									
R-1, Low Density Single Family Residential District	106.4	32.7	298.3	437.4	328.1	2	656	2.5	1,640
R-2, Medium Density Single Family Residential District	7.3	135	68.4	210.7	158.0	2.5	395	2.5	988
R-3, High Density Single Family Residential District	439.9	180.8	689.7	1,310.4	982.8	3.5	3,440	2.5	8,600
R-4, High Density Single & High Density Multi-Family Residential District	32.2	0	146.6	178.8	134.1	14	1,877	2.5	4,694
R-5, Mobile Home District	0	0	0	0.0	0.0	10	0	2.5	-
R-6(D), Duplex-Two Family District	0	0	0	0.0	0.0	8	0	2.5	-
R-6(G), Garden or Patio Home District	69	0.2	39.8	109.0	81.8	8	654	2.5	1,635
R-7(A), Apartment District	5.7	0	3.3	9.0	6.8	10	68	2.5	169
R-7(M), Mid-Rise Condominium District	0	0	0	0.0	0.0	10	0	2.5	-
R-7(T), Townhouse District	5.7	0	0	5.7	4.3	10	43	2.5	107
TOTAL	666.2	348.7	1246.1	2261.0	1695.8	-	7,133	-	17,832
Business Districts									
B-1, Local Business District	25.7	0	33.3	59.0	44.3	0.3	n/a	n/a	481,883
B-1(a), Limited Local Business District	2.1	0	0	2.1	1.6	0.3	n/a	n/a	17,152
B-2, General Business District	208.9	1.4	425.4	635.7	476.8	0.3	n/a	n/a	5,192,080
B-2(a), General Business Alternate District	0	47	106.5	153.5	115.1	0.3	n/a	n/a	1,253,711
B-3, Professional Business District	9.5	95.8	40.3	145.6	109.2	0.3	n/a	n/a	1,189,188
TOTAL	246.2	144.2	605.5	995.9	746.9	-	-	-	8,134,013
MU, Mixed Use and PUD, Planned Unit Development Districts									
MU, Mixed Use District									
Residential Component	2.7	0	0	2.7	2.0	8	16.2	2.5	41
Commercial Component	0	0	0	0.0	0.0	0.8	n/a	n/a	-
PUD, Planned Unit Development District	285.9	124.3	27.8	438.0	328.5	2	657	2.5	1,643
TOTAL	285.9	124.3	27.8	438	328.5	-	673.2	-	1,683
Industrial Districts									
C/I, Commercial Industrial District	54.2	0	36.7	90.9	68.2	0.3		0.5	742,426
TOTAL	54.2	0.0	36.7	90.9	68.2	-	-	-	742,426
Outdoor Amusement District									
C-2, Outdoor Amusement District	0	0	0	0.0	0.0	0	n/a	n/a	-
GC, Golf Course District	0	0	0	0.0	0.0	0	n/a	n/a	-
TOTAL	0	0	0	0	0	0			-
GRAND TOTAL	1,252.5	617.2	1,916.1	3,785.8	1,058.7	-	-	-	See Summary Table 4
Source: Consultant Analysis									

Dwelling units can be converted into the estimated population by multiplying by the average household size in Daphne. In 2021 average household size was 2.6. Therefore, two hundred dwelling units multiplied by 2.6 persons per unit represents a population of 520 for the 100 acres.

Commercial building square footage is calculated by multiplying available acreage by either 11,000 or 21,780 square feet per acre. These figures represent an assumed building footprint area per acre of 25 percent in suburban areas or 50 percent in downtown or mixed-use areas, respectively. These ratios are common rules for suburban commercial and urban commercial development intensity. Industrial intensities are left uncalculated.

Daphne’s build-out analysis reveals that the city can accommodate over 17,000 additional people, over 8,000,000 square feet of commercial space, and 750,000 square feet of industrial space. The results are presented in Table 2 at left. Build-out calculations for the planning area are illustrated on Table 3 at right. The analysis here shows that the planning area can accommodate an additional 16,000 persons and over 2.6 million square feet of commercial floor area. These calculations are summarized in Table 4.

Below: Daphne home



TABLE 3: PLANNING AREA BUILD-OUT ANALYSIS - VACANT, AGRICULTURAL, AND FOREST LAND (ACRES)									
CURRENT ZONING OF VACANT LAND	VACANT	AGRI.	FOR-EST	TOTAL	DEVELOPABLE W/ 25% CONSTRAINT FACTOR	DEVEL-OPMENT DENSITY/ INTENSI-TY	POTENTIAL DWELL-INGS	PPH 2020	BUILDOUT FLOOR AREA OR POPULATION
Agricultural & Rural Districts									
RA, Rural Agricultural	27.1	2850.0	2826.2	5703.3	4277.5	0.3	1,283	2.5	3,208
RR, Rural	0.0	30.3	0.0	30.3	22.7	1	23	2.5	57
CR, Conservation Resource	0.0	0.0	10.0	10.0	7.5	0.2	2	2.5	4
TOTAL	27.1	2880.3	2836.2	5743.6	4307.7	-	1,307	-	3,269
Residential Districts									
RSF-1, Single Family	13.5	170.8	477.8	662.1	496.6	1.5	745	2.5	1,862
RSF-2, Single Family	46.3	432.8	754	1233.1	924.8	2.9	2,682	2.5	6,705
RSF-3, Single Family	4.6	20.5	20.5	45.6	34.2	4.4	150	2.5	376
RSF-4, Single Family	0	0.3	0	0.3	0.2	5.8	1	2.5	3
RSF-E, Residential Single Family Estate	18.8	684.1	295.5	998.4	748.8	1	749	2.5	1,872
RTF-4, Two Family	0	0	0	0.0	0.0	4	0	2.5	-
RMF-6, Multiple Family	0	0	0	0.0	0.0	6	0	2.5	-
HDR, High Density Resi-dential	1	12.6	0	13.6	10.2	12	122	2.5	306
TOTAL	84.2	1321.1	1,547.8	2953.1	2,214.8	-	4,450	2.5-	11,124
Unzoned	40.3	1177.2	1886	3103.5	2,327.6	1	2328	2.5	5,819
TOTAL	40.3	1177.2	1,886.0	3103.5	2,327.6	-	2,328	-	5,819
Business Districts									
B-1, Professional Business	10.3	65.3	12.3	87.9	65.9	0.3	n/a	n/a	718,005
B-2, Neighborhood Busi-ness District	14.6	132.4	8.8	155.8	116.9	0.3	n/a	n/a	1,272,902
B-3, General Busines	11.4	23.4	19.3	54.1	40.6	0.3	n/a	n/a	441,862
B-4, Major Business	2.8	19.4	0	22.2	16.7	0.3	n/a	n/a	181,319
TOTAL	39.1	240.6	40.4	320.1	240.0	-	n/a	n/a	2,614,088
GRAND TOTAL	190.7	5619.1	6,310.4	12,120.2	9,090.2	-	-	-	See Summary Table 4
Source: Consultant Analysis									

TABLE 4: SUMMARY OF BUILD-OUT CAPACITY AS ZONED				
AREA	DWELLINGS	POPULATION	COMMERCIAL FLOOR AREA	INDUSTRIAL FLOOR AREA
City of Daphne	7,806	19,515	8,134,013	742,426
Planning Area	8,085	20,212	2,614,088	0
TOTAL	15,891	39,726	10,748,101	742,426
Source: Consultant Analysis				

“Analysis of development patterns provides insight and conclusions into future growth and development opportunities.”

DEMOGRAPHIC AND ECONOMIC OVERVIEW

Introduction

The market analysis for Daphne examines local and regional demographic, housing, employment and commercial data to better understand Daphne’s existing market and future development potential. This market analysis report includes the following:

- ◆ A demographic profile outlining trends in population growth, income, age and other indicators in Daphne and the region.
- ◆ A housing study presenting product, price point, tenure and real estate market trends in Daphne and the region.
- ◆ An employment snapshot that presents general employment data for occupations, wages, and commuting patterns.
- ◆ A commercial analysis identifying opportunities for business recruitment based on the demand generated by the local customer base living in the market area.

In order to understand Daphne’s market in the context of the region, multiple geographies were studied in the analysis, including:

- City of Daphne
- Daphne Planning Area
- 36526 Zip Code
- Baldwin County
- Daphne-Fairhope-Foley MSA
- Mobile-Daphne-Fairhope CSA
- Surrounding counties, cities and towns

Demographics

A demographic profile of Daphne examines key indicators including population growth, race and ethnicity, age, educational attainment and household income.

Population

Daphne experienced rapid population growth over the past two decades, increasing from a population of 16,309 in 2000 to 27,462 in 2020. Population grew by 27.3% over a ten-year period (2010-2020) and by 68% over a twenty-year period (2000-2020). Population in the planning area grew from 7,053 in 2010 to an estimated 11,419 in 2022.

Population growth in Daphne is on par with growth in Baldwin County. While surrounding counties either lost population or saw minimal growth, Baldwin County grew. Daphne’s population is projected to continue to grow over the next five years, reaching 30,800 by 2027.

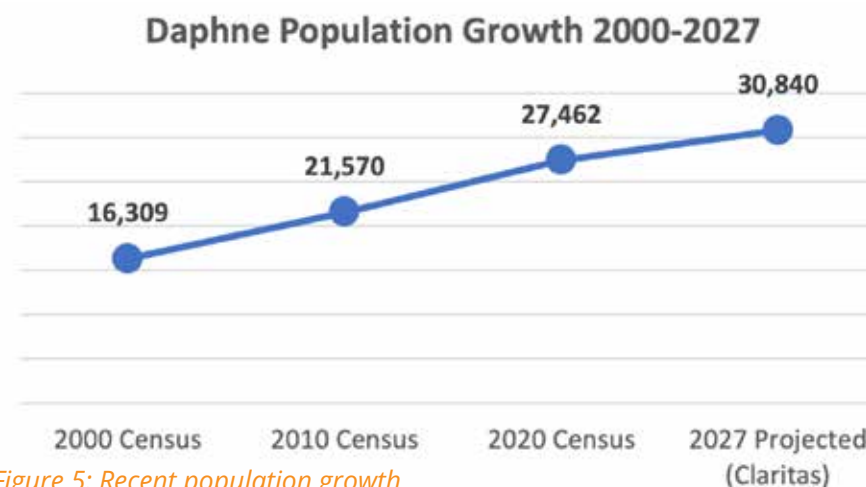


Figure 5: Recent population growth

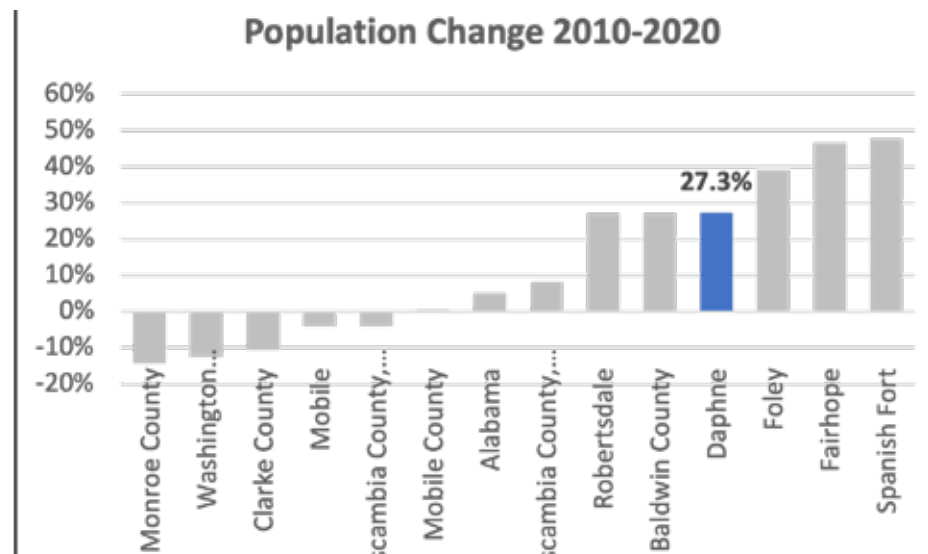


Figure 6 : Percentage population change in the area

Age

The median age in Daphne is 44, similar to the median age in Baldwin County (44.1). Daphne and many of the communities in Baldwin County have an older population than nearby Mobile County which has a median age of 38.4.

Baby boomers make up the largest generation in Daphne, with 28% of the population being between the ages of 55 and 74.

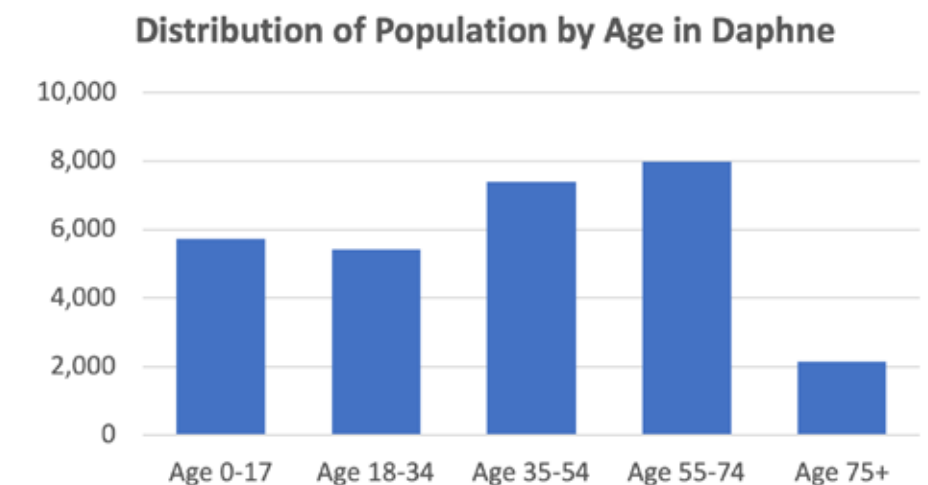


Figure 7: Distribution of population by age, 2022

Educational Attainment

Daphne has a highly educated population, with 42% of the population age 25 years or older having a Bachelor’s Degree or higher compared to 32% in Baldwin County and 23% in Mobile County.

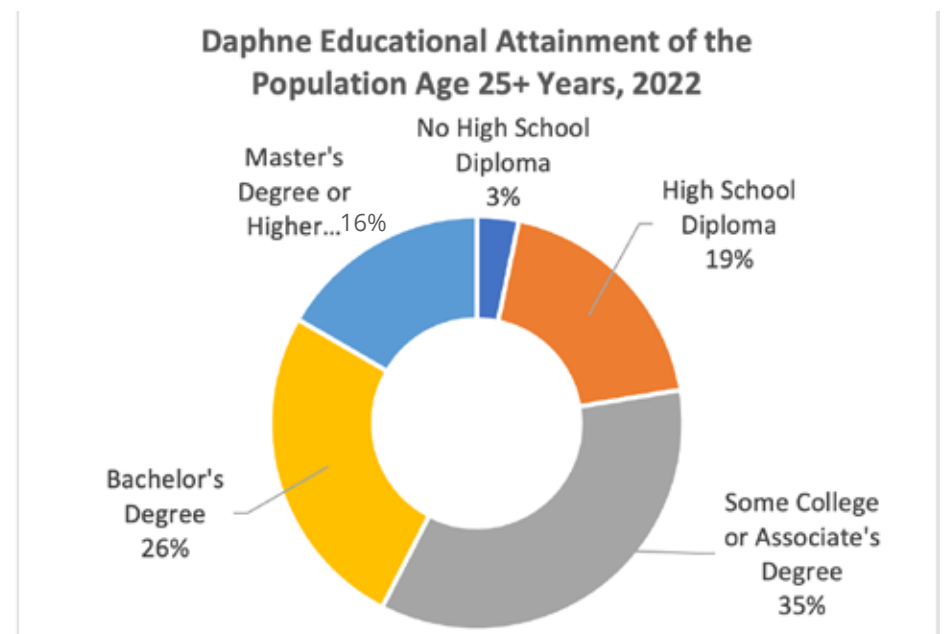


Figure 8: Daphne educational attainment

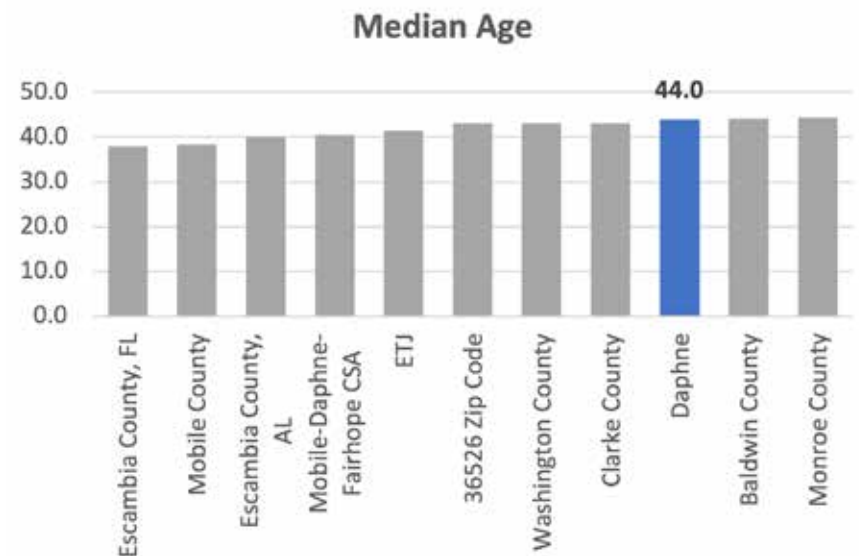


Figure 9: Median age for area cities, 2022

Income

Income levels in Daphne are among the highest in the region. The median household income in Daphne is \$80,988 compared to \$64,171 in Baldwin County and \$53,335 in Mobile County. The median household income in the ETJ is even higher than in Daphne at \$99,408.

The distribution of income across households in Daphne is shown in the graph to the right. 32% of Daphne households have annual incomes of less than \$50,000 while 30% have incomes between \$50,000 and \$100,000, and 38% of Daphne households have incomes greater than \$100,000. Just under 7% of families in Daphne live below poverty.

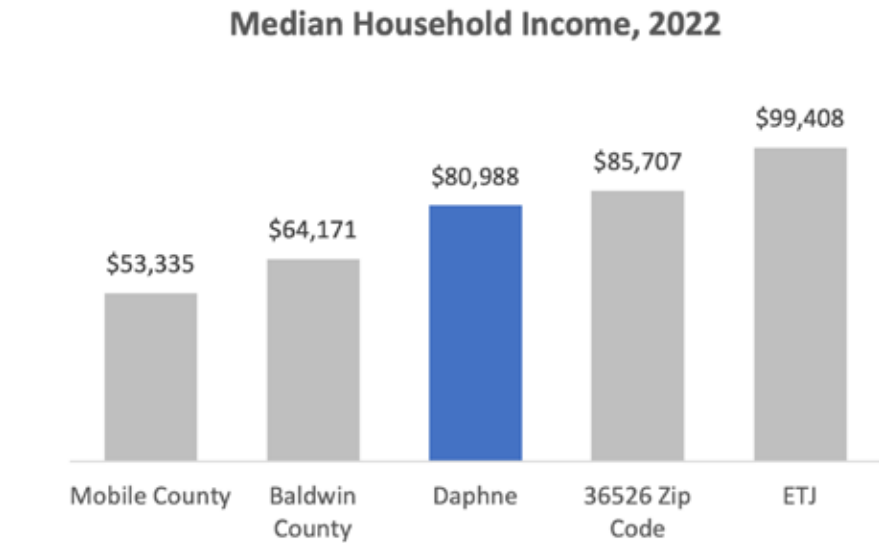


Figure 10: Median household income levels

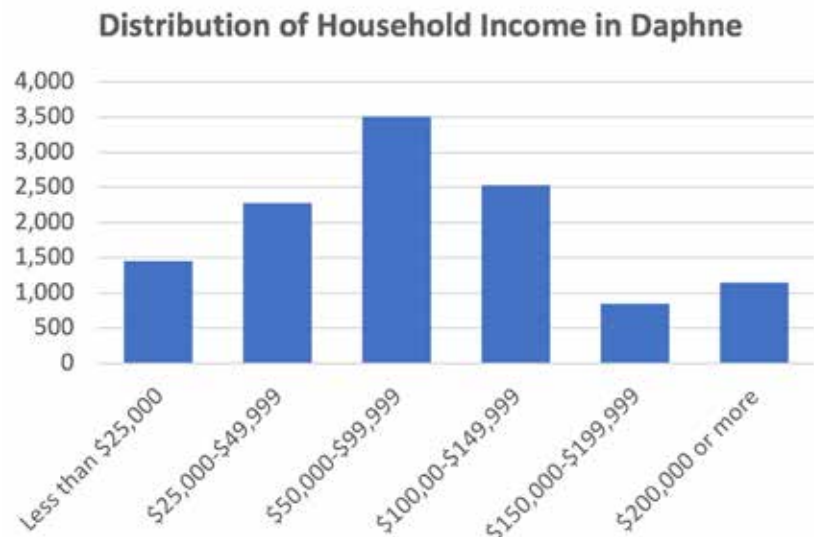


Figure 11: Distribution of household income, 2022

Population Projections

Population projections were developed for Daphne and for the planning area based on historic growth rates. These projections were used to develop Daphne's growth scenarios described later in the Community Engagement section. Projections indicate that Daphne and the planning area are projected to grow significantly over the planning period as illustrated in the chart below. Daphne is expected to grow from its estimated population in 2021 from 27,478 to 38,010 by the year 2041. During the some time period, the planning area is expected to grow from 10,365 to 17,323.

This represents a combined population for both the city and the planning area of over 55,000 people and an overall increase for both areas combined of over 17,000 people for the planning period.

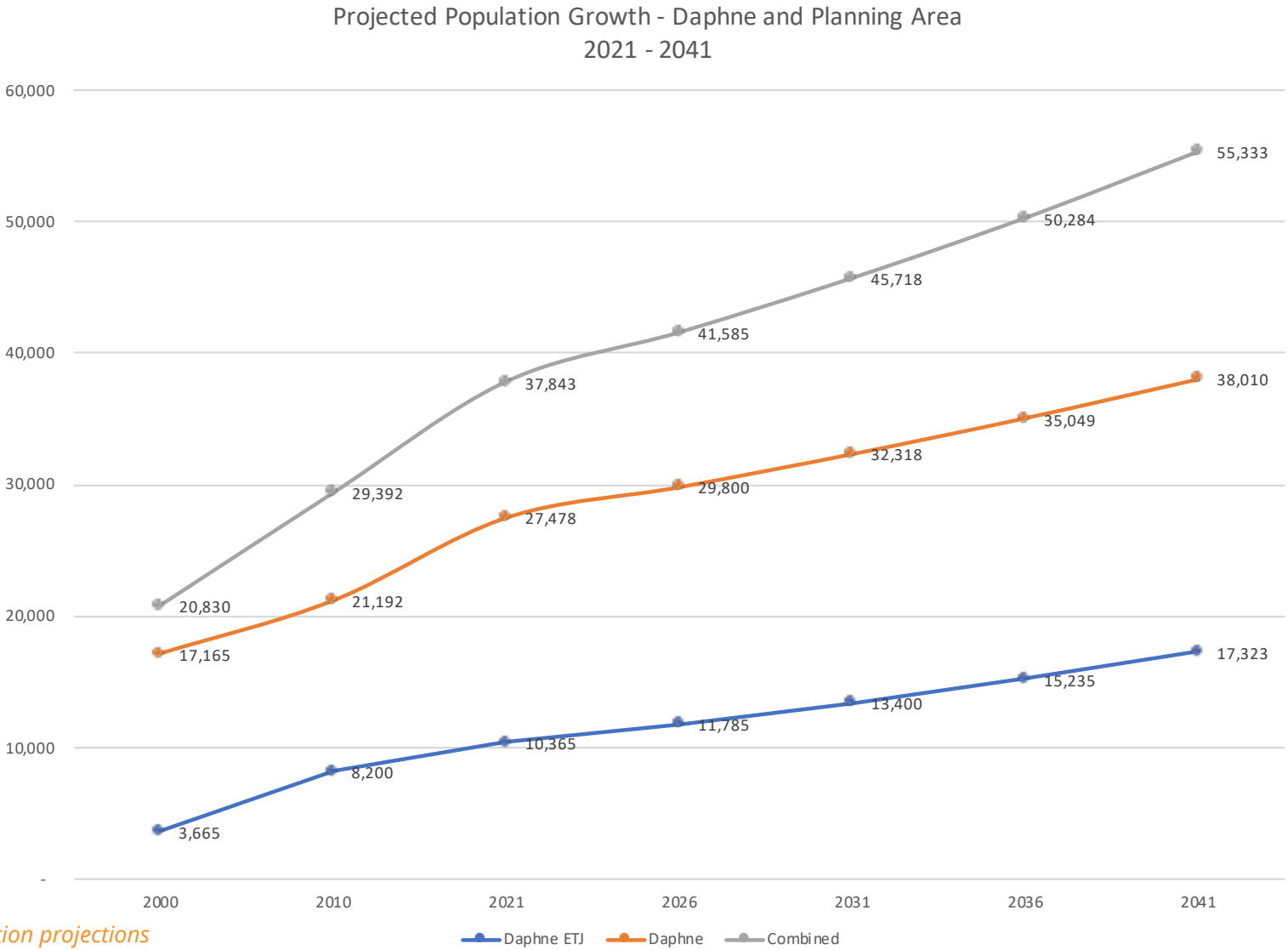


Figure 12: Population projections

When translated into households, as illustrated in the Household Forecast chart in Table 5 at right, the combined area can be expected to increase by nearly 7000 households. These households can be expected to represent dwelling units. These forecasts form the basis for expected growth and development in the city and the planning area.

Daphne's Growth Scenarios

Two growth scenarios were developed as a basis for planning Daphne's future. The quantitative outcomes of growth scenario development were used to design a community exercise in which development types could be located in the city and the planning area, guided by Envision Daphne 2042's planning vision and themes.

The first growth scenario forecast community growth based on current conditions including population growth rates for the city and the planning areas, average household size, and per capita land consumption.

The second growth scenario used the same population growth rates as a base. However, it adjusted household size, dwelling unit density, and per capita land consumption to reflect a more urbanized environment.

Table 6: Development Forecast by Land Use Category (acres)					
Land Use Category		Scenario	Area		
			Planning Area	Daphne	Combined
1	Residential Acres Developed	1	2,801	2,754	5,555
		2	1,449	1,596	3,045
2	Commercial and Mixed-Use Acres Developed	1	118	274	392
		2	95	219	314
3	Public Acres Developed	1	-	43	43
		2	-	35	35
4	Park Acres Developed	1	188	579	767
		2	150	463	614
5	Institutional Acres to Develop	1	118	116	234
		2	95	93	187
6	Infrastructure Acres to Develop	1	42	21	63
		2	33	17	50
7	Total Acres to Develop	1	3,267	3,787	7,055
		2	1,822	2,422	4,245
8	Available Acres to Develop		9,090	2,839	11,929

Growth Scenario 1

Scenario 1 projected current conditions into the future. For the planning area, this projection resulted in the development of 2,801 acres of residential land, 118 acres of commercial land, 188 acres of parkland, 118 acres of institutional land, and 42 acres of infrastructure for a total of 3,267 acres. This total represents just over one-third of the planning area and scales appropriately to the available supply.

For the City of Daphne, however, the projection result did not scale to the available land supply. Projections here indicated 2,754 residential acres, 275 commercial acres, 43 acres of public land, 579 acres of parkland, 116 acres of institutional land, and 21 acres of infrastructure. This totals 3,787 acres, with only 2,839 acres available for development.

Typically, as a city approaches build-out, its growth rate declines. Based on this fact, continued growth in Daphne would require expansion of the city limits to accommodate the Scenario 1 forecast. Without expanded city limits, the city's rate of growth would likely decline over the planning period.

Growth Scenario 2

Growth rarely occurs on a straight-line increase. Multiple factors will change over time and impact growth rates. Scenario 2 provides

an alternative to the straight-line method in Scenario 1 by changing several key variables. Though the underlying population projections remain the same for Scenario 1, Scenario 2 presents forecasts with increased housing density, reduced average household sizes, and lower land consumption rates. These differences can be observed in Table 6.

After adjusting these variables, land development forecasts by area are reduced by almost half in the planning area. Results for the planning area forecast the development of 1,449 residential acres, 95

Table 5: Household Forecast			
Area	Total Pop. Projection to 2041	Avg HH Size (2021)	DU Forecast
Planning Area	6,958	2.8	2,521
Daphne	10,532	2.4	4,407
Combined	17,490	-	6,928
Source: Consultant Analysis			

commercial acres, 150 park acres, 95 institutional acres, and 33 infrastructure acres, totaling 1,822 acres overall. This is well within the supply of 9,090 acres for the planning area.

Land development forecasts for the city are reduced by about 35 percent. This reduction yields development of 1,596 residential acres, 219 commercial acres, 463 park acres, 93 institutional acres, and 17 infrastructure acres, totaling 2,422 acres overall. This projection falls within the currently available land supply in Daphne.

Implications for the Planning Process

The growth scenarios provide quantitative targets to plan Daphne's future. However, quantifying future development does not answer qualitative questions of where the development should occur or how it should be designed. Questions of geography and design character were posed in the Daphne Futures Workshop discussed in Section 3, Engagement.

Housing

Housing Stock Age, Type and Tenure

Approximately 76% of Daphne’s housing stock is single-family detached homes while 21% is multi-family housing units. Daphne housing units are 71% owner-occupied and 29% renter-occupied. The age of the housing stock in Daphne is reflective of the city’s recent population boom, with 46% of the housing units built since 2000.

Residential Permits

The area has not seen any slowdown in the residential market as a result of the COVID-19 pandemic. Permit data has steadily increased since 2017 with 2020 seeing a record amount of residential new construction, with 510 new permits. Although housing construction continues in the area, there have been a limited number of new multifamily units.

Housing Values

Home values in Daphne are in the upper tier of the region. The median value of owner-occupied housing in Daphne is \$281,768, higher than the County at \$265,686. The median home value in the ETJ is even higher at \$324,576. Point Clear has the highest housing values in the county at \$504,512. While Daphne has a range of housing price-points, approximately a third of owner-occupied units are valued between \$200,000 and \$300,000.

The Zillow Home Value index for the Daphne 36526 zip code in February 2022 was \$291,597, a 25% increase year over year and up from a low of \$159,000 in 2013. A historical look at this measure shows that housing values in Daphne tracked with housing values in Baldwin County overall over the past decade.

The median sales price of single-family homes in Daphne in 2021 was \$268,100, an increase of 11.2% over the 2020 median sales price of \$241,000. The median sales price of Daphne homes has been steadily increasing since 2011. In 2021 there were 1,428 single-family real estate transactions totaling \$420.9 million in value in Daphne. Daphne and Foley are the top areas for new home sales in Baldwin County.

Rental Market

At the time of this study, there were approximately 2,230 multifamily rental units in Daphne with 185 additional units available in the region. According to the US Census, the median rent in Daphne is \$1,200 per month. Average rent data from Zumper shows that rents are on the rise, with rents for 2-bedroom apartments increasing 8% year over year.

Housing Type: Housing Units by Units in Stucture

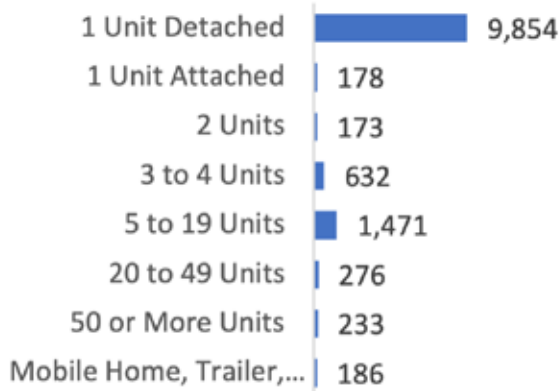


Figure 13: Housing units by structure

Housing Units by Year Structure Built

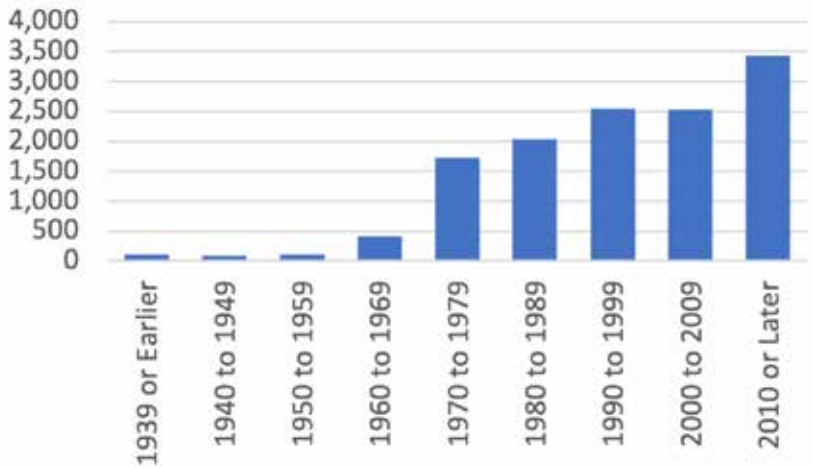


Figure 14: Housing units by year structure built

Housing Tenure

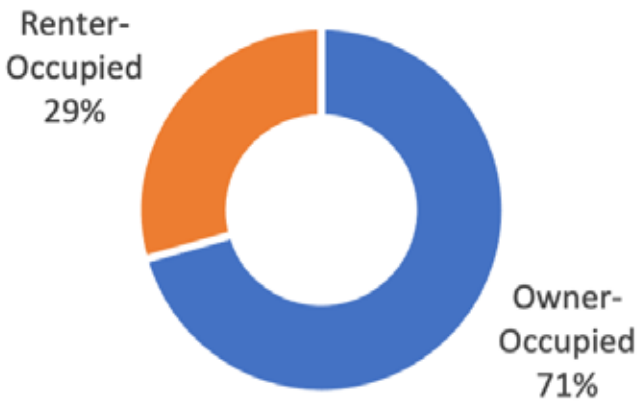


Figure 13: Housing by tenure

Multifamily New Units Permits in Daphne

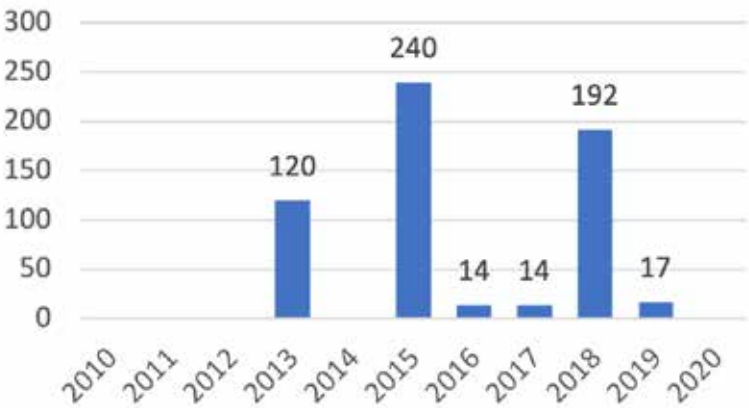


Figure 15: Multifamily permits by year, Daphne

Residential New Construction Permits in Daphne

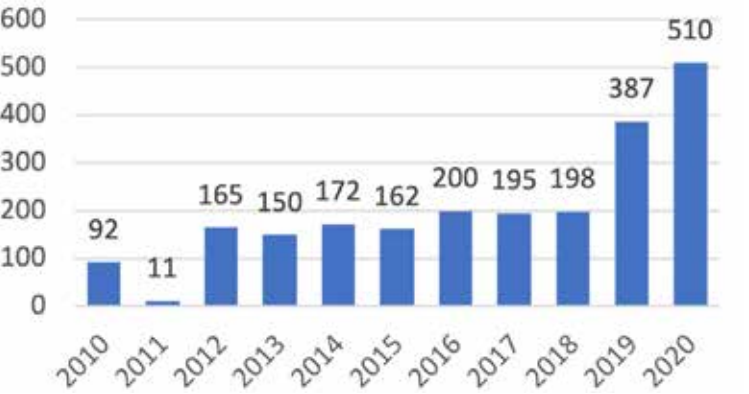


Figure 16: Residential permits by year, Daphne

Housing Affordability

Given rising housing values and rents, housing affordability is a challenge in Daphne, particularly for renters. Nearly one in two renters (45%) and one in five homeowners (19%) in Daphne are cost-burdened, meaning they spend more than 30% of their household income on housing.

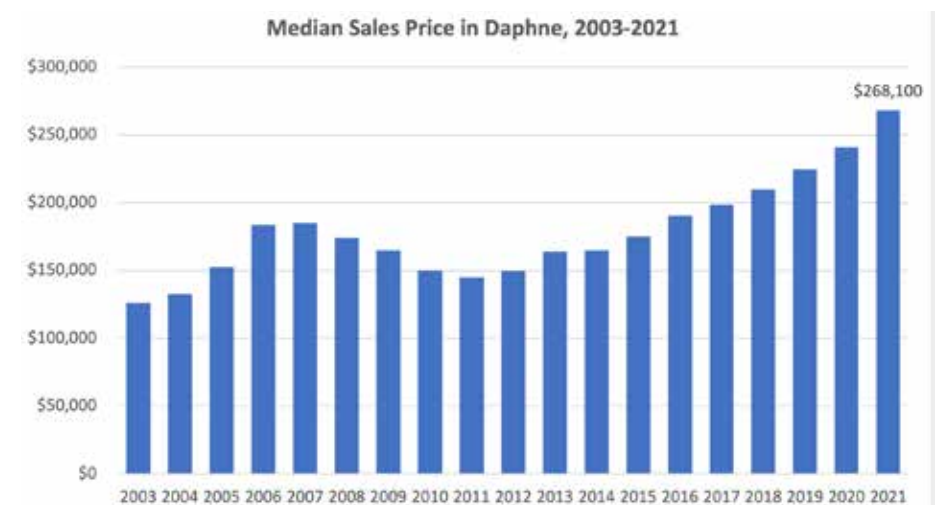


Figure 17: Median sales price, Daphne

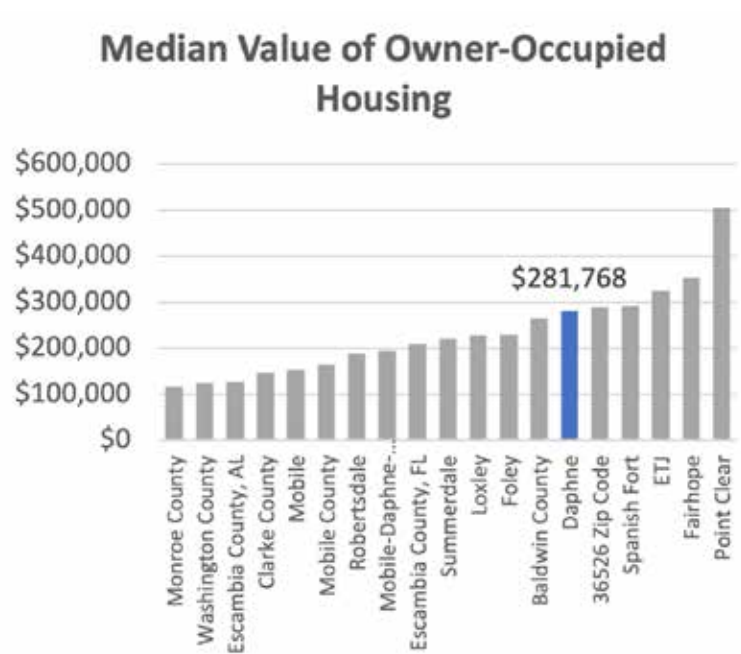


Figure 19: Median value, Owner occupied units, Daphne

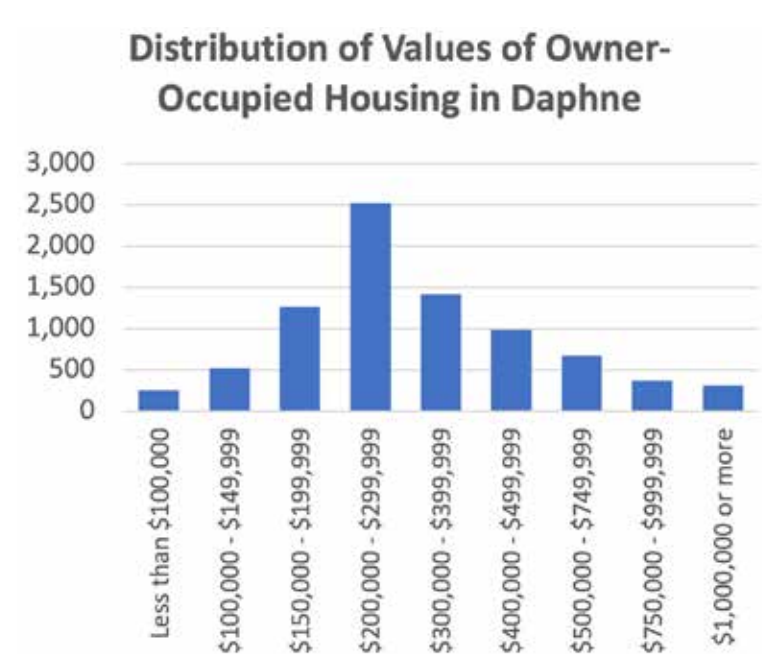


Figure 20: Distribution of housing value, Daphne

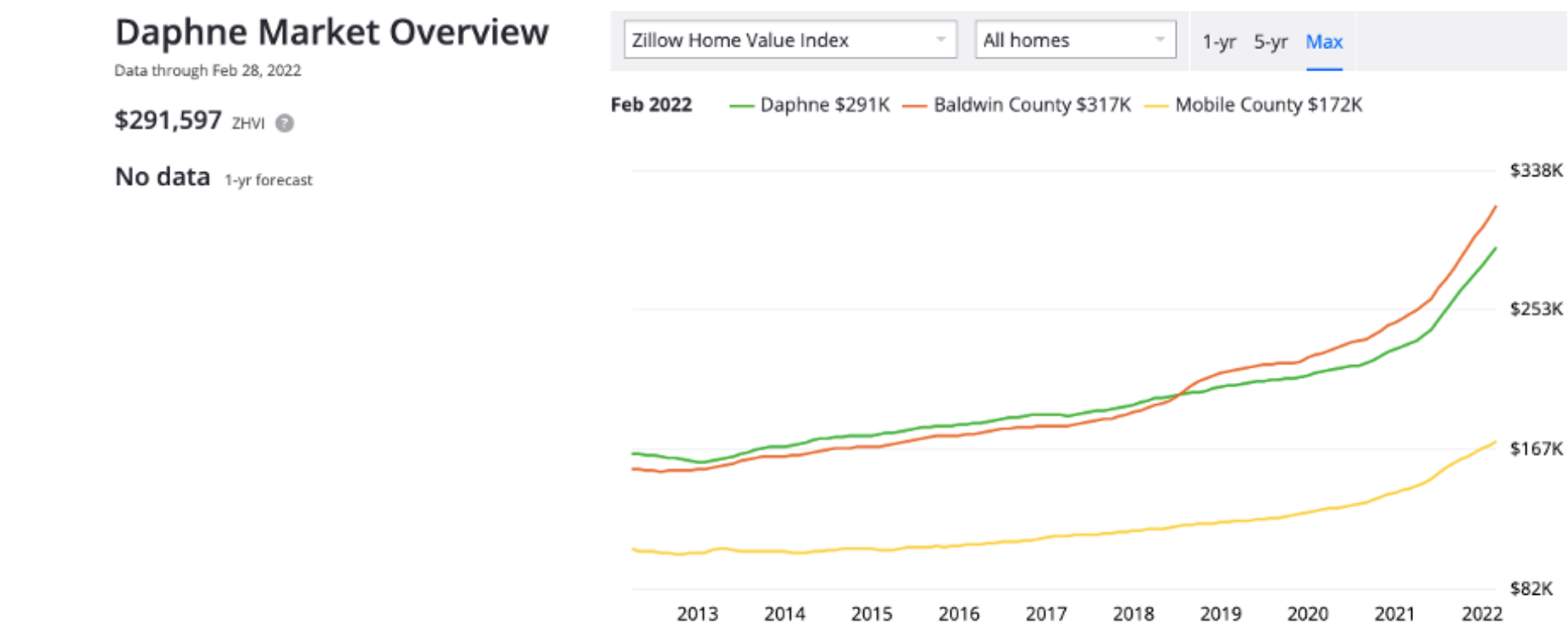
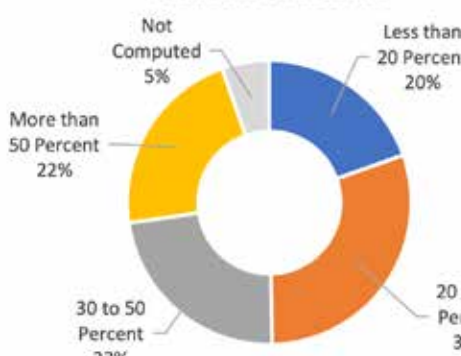


Figure 18: Housing market overview, Daphne

Gross Rent as a Percentage of Household Income



Monthly Owner Costs as a Percentage of Household Income

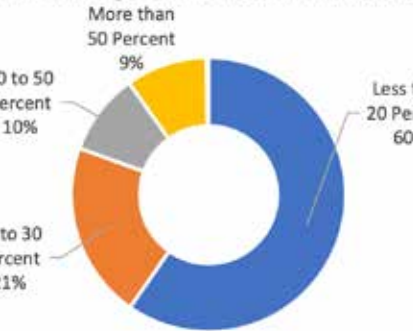


Figure 21: Gross rent and monthly ownership costs, Daphne

The examples of Daphne area rental housing to the right demonstrate that newer multi-family housing units being built in the area are at a much higher price-point than the older units and often not attainable for many Daphne workers including teachers and police officers.

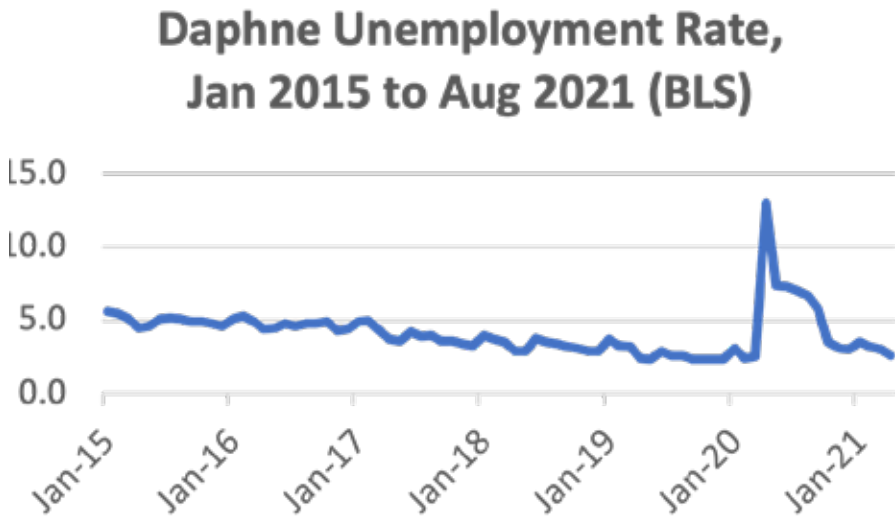
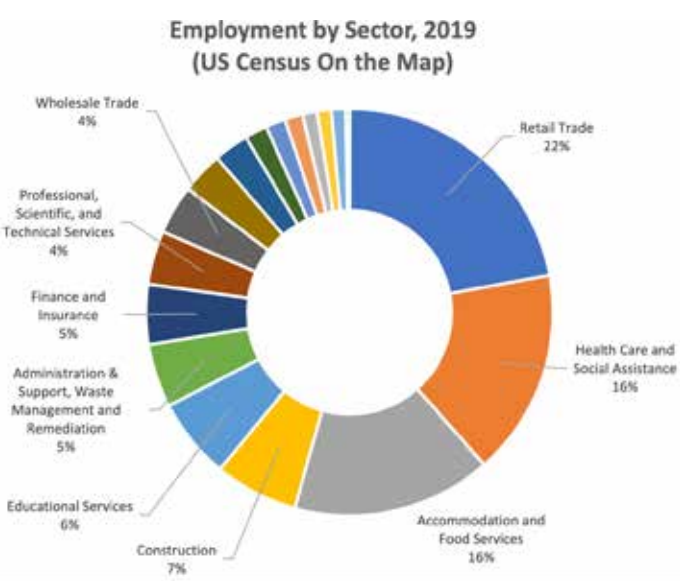
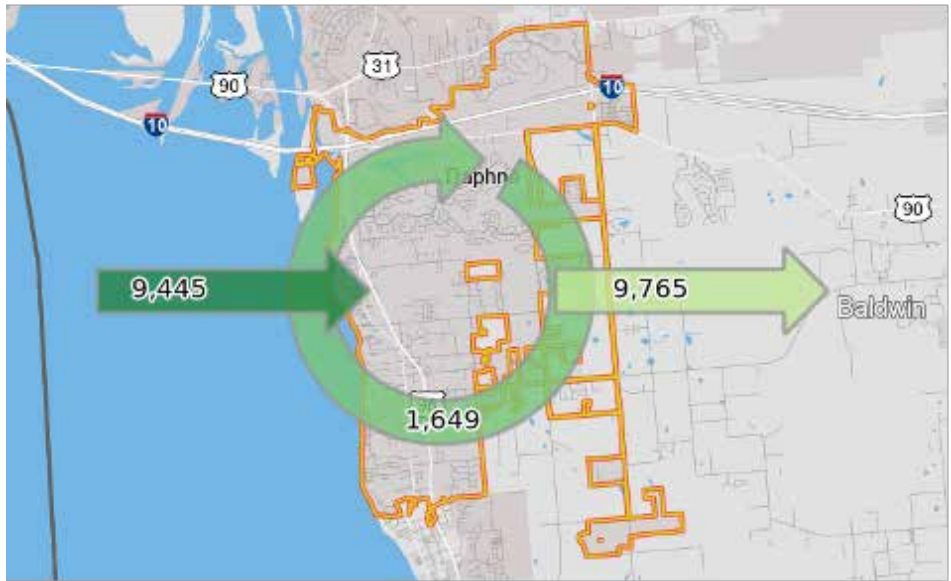
East Bay Apartments	The Gates At Jubilee	Belforest Villas	Palladian at Daphne
			
• Studio - 2 bedroom apartments; 2 bedroom townhomes • 178 units • \$995-\$1,445/month • 500-1,450 sq ft • Built in 1978 • Amenities: pool, fishing pier, fitness center, and pavilion	• 1-3 Bedroom apartments • 248 units • \$1,060-\$1,464/month • 850-1,400 sq ft • Built in 1995 • Amenities: gated, fitness center, pool, and garages	• 1-3 Bedroom apartments • 168 units • \$1,455- \$2,195/month • 862 - 1,504 sq ft • Built in 2019 • Amenities: pool, fitness center, clubhouse, garages, and dog park	• Patio homes, attached • 120 units • \$1,761 - \$2,042/month • 1,580 - 2,007 sq ft • Built in 2017 • Amenities: pool, fitness center, movie theater, pet park, and clubhouse

Employment

In 2019, there were approximately 11,094 people working in Daphne. The three largest sectors by employment include retail trade (22%), health care (16%) and accommodations and food services (16%).

Commuting patterns indicate that Daphne has a small net export of jobs, with slightly more Daphne residents commuting out for work than employees coming into Daphne. Residents commuting out have a larger percentage of higher wages than workers commuting into Daphne.

With the exception of COVID-19 related spikes in 2020, unemployment in Daphne has trended steadily downward over the past decade. In August 2021, unemployment in Daphne was at 3.0% compared to 2.8% in Baldwin County and 3.4% statewide.



Retail

The retail analysis provides insight into the retail patterns in Daphne and the surrounding area including retail sales, consumer expenditures, retail leakage or market gain, and projected demand growth. The retail analysis helps to identify key opportunities to capture any existing retail leakage and leverage projected growth in the market.

Retail Leakage Analysis

“Retail Leakage” refers to the difference between the retail expenditures by residents living in a particular area and the retail sales produced by the stores located in the same area. If desired products are not available within that area, consumers will travel to other places or use different methods to obtain those products. Consequently, residents are purchasing more than the stores are selling, and the dollars spent outside of the area are said to be “leaking.”

A retail leakage analysis was conducted for Daphne, the planning area, the 36526 Daphne zip code, Baldwin County and the Mobile-Daphne-Fairhope combined statistical area.

Over the past year, stores located in Daphne recorded \$679.7 million in retail sales. During the same time period, residents living in Daphne spent \$638.8 million, indicating a retail gain of \$40.9 million over the year. This retail gain signifies that Daphne serves as a retail center in the region, having a reach beyond its own residents. Daphne accounted for about 12.7% of the total \$5.37 billion in retail sales in Baldwin County. Residents of the ETJ, which serves as a trade area for Daphne, had \$249.6 million in consumer expenditures over the past year, much of which likely flows into the City of Daphne.

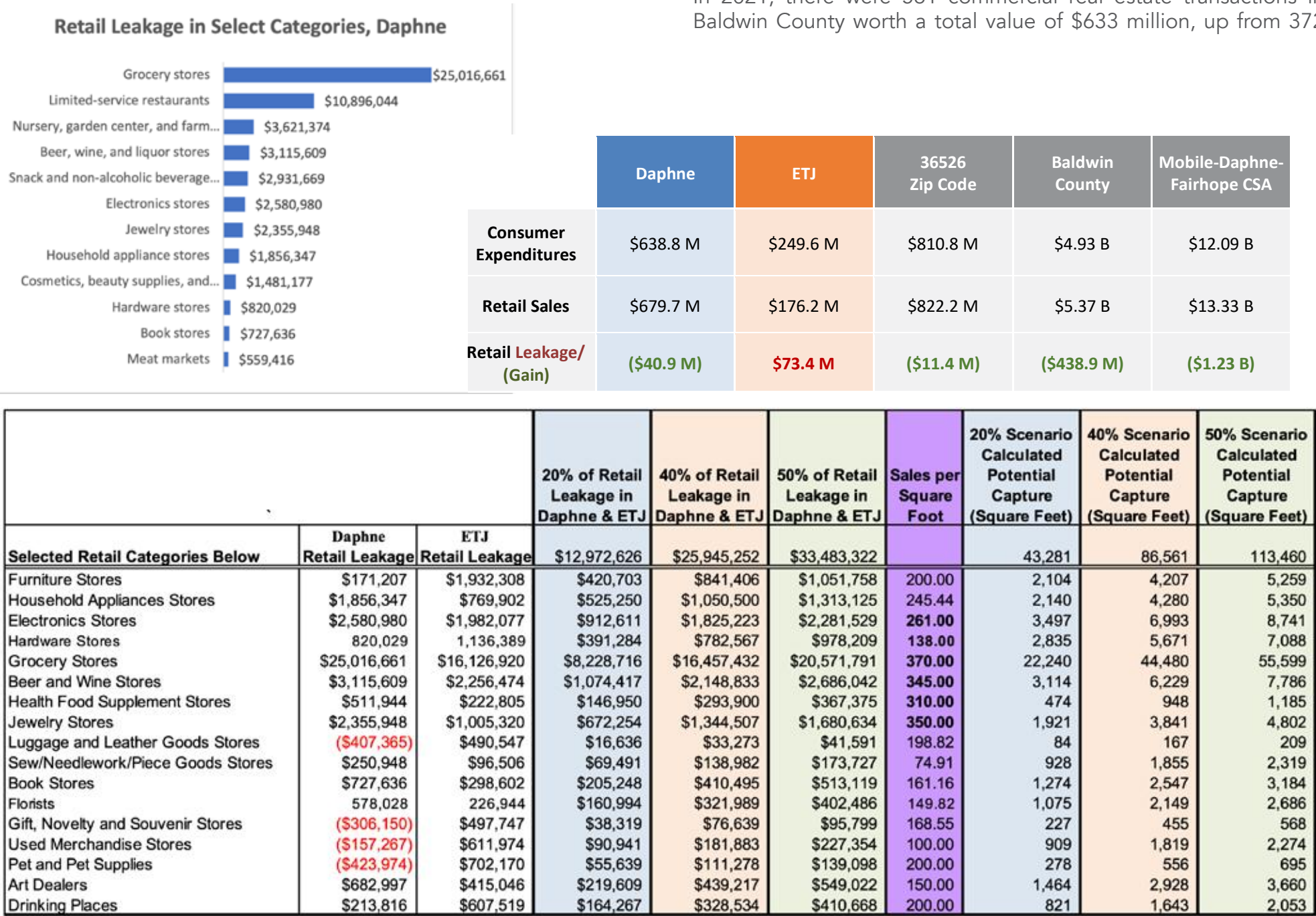
Retail Capture

Although Daphne experienced a retail gain, some specific retail categories had unmet demand over the past year including grocery stores, limited-service restaurants, hardware stores, snack and non-alcoholic beverage bars (such as coffee shops), jewelry stores and specialty food stores. Opportunities exist for Daphne to capture some of the existing retail leakage in key categories.

Although Daphne cannot reasonably expect to recapture 100% of the sales leaking from its trade areas, it can recapture a percentage of leaking sales through strategic recruitment, economic development and marketing.

The table below illustrates the new or expanded retail space that could be supported in Daphne by capturing 20%, 40% or 50% of the leaking sales in Daphne and the Planning Area. The retail capture scenarios are:

- 20% Scenario: Capture \$13 million in leakage with 43,000 square feet of retail
- 40% Scenario: Capture \$26 million in leakage with 86,000 square feet of retail
- 50% Scenario: Capture \$33.5 million in leakage with 113,000 square feet of retail



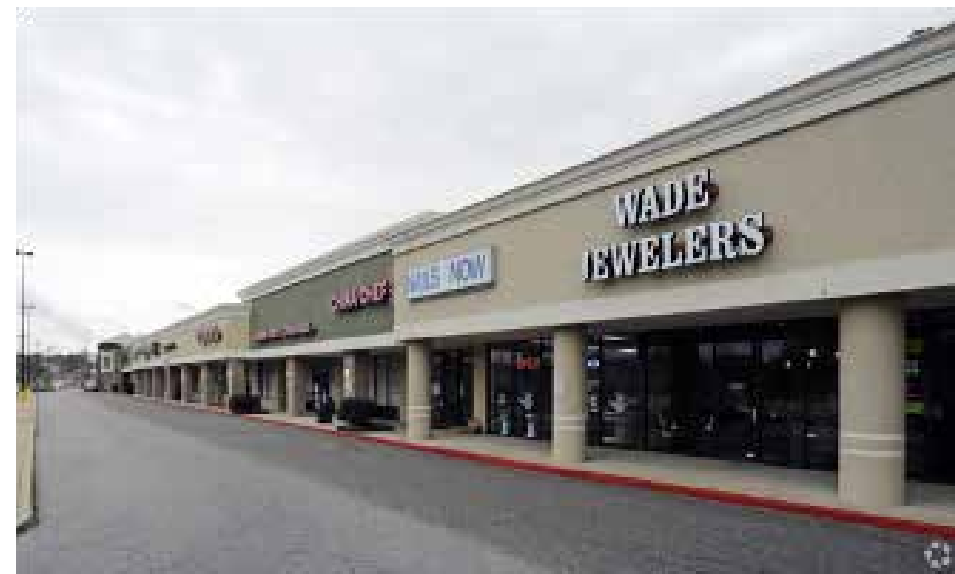
transactions totaling \$258 million in 2020. The 561 commercial real estate transactions in 2021 broken down by type include:

- 204 Miscellaneous Commercial
- 86 Office
- 78 Retail
- 67 Multifamily
- 45 Special Purpose
- 41 Industrial
- 18 Restaurant
- 11 Healthcare
- 4 Hotel
- 4 Recreational

Examples of current commercial listings follow.

Retail

- Magnolia Place; 1,200-2,400 SF spaces available
- Fountain Square; 1,200-2,400 SF spaces available; \$18.80 - \$22.17 /SF/YR
- 2,000 SF Restaurant on Hwy 98; \$28.50/SF/YR
- Colonial Plaza; 1,500 SF office/retail; \$16/SF/YR



Office

- 1,200 SF Class B Office Space; New construction; \$16/SF/YR
- Former bank for sale for \$1.1 million; 4,000 SF at \$270 / SF



Commercial lots

- \$75k - \$375k per acre



Demographic and Economic Summary

- ◆ Daphne and the planning area experienced 27% growth between 2010 and 2020. This level of population growth is also occurring throughout Baldwin County.
- ◆ Daphne residents tend to be well-educated and high earners. Household incomes in Daphne are among the highest in the region.
- ◆ Housing is an important part of Daphne’s economy. 510 units of single-family homes were permitted in 2020.
- ◆ Few multifamily housing units were constructed in the previous two years. Stakeholder engagement suggests there may be some gaps in the housing market with both type and price points.
- ◆ This study projects that an additional 17,000+ people will reside in Daphne and the planning area by the year 2042. The additional population will require 5,835 single-family detached homes, 105 single-family attached homes, and 1,751 multifamily units.
- ◆ 38% of jobs in Daphne are service-oriented and the job market is predominantly retail, dining, and accommodations.
- ◆ Daphne has low unemployment, and its job market is one piece of a larger regional economy. While 85% of Daphne residents commute outside for work, most of its local jobs are filled by outsiders, and the community is just a slight exporter of jobs. Stakeholders suggested that this creates a challenge as there is limited “attainable” housing in Daphne, with no new product currently being created.
- ◆ Retail is a driving force in Daphne’s economy, as stores in the city had \$679.7 million in retail sales in the previous year and had an overall retail gain of \$40.9 million.
- ◆ The retail market is evolving rapidly nationwide, and people are requiring less square footage of retail than before. The struggles of Spanish Fort Town Center is a testament to these trends. Still, there is local demand for growth in a number of retail categories in Daphne. It will be important to balance this growth with the changing industry.
- ◆ Existing retail leakage combined with future population growth indicates that Daphne can support an additional 250,000 to 300,000 square feet of retail space.

EXISTING MOBILITY ASSESSMENT

As a part of the Discovery process, the existing mobility system in Daphne was assessed as a transportation network. Specific components of the network reviewed were:

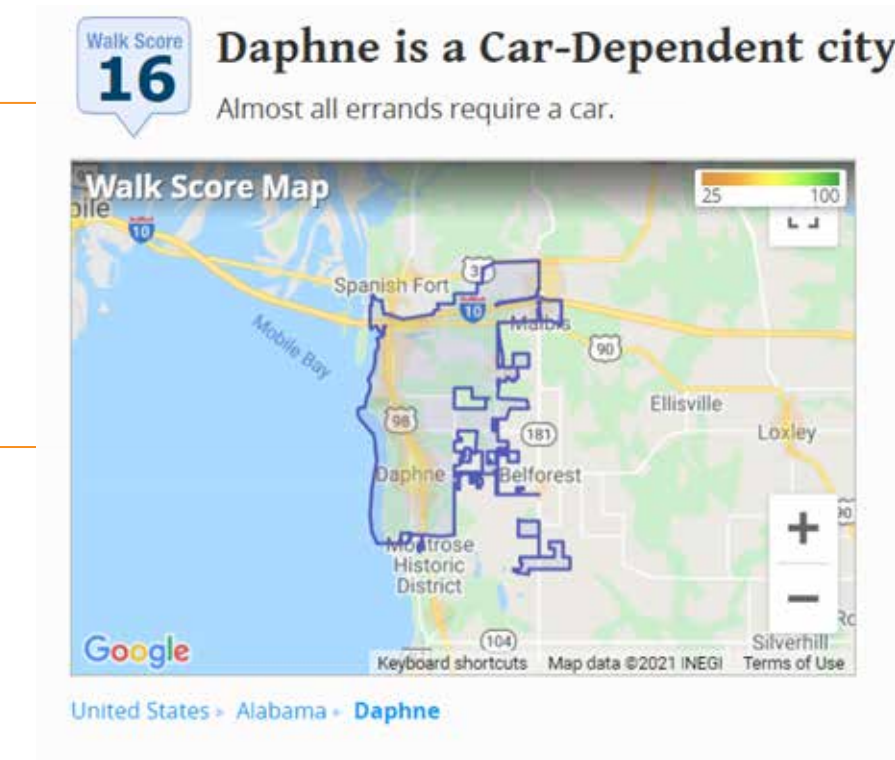
- Existing mobility network
- Street connectivity
- Existing sidewalks and trail facilities
- Level of balanced support for all modes of travels

Existing Network

Map 2-4 on the opposite page illustrates the existing mobility network for both Daphne and the planning area. Streets are classified by their functional classification. The map also illustrates the network of bike and pedestrian facilities.

Street Configuration and Multi-modal Facilities

The city adopted a complete streets resolution in 2009 which stated the intention to create streets that serve all users (young, old, users with disabilities) and all modes (walking, biking, driving, transit, goods movement). A number of new walking/biking facilities have been built, such as the sidepath on Whispering Pines Road and sidewalks in Lake Forest.



However, in examining the existing mobility network map on the opposite page, there are still large portions of the city that are not connected with multi-modal facilities and a number of streets that have been built that do not include sidewalks or sidepaths.

Gaps in the system can be identified from the Strava Heat Map on Map 2-5. The heatmap shows 'heat' made by aggregated, public activities over the last year for Daphne and the planning area. The map indicates popular locations and routes in the city for walking, running and biking, and also where gaps exist in the system for safe and inviting facilities.

In addition to the gap in walking/biking facilities in the city, the lack of mixed-use development has created large distances between where people live and important destinations like parks, schools and daily shopping and dining needs. The official Walkscore of 16 (out of 100) indicates the difficulty in walking as a mode of transportation in the city. The Walkscores of comparison cities can be seen in Table 7.

Intersection Density

Intersection density is a good measure of street connectivity, which is important to disperse traffic flow, enable walkability and bikeability, facilitate emergency vehicle access, and provide redundant access routes to residences, businesses and community facilities.

As can be seen in the illustration to the right, the average intersection density in the city is 88 intersections per square mile, with greater density within the Olde Towne and Lake Forest neighborhoods. Table 8 reflects intersection density compared to other neighboring cities.

The street network map in Map 2-4 highlights the lack of east-west connectivity in the city, and the lack of north-south connectivity for the Lake Forest neighborhood. This condition has created greater traffic pressure on roads like Hwy 98, Daphne Road, and Whispering Pines Road.

Ideally arterial streets are spaced or gridded out every ½ to 1 miles, collector streets spaced every ¼ to ½ miles, and local streets spaced at 300 to 800 feet, providing block sizes of 800 to 1,000 feet max. In contrast, the typical block size in Daphe is 1 mile square, with many reaching upwards of 2 to 4 miles in length.

The effects of the lack of east/west and north/south connections are felt in the primary corridors in the city as shown in the peak traffic congestion heat map on map 2-4. There is increased congestion during normal AM and PM peak times, but the highest congestion typically occurs mid-day and afternoon in the city. Map 2-4 also illustrates selected traffic counts on 2021 Annual Average Daily

Traffic (AADT) measured by the Alabama Dept. of Transportation (ALDOT).

Transit

The Baldwin Regional Area Transit System (BRATS) provides public transit services for communities in Baldwin County. BRATS operates an on-demand door-to-door pick-up drop-off service to Daphne residents accessible via smartphone app or telephone, available only on weekdays. This new on-demand service was initiated in 2020 and has seen a ridership increase of approximately 80%.

BRATS also offers fixed-route connections with Mobile through its Baylinc service, picking up and dropping off at the Daphne Civic Center. Three routes are conducted daily with connections to Fairhope, the Town Centre development, Bienville Square in Mobile, and the Austal plant on Addsko Road. Both the on-call Eastern Shore Express and the Baylinc services are available on weekdays only. Transit service areas are illustrated in the lower left of the opposite page.

Intersection Connectivity Illustration



Table 7: Walkscore Comparisons

	Walkscore	Bikescore
Daphne	15	27
Fairhope	81	64
Mobile	32	34
Pensacola	36	47
Homewood	42	25

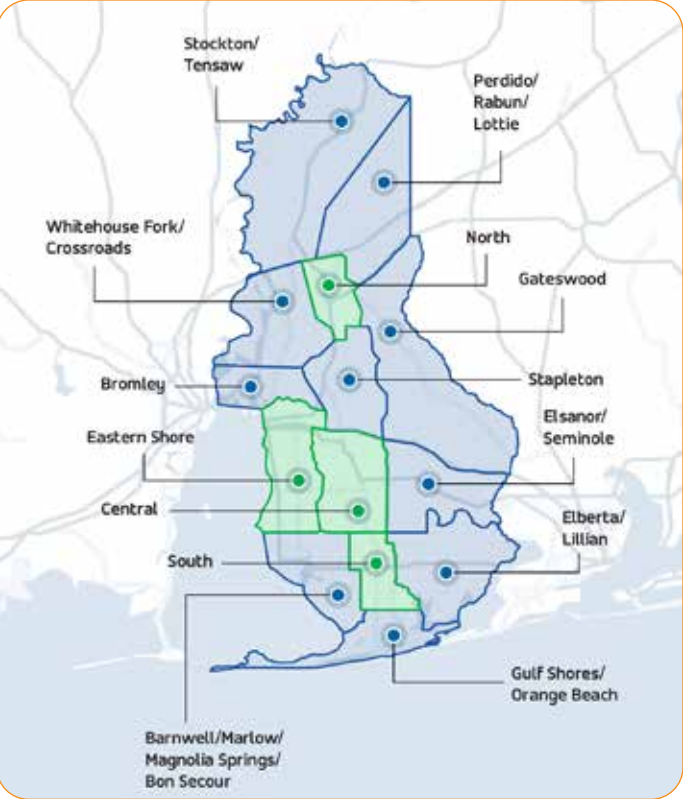
Source: Consultant Analysis

Table 8: Intersection Density (per sq. mile)

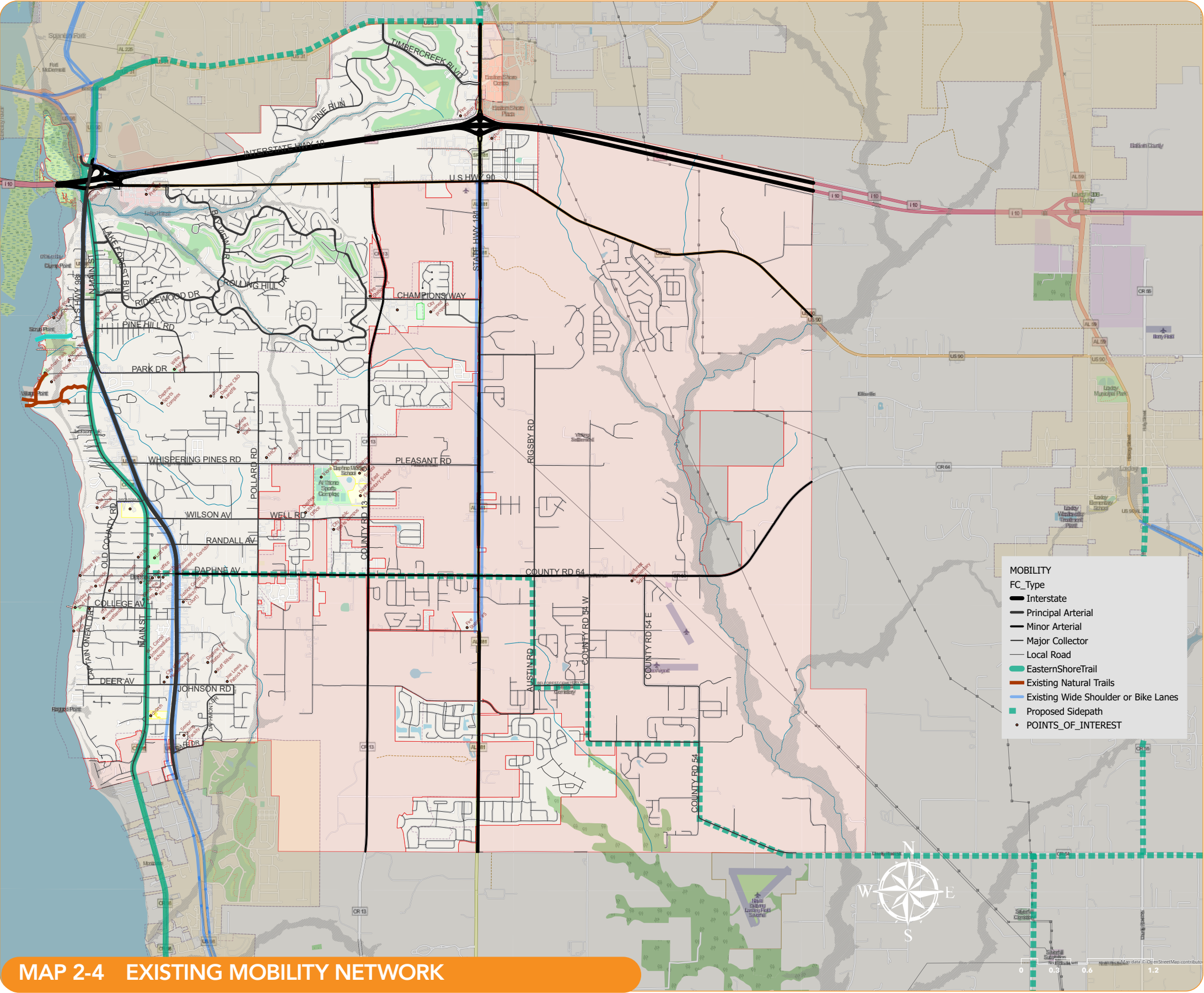
Intersection Density (per square mile)

City	Score
Daphne	86
Mobile	154
Pensacola	196
Gulfport	185
Homewood	235

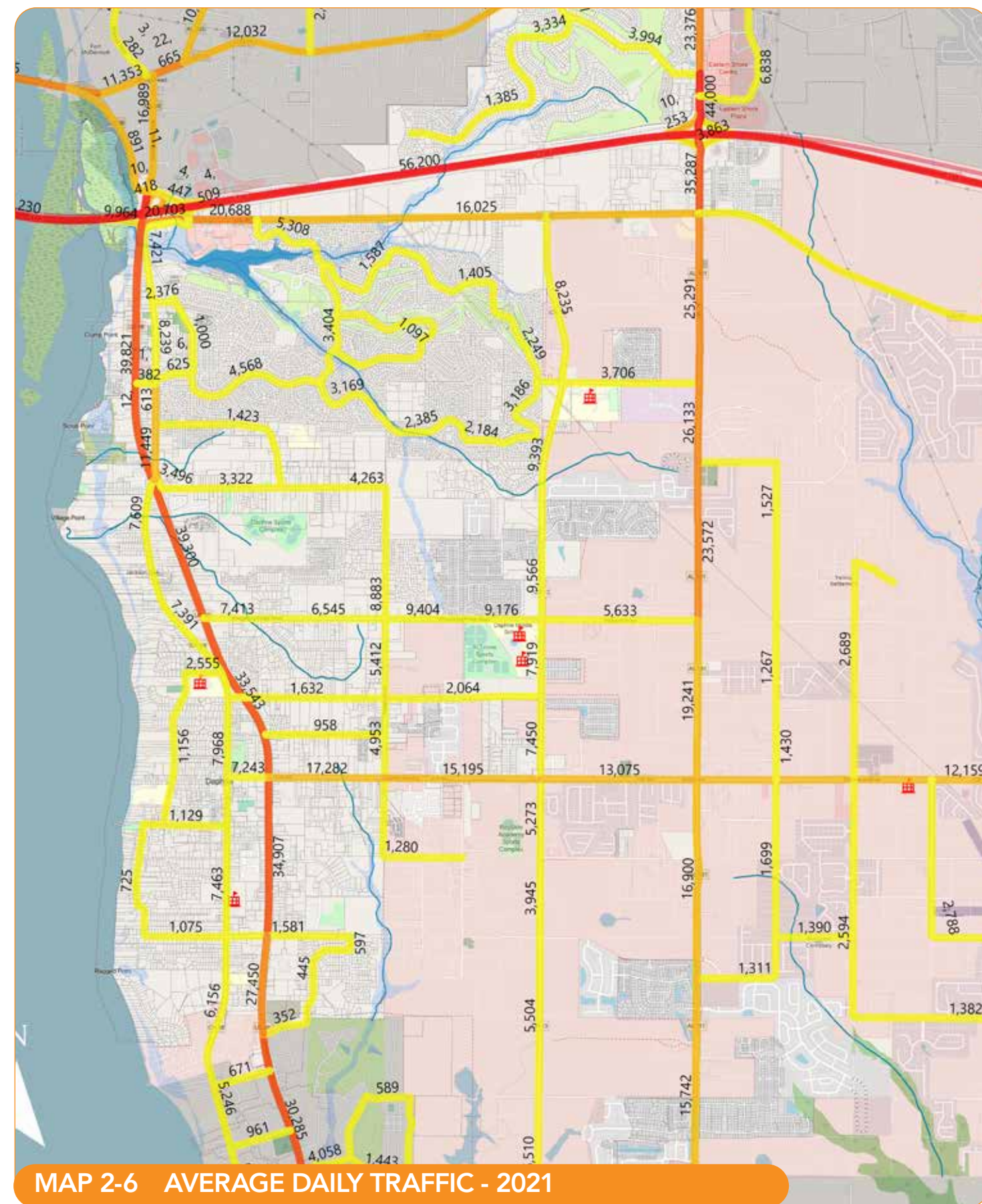
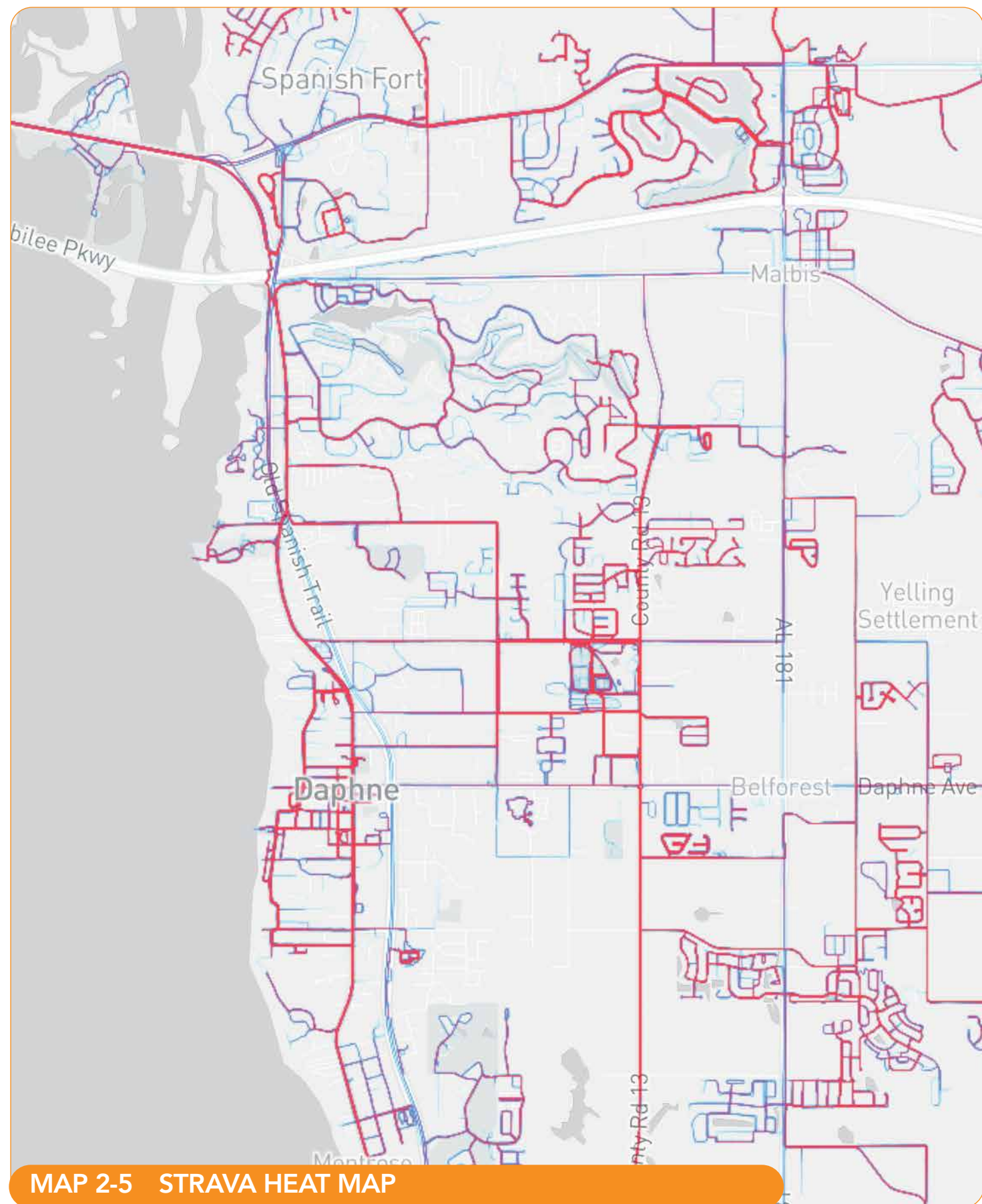
Source: Consultant Analysis



Transit Service Areas



MAP 2-4 EXISTING MOBILITY NETWORK



“Daphne’s buildout analysis indicates the city is nearing the capacity of its growth potential.”

COMMUNITY FACILITIES

Daphne’s buildout analysis indicates that the city is nearing the capacity of its growth potential. Rapid growth in the planning areas strongly impacts the existing City of Daphne. To be sustainable, long-term growth must be supported by adequate community support facilities. Rapid growth in the city and the planning area has resulted in a dispersed combination of private, semi-public, and public entities, each owning and managing specific parts of Daphne’s community facilities network.

This community facilities section of Envision Daphne 2042 summarizes existing arrangements of management and ownership, assesses current levels of service, and identifies critically essential matters related to the future of Daphne community facilities. The specific community facilities reviewed in this section are:

■ Administrative Facilities

- City Hall
- Public Works Complex

■ Public Safety Facilities

- Law Enforcement
- Fire Protection
- Emergency Services

■ Water and Sewer Services

■ Public Parks and Recreation

■ Public Schools

Left: Daphne City Hall
Right: Daphne Police cruiser

Administrative Facilities

City Hall

Daphne's municipal government functions are headquartered in the Daphne City Hall, located at 1705 Main Street. City Hall houses the Office of the Mayor, Council Chambers, Community Development, Marketing, Finance and Revenue, and Human Resources.

Public Works Complex

Daphne's public works function is conducted from its Public Works and Maintenance facility located at 26435 Public Works Road. The complex consists of a 15-acre site that accommodates seven buildings, equipment and material storage, and administrative offices.

Public Safety Facilities

Law Enforcement

Law enforcement for Daphne is carried out by the Daphne Police Department headquartered at the Joseph H. Hall Justice Center located at 1502 US Hwy 98.



According to the U.S. Department of Justice, Bureau of Justice Statistics, the average number of sworn law enforcement officers per 1000 persons in the United States in 2016 was 2.16. Daphne's police force currently consists of 63 sworn officers. Application of the U.S. DOJ officer to population ratio indicates that Daphne's total force is at approximately the national average. Daphne consistently ranks among Alabama's safest cities.

Fire Protection

The Daphne Fire Department is headquartered at Fire Station #2, located at 28280 North Main Street. The city's fire protection system includes five fire stations, a volunteer station providing for search and rescue, and a Bureau of Fire Prevention located at City Hall. The locations of these facilities are illustrated on the Community

Facilities Map at right. There are 57 career, 10 part-time, and 8 volunteer firefighters in the department currently.

The Public Protection Classification (PPC) program of the Insurance Service Office recognizes the efforts of communities to provide fire protection services for citizens and property owners. A community's investment in fire mitigation is a proven and reliable predictor of future fire losses. Insurance companies use PPC information to help establish fair premiums for fire insurance, generally offering lower premiums in communities with better protection. The program provides an additional incentive for improving and maintaining public fire protection by offering economic benefits for communities that invest in their firefighting services. Daphne's fire rating under the PPC program is currently a three on a scale of 1 to 10 with 1 as

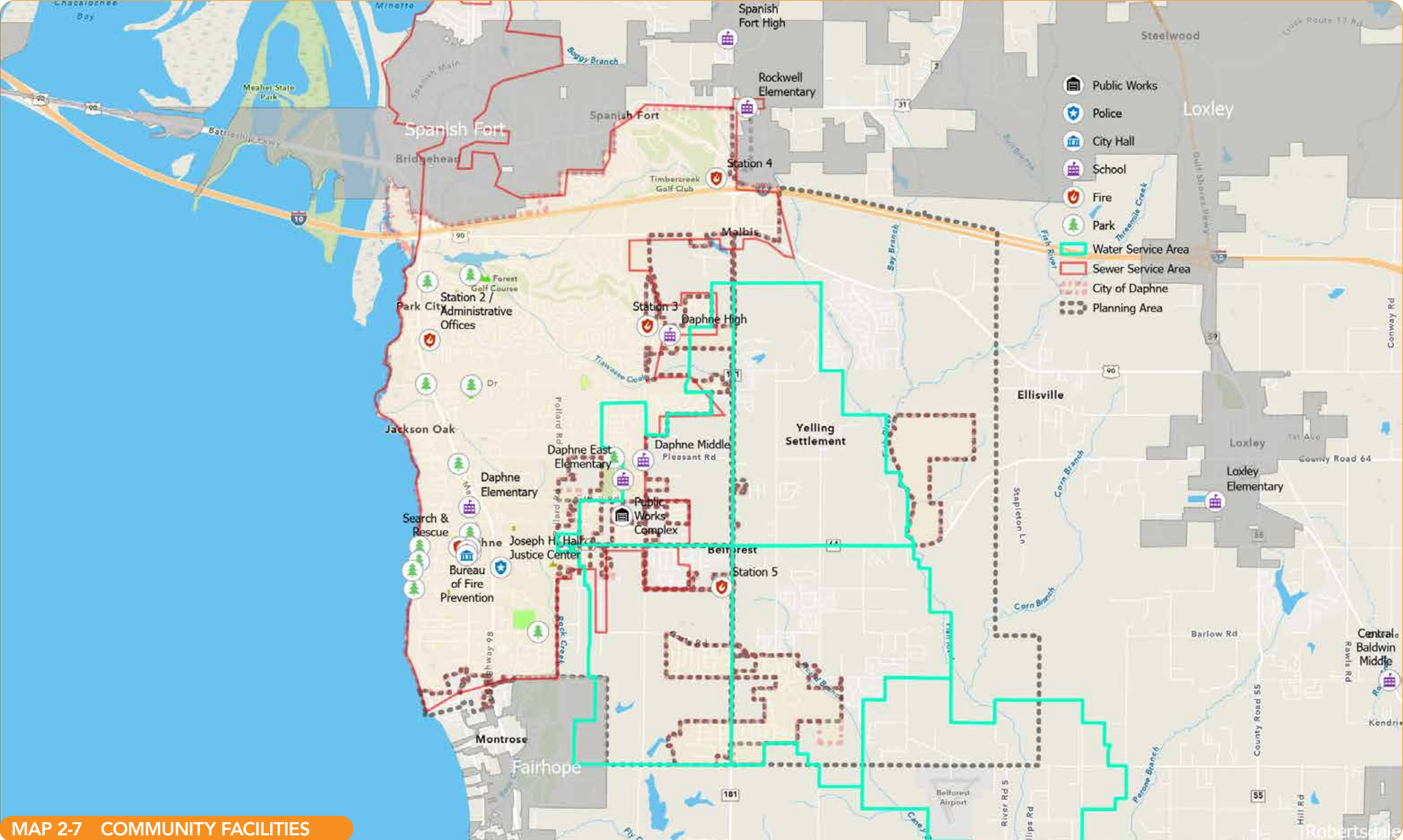
the best ranking.

Water and Sewer Services

Water and sewer utility services are essential to the future growth and development of the city. Adequate service and treatment capacity are necessary to accommodate projected growth. A summary inventory of the utilities and their estimated capacities serving Daphne indicates multiple service entities within the existing City Limits and in the planning area.

Daphne Utilities provides the largest share of these services for the City of Daphne. Its service area is illustrated on the map on the opposite page. Belforest Water serves water to the planning area east of the existing City Limits.

TABLE 9: MAJOR COMMUNITY FACILITIES AND INFRASTRUCTURE							
COMMUNITY SERVICE PROVIDED	MAJOR FACILITY OR BUILDINGS	LOCATION	PERSONNEL	SYSTEM DESCRIPTION	DESIGNED CAPACITY	STANDARD OR BENCHMARK	LEVEL OF SERVICE (SCALE OF 1 -10)
A. Daphne Administration							
General Government	City Hall - 54,000 sq. ft.	1705 Main Street	13	n/a	216	250 sf/person	10
Public Works Facility	2 Maintenance Buildings, Equipment Yard	26435 Public Works Road	17	n/a	n/a	n/a	n/a
B. Public Safety - Law Enforcement							
Law Enforcement	Joseph H. Hall Justice Center - 25,000 sq. ft.	1502 US Hwy 98	63 sworn officers	n/a	n/a	2.1 Officer/1000 pop.	10
C. Public Safety - Fire Protection							
Fire Protection	Fire Station 1 / Training Facility	25250 Bailey Yelding Jr. Drive (Profit Drive)	57 career, 10 part-time, and 8 volunteer fire fighters	3 bay station and training facility	n/a	Fire Rating - 3	7
	Fire Station 2 / Administrative Offices	28280 N. Main Street		4 bay station and offices			
	Fire Station 3	8945 Lawson Road		2 bay station			
	Fire Station 4	30150 Green Court		2 bay station			
	Fire Station 5	9909 Milton Jones Road					
	Volunteer Station / Search & Rescue	1707 Sixth Street		1 bay station			
	Bureau of Fire Prevention, City Hall	1705 Main Street		Offices			
D. Public Utilities							
Daphne Utilities - Water	Water Infrastructure	900 Daphne Avenue (office)	n/a	9 wells, Distribution System	6.5 mgpd	11,051 connections	n/a
Daphne Utilities - Sewer	Sanitary Sewer Infrastructure			Collection system and water reclamation facility	4.17 mgpd	3 mgpd treated	
Daphne Utilities - Natural Gas	Natural Gas			Distribution	Undetermined	Undetermined	
Belforest Water	Water System Infrastructure	9080 County Road 64	n/a	3 wells, 3 treatment plants, Distribution System	Undetermined	1.2 mgpd	
Park City Water Authority	Water System Infrastructure	6642 Park Drive		Distribution System	Water purchased from Daphne Utilities		



MAP 2-7 COMMUNITY FACILITIES

Parks and Recreation

The City of Daphne currently provides a total of 14 public parks, recreational spaces, and community event spaces. Ten of these offer passive recreational opportunities. The remaining five provide active recreational opportunities. These facilities range from small bay access and other areas of less than one acre to recreational complexes, the largest of which is over 112 acres. The public park spaces are illustrated on the map on the opposite page, along with their respective quarter mile walkshed. There is no identified public park land in the planning area.

Envision Daphne 2042 used the metrics of the National Recreation and Parks Association to benchmark Daphne's park offerings. According to the NRPA 2022 Metrics Report, the median of parkland provided for jurisdictions of 20,000 to 49,999 was 10.6 acres per 1,000 residents. Applying this ratio to Daphne's park offerings, the city would ideally provide 291.5 acres of parkland. As illustrated in the table at right, Daphne currently provides 224.35 acres of public park space.

Additional metrics, such as expenditures and personnel, can also be used to assess parks provision. However, park and recreation

Below: Interpretive park signage



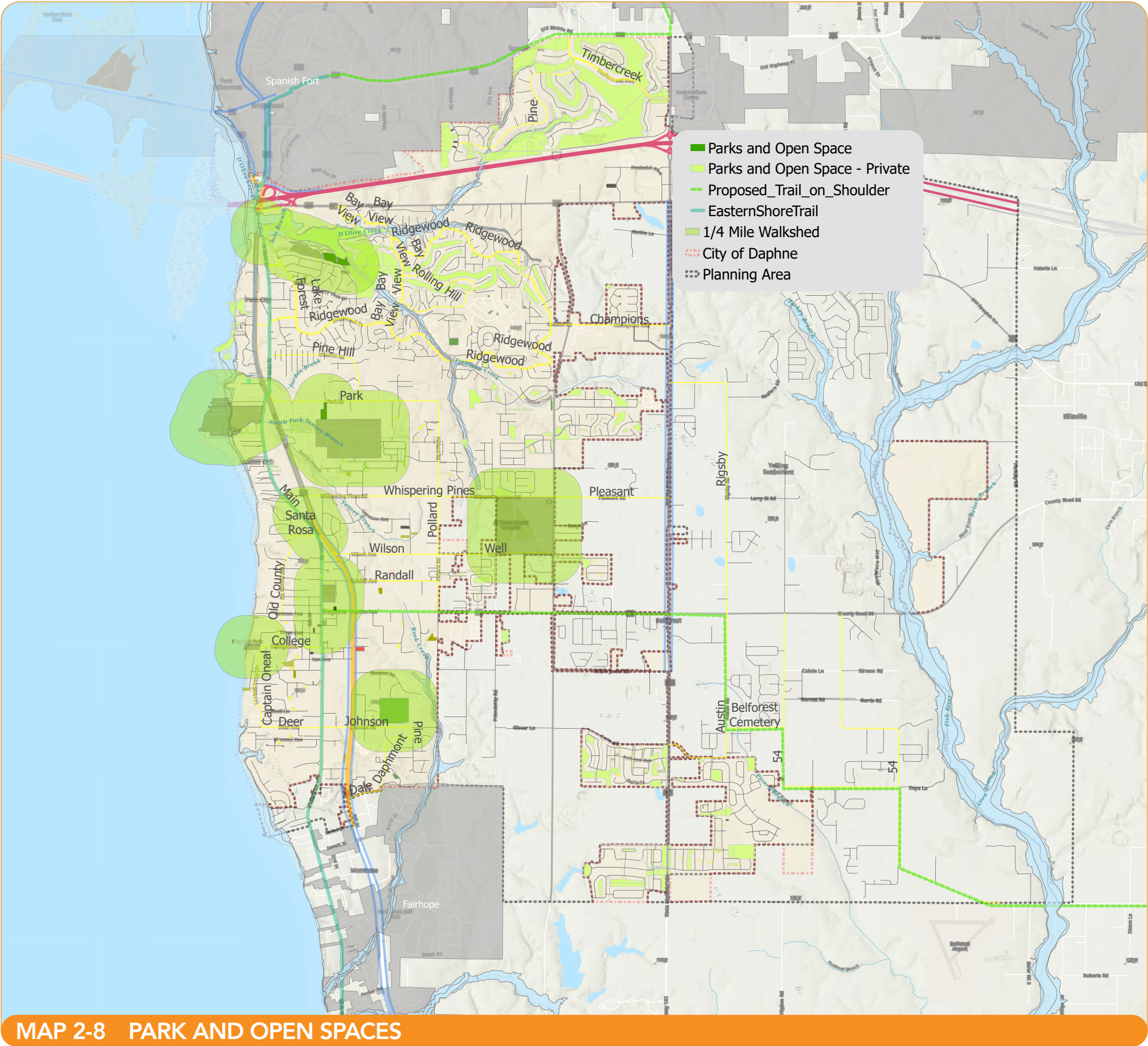
TABLE 9: PARKS AND RECREATION FACILITIES - DAPHNE					
COMMUNITY SERVICE PROVIDED		MAJOR FACILITY OR BUILDINGS	LOCATION	PRIMARY FUNCTIONS	ACREAGE
Passive Parks					
1	Bayfront Park	Bayfront/Beach access, Pier/Boardwalk, Gazebo/Picnic area, Kayak/Canoe access, Restrooms, Boardwalk	6200 Bayfront Drive	Passive Recreation, Bay Access	7.4
2	Belrose Bay Access	Bayfront/Beach access, Picnic area	90 Belrose Avenue	Bay Access	.5
3	Centennial Park	Playground, Gazebo/Picnic area, Restrooms	1706 Main Street	Passive Recreation	1
4	Central Park	Gazebo/Picnic area, 18 hole disc golf course, Walking trails	72 Lakeshore Drive	Passive Recreation	19.6
5	Gator Boardwalk	Boardwalk connecting to the Eastern Shore Trail, Educational signage, Alligator viewing	29281 North Main Street, at D'Olive Creek	Passive Recreation	n/a - Trail
6	Dryer Avenue Bay Access	Bayfront/Beach access, Walking access only	Dryer Avenue at Mobile Bay & Bayside Academy	Passive Recreation	.5
7	McMillan Bluff	Bayfront/Beach access, Overlook deck with benches, Walking access only	McMillan Avenue, at Mobile Bay	Passive Recreation Bay Access	.5
8	May Day Park	Bayfront/Beach access, Pier/Boardwalk, Playground, Gazebo/Picnic area, Kayak/Canoe access, Restrooms	100 College Avenue, at Mobile Bay	Passive Recreation Bay Access	1
9	Village Point Park Preserve	Bayfront/Beach access, Pier/Boardwalk, Pavillion picnic area, Grill, Restrooms, Boardwalk & walking trails, Educational signage, Historic D'Olive Cemetery & Jackson's Oak,	27717 Main Street	Passive Recreation Bay Access	.5
Total Passive Acres					31.0
Active Parks					
10	W.O. Lott Park	10 Tennis Courts, 12 Pickleball Courts, 3 Bocce Ball Courts, 1 Basketball Court, Restrooms, Playground, Picnic Area	2000 Main Street	Active Recreation	10.25
11	Daphne Sports Complex	10 Baseball/Softball Fields, Restrooms, 2 Concession Stands, Walking Trails	7060 Park Drive	Active Recreation	113.9
12	Joe Louis Patrick Park	Basketball Court (1), Playground, Gazebo/Picnic Area, Restroom, Concession Stand	1401 Johnson Road	Active Recreation	35
13	Al Trione Sports Complex and Dog Park	4 Baseball/Softball Fields (4), 6 Football/Soccer Fields, Restrooms, 3 Concession Stands, Dog Park	8600 Whispering Pines Road	Active Recreation	55.5
14	Daphne Civic Center, Senior Center, and Patriot's Point Memorial	Indoor Community Event Space (1,700 capacity), Indoor exercise equipment for Seniors, Benches, Interpretive signage	2603 US Hwy 98	Public Assembly Active Recreation (Indoor)	9.7
Total Active Acres					224.35
Grand Total Active and Passive					255.85
Median as reported by the NRPA for Comparably Sized Community					291.5
Additional Park Land based on NRPA Median for Daphne					111
Additional Park Land based on NRPA Median for the Planning Area					183.3

agencies are as diverse as the communities that they serve, and what works well for one agency may not be best for another agency. A current Parks and Recreation Master Plan would typically assess parks and recreation offerings in greater detail.

The map to the right indicates Daphne's spatial distribution of parks and open spaces. As shown, the distribution of parks and open spaces in the city limits places a significant portion of the city's population within a short distance for access. However, the rapidly growing planning areas are essentially devoid of public parks and open spaces, though a number of private parks and open spaces associated with neighborhoods are present.

As Daphne considers its future in the eastern growth sector, strategic public park development and associated trail access and circulation will be vital in building the city's future. Ideally, these public park facilities would be accessible within a 15-minute walk of each household.

Below: May Day Park at sunset



Public Schools

The Baldwin County School District is made up of 43 public schools. Of the 43 public schools, 17 serve Daphne and its planning area. These consist of nine elementary schools, four middle schools, and four high schools. Five of the schools are located within the existing city limits consisting of two elementary schools, an intermediate school, a middle school, and a high school.

The table at right lists the schools individually and indicates their 2021 enrollment. Overall, the total enrollment for the District in 2021 was 30,215. Enrollment figures suggest that there are 13,743 students enrolled in the schools that serve Daphne and the planning area. This enrollment is comprised of 6,248 elementary and intermediate students, 2,717 middle school students, and 4,767 high school students.

Student enrollment for the Daphne and planning area schools does not originate entirely in Daphne. The Map series below illustrates the current configuration of attendance zones. Except for Daphne East Elementary and Daphne Elementary Schools attendance zones, attendance zones extend beyond these boundaries to encompass nearby communities.

Potential Future Student Growth

Envision Daphne 2042 forecasts the potential future student population for Daphne and the planning area. The forecast was derived in a two-step process. First, the percentage of the population enrolled in public schools for the nation (20 percent) was applied to the population projection Demographics section. Secondly, the result was multiplied by the percentage of the student population enrolled in public schools (80 percent). The table below illustrates the results. As indicated, Daphne is expected to produce an increase of 1,685 students in the next 20 years while the planning area is expected to deliver an additional 1,113 students, totaling nearly 2,800 additional students.

Potential Facility Needs

Growth in student population will require additional school facilities. While no specific space standards were reported by the Baldwin County Board of Education, a general standard of 100 square feet of floor space per student has been observed in the past for estimation purposes. Table 11 indicates additional space needs based on this conventional estimation.

TABLE 10: PROJECTED STUDENT POPULATION INCREASE FOR PUBLIC SCHOOLS					
Area	Growth by 5 year Increment				Total for Period
	2026	2031	2036	2041	
Daphne	372	403	437	474	1,685
Planning Area	227	258	294	334	1,113
Source: Consultant Analysis, Ratios derived from U.S. Census Bureau					

TABLE 11: POTENTIAL FUTURE FACILITY REQUIREMENTS			
Area	Student Forecast	Avg. Space Req./ Student. (sf)	Total Bldg. Space Req. (sf)
Daphne	1685	100	168,500
Planning Area	1113		111,300
Total	2798	-	279,800
Source: Consultant Analysis Space requirements imputed from Baldwin County Schools			

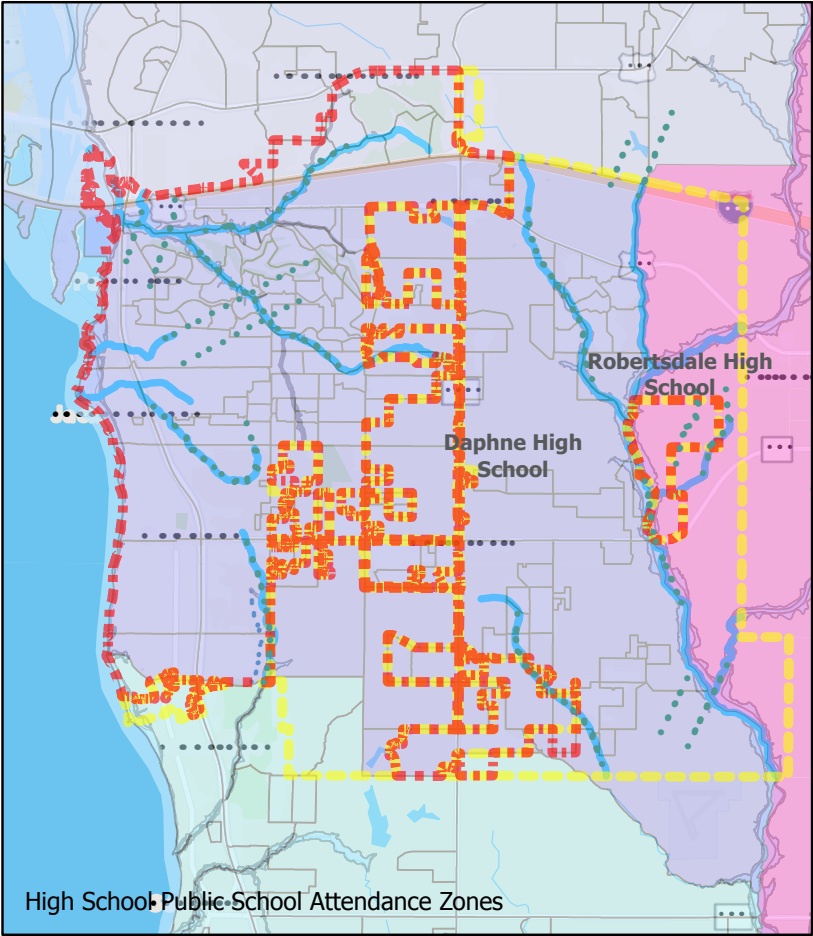
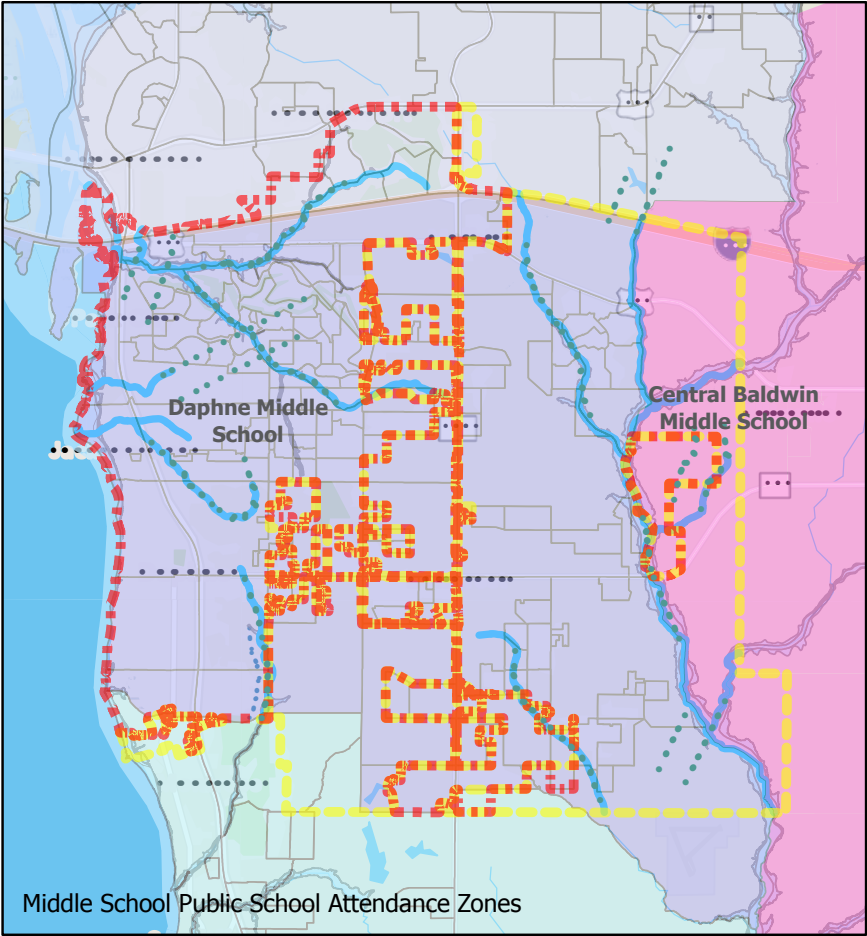
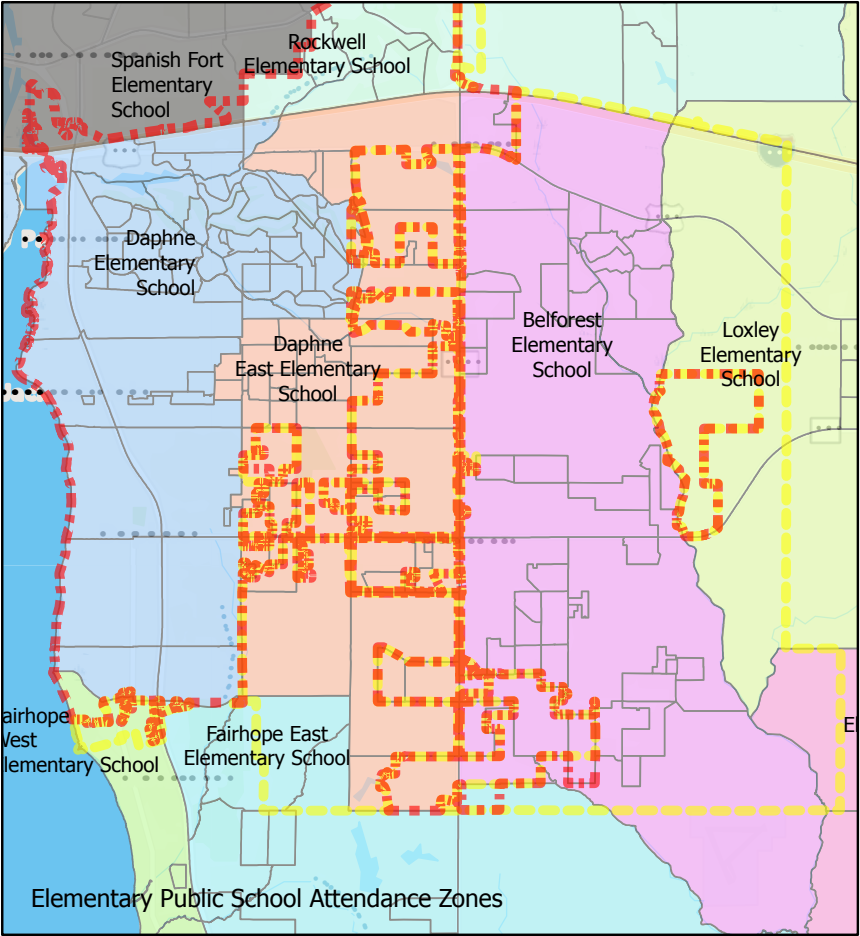


TABLE 12: PUBLIC SCHOOLS SERVING DAPHNE									
SCHOOL LEVEL		SCHOOL	LOCATION	ENROLLMENT 21-22	TOTAL	ENROLLMENT 22-23	TOTAL	DESIGN CAPACITY	ANTICIPATED ADJUSTMENTS
1	Elementary School	Belforest Elementary	11364 County Road 64 Daphne	885	6,546	1,071	7,156	Undetermined at this time. BCSB is currently assessing design capacity at each school.	Reconfiguration of existing facilities in the short term to redistribute student population
2		Daphne East Elementary	26651 County Road 13, Daphne	916		927			
3		Daphne Elementary	2307 Main Street, Daphne	595		695			
4		Fairhope East Elementary	20698 Bishop Road, Fairhope	714		745			
5		Fairhope West Elementary	408 North Section Street	959		999			
6		Loxley Elementary	4999 South Magnolia Street, Loxley	453		483			
7		Robertsdale Elementary	1 Cub Drive, Robertsdale	944		1,041			
8		Rockwell Elementary	10183 US Highway 31, Spanish Fort	662		717			
9		Silverhill Elementary	PO Drawer 190, Silverhill	418		478			
10	Intermediate School	W.J. Carrol Intermediate (grades 4 and 5 only)	1000 Main St, Daphne	417	417	453	453		
11	Middle School	Central Baldwin Middle	PO Box 930, Robertsdale	745	2,983	752	2,981	Added facilities in longer term likely east of the Highway 181 Corridor	
12		Daphne Middle	1 Jody Davis Circle , Daphne	828		837			
13		Fairhope Middle	Two Pirate Drive, Fairhope	794		775			
14		Spanish Fort Middle	33899 Jimmy Faulkner Drive, Spanish Fort	616		617			
15	High School	Daphne High	9300 Champions Way , Daphne	1,611	5,329	1,722	5,969	Added facilities in longer term likely east of the Highway 181 Corridor	
16		Fairhope High	1 Pirate Drive, Fairhope	1,585		1,628			
17		Robertsdale High	PO Box 69, Robertsdale	944		1,442			
18		Spanish Fort High	1 Plaza de Toros, Spanish Fort	1,189		1,177			
Source: Baldwin County School District			Total	15,275		16,559		-	-

Left: Daphne Elementary School
Middle: Daphne Middle School
Right: Daphne High School



“Daphne is a premier coastal community with rapid growth as its most pressing current challenge.”

Daphne's Historic Overview

Daphne is a community with a rich and distinctive history. While not as old as other coastal communities, its well documented origins dating from the turn of the century, immigration that fueled its initial growth and its ongoing efforts to preserve the best aspects of the community combine to provide a meaningful base for future community development.

Environmental Context

Daphne presents a wholly unique natural environmental context in the gulf coast region. Its position at the terminus of the Mobile River Watershed coupled with its elevated position allow Daphne to access the coastal environment with fewer hazards that impact coastal communities of lower elevations. Its elevated position makes the city less vulnerable to sea level rise.

Fragmentation of the Pine Hills habitat caused by agriculture and rapid urbanization has resulted in a decline in native wildlife. Environmental stewardship is an ongoing challenge in the face of Daphne's rapid growth.

Daphne's Development Patterns

Daphne as a city is approaching its build-out capacity. Expansion is a clear need for the continued growth of the city and to achieve sound growth management. Daphne's planning area offers exceptional growth opportunity.

The Local Economy

Daphne and the planning area experienced 27% growth between 2010 and 2020. This level of population growth is also occurring throughout Baldwin County.

Daphne residents tend to be well-educated and high earners. Household incomes in Daphne are among the highest in the region.

Housing is an important part of Daphne’s economy. 510 units of single-family homes were permitted in 2020.

Few multifamily housing units were constructed in the previous two years. Stakeholder engagement suggests there may be some gaps in the housing market with both type and price points.

This study projects that an additional 17,000+ people will reside in Daphne and the planning area by the year 2042. The additional population will require 5,835 single-family detached homes, 105

SUMMARY OF DISCOVERY FINDINGS

Discovery findings discussed in the prior sections are briefly summarized. The summary is provided as a quick reference guide to the underlying conclusions of each section.



single-family attached homes, and 1,751 multifamily units.

38% of jobs in Daphne are service-oriented and the job market is predominantly retail, dining, and accommodations.

Daphne has low unemployment, and its job market is one piece of a larger regional economy. While 85% of Daphne residents commute outside for work, most of its local jobs are filled by outsiders, and the community is just a slight exporter of jobs. Stakeholders suggested that this creates a challenge as there is limited “attainable” residential product in Daphne, with no new product currently being created.

Retail is a driving force in Daphne’s economy, as stores in the city saw \$679.7 million in retail sales in the previous year and saw an overall retail gain of \$40.9 million.

The retail market is evolving rapidly nationwide, and people are requiring less square footage of retail than before. The struggle of Spanish Fort Town Center is a testament to these trends. Still, there is local demand for growth in a number of retail categories in Daphne. It will be important to balance this growth with the changing industry.

Existing retail leakage combined with future population growth indicates that Daphne can support an additional 250,000 to

300,000 square feet of retail space.

Daphne's Existing Mobility Network

With the exception of Olde Towne Daphne, the city is a very auto dominated community. However, the distribution of parks, the waterfront, and the beginnings of a pedestrian infrastructure create multiple opportunities to balance the mobility network and make it accommodating to cyclists and pedestrians. In addition, the need for greater east-west connectivity is increasing as growth in the planning areas continues at a rapid pace.

Community Facilities and Assets

Daphne's parks are a key asset for the community and serve to support the community's quality of life. The ratio of park land to population falls about 12 percent below national averages. While the existing spatial distribution of parks within the city limits provides balanced coverage, the lack of public parks in the planning area is significant.

Public schools that serve Daphne are highly rated and are a key asset to the city. Public school attendance zones are configured in ways that cause Daphne students to attend schools in neighboring communities.

Assessment of utility infrastructure and utility capacity reveals adequate levels currently. However, services are geographically fragmented when considering both the city and the planning area as a whole. Based on Daphne's growth projections, all community facilities, from parks to infrastructure to schools, will face significant capacity challenges in the future.



Village Point's Most **HUNTED** Invasive Exotic Plants!

Invasive exotic plants are those that come from other geographic areas, often other countries or regions of the world, such as Asia. Some are intentionally introduced and others arrive here accidentally. Invasive exotic plants displace native species and alter their natural habitats. As a result, plant communities are diminished and wildlife populations suffer.

How can YOU help?

- Learn which plants are invasive by visiting the Environmental Management page on [daphnealabama.com](#).
- Remove invasive exotic plants from your yard.
- Plant native species in your landscape.
- Tell your friends about the problem with invasive exotic plants.

Chinese Tallow Tree
or "Popcorn Tree"

Chinese Privet

Camphor Tree

Kudzu

Coralia


Daphne **envision** 2012
ALABAMA





3. ENGAGING DAPHNE'S FUTURE

A blue-tinted photograph of a man and a woman looking at a map on an easel in a meeting room. The man, wearing glasses and a light blue shirt, is pointing at the map. The woman, with curly hair and wearing a dark top, is looking at the map. The map is on a large easel and shows a city grid. In the background, there is a whiteboard and a wall with a textured pattern.

“Cities have the capability to provide something for everybody, only because, and only when, they are created by everybody.”

***Jane Jacobs,
The Life and Death of Great American Cities***

COMMUNITY-DRIVEN VISION

Community vision is the foundation for planning and achieving an excellent community. Planning vision must inspire and motivate action by community leadership, citizens, civic-minded organizations, and investors. Generating an inspiring and motivational vision requires a realistic assessment of current circumstances and the creation of achievable, yet challenging, goals for the best long-term future.

This section provides an overview of the process used by Daphne to develop planning vision for Envision Daphne 2042. Detailed results of the vision development process are included in the Appendix section of the plan. These include survey results, focus group summaries, and other information from which the vision was derived.

Engagement Structure

The first step in developing long-term planning vision is community engagement. The underlying principle of Daphne's community engagement process was to solicit as much input as possible from the broadest possible cross section of the community. To achieve this, Daphne developed a multilevel strategy that involved a planning advisory group, topic-oriented focus groups, the Daphne Planning Commission, planning staff, and the community at large. Each of these engagement components is discussed below.

Community vision is the foundation for planning and achieving community excellence.

*Below: Community Open House participants discuss Daphne's future.
Right: Central Park*



KEY TOPICS COVERED IN THIS CHAPTER:

- » *Community Driven Vision*
- » *Discovery Engagement*
- » *Planning Week*
- » *Daphne's Planning Vision Themes*



Envision Daphne 2042 Advisory Group

The Envision Daphne 2042 Advisory Group was appointed from a diverse array of community stakeholders that included business representatives, neighborhood organizations, environmental interests, city staff, and more. The Envision Daphne 2042 Advisory Group was charged with:

- Assisting the planning team with the identification of stakeholders
- Guiding Daphne engagement methods
- Providing input and feedback on process milestones
- Vetting overall planning themes as they emerged.

The Envision Daphne 2042 Advisory Group met on four different occasions, both in person and

remotely, to carry out its responsibilities, and maintained advisory communications between meetings.

Focus Groups

Based on initial study results in the discovery process of the previous section, focus group meetings were convened to assist the planning team in developing a precise framework for Envision Daphne 2042. Convened on November 16 through November 19, 2021, the facilitated discussions were used to identify, explore, and document critical community development factors related to specific topics. Groups were convened around the following subjects:

- Local Economy
- Mobility
- Parks and Open Spaces
- Natural Environment
- Infrastructure
- Neighborhoods and Community Character
- Extraterritorial Jurisdiction

These groups were invaluable in establishing the groundwork and organization for the plan, and in identifying key aspects of Daphne’s vision and planning focus. Focus group results are included in the Appendix.

Daphne’s Community Input

General community input was achieved through multiple online engagement methods. These methods included crowd sourced mapping, online interaction, and general community surveys. Public meetings were convened during the Envision Daphne 2042 kickoff on November 18, 2021 and twice during Planning Week which occurred the week of March 21 through March 25, 2022.



Photos above: Focus group participants

66

JOIN US!

ENVISION DAPHNE 2042

KICK-OFF MEETING

• Learn about the Envision Daphne 2042 planning process

• Help Identify the best aspects of Daphne now

• Discuss the opportunities ahead for a vibrant, flourishing community

• Help frame Daphne’s planning direction for the long term

November 17, 2021

6:00 - 7:30 p.m.

@ City Hall

PLAN YOUR FUTURE

envision

Daphne 2042

ALABAMA

www.envisiondaphne2042.com

Discovery Engagement

As mentioned previously, the initial community engagement occurred in November of 2021. Focus Groups were convened on November 17th and 18th. A community meeting was held on the evening of the 18th. The specific results of the focus groups are included in the Appendix and were used to guide subsequent efforts of the planning team. Community input was also used to validate the specific information gathered in the focus groups.

Daphne's Planning Vision and Themes

Community engagement for Envision Daphne 2042 was significant. Thousands participated in the planning process at some point, either in person or virtually. From this participation, clear planning vision themes emerged from the Discovery and Direction phases of the process.

The vision and themes were validated with the Advisory Group, presented at the Daphne Futures Workshop and used to guide the overall direction of planning. This high-quality engagement forms the basis for Envision Daphne 2042. The vision and themes represent the guiding philosophy of Envision Daphne 2042. In the sections that follow, these themes drive the planned future of Daphne by incorporating environmental stewardship, community character building, place connection, growth management, and best practice implementation.

Community Engagement Opportunities

Advisory Group Oversight

Onsite Engagement Opportunities

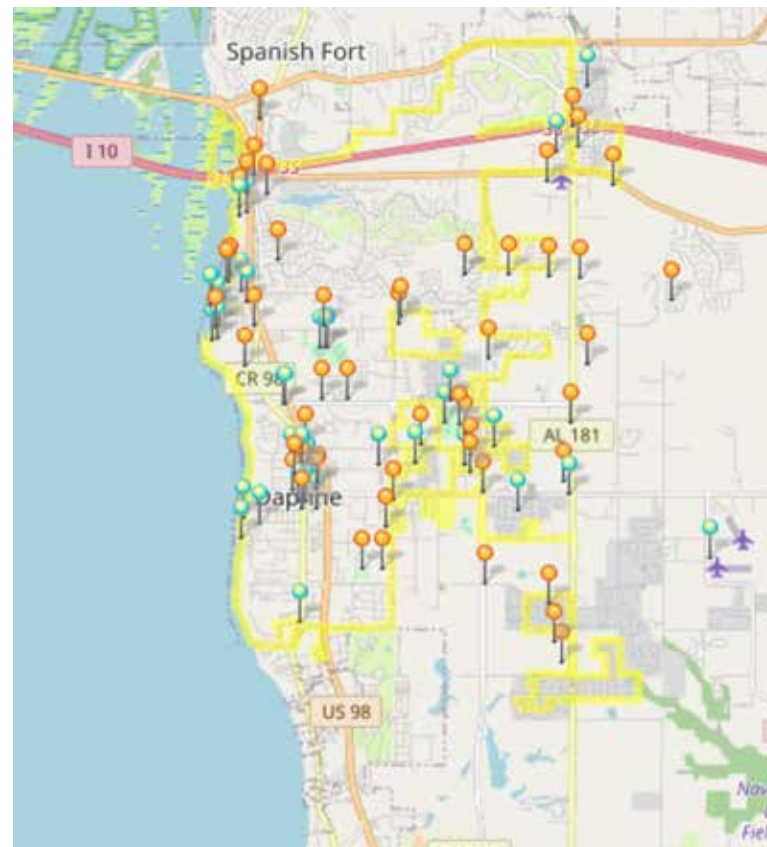
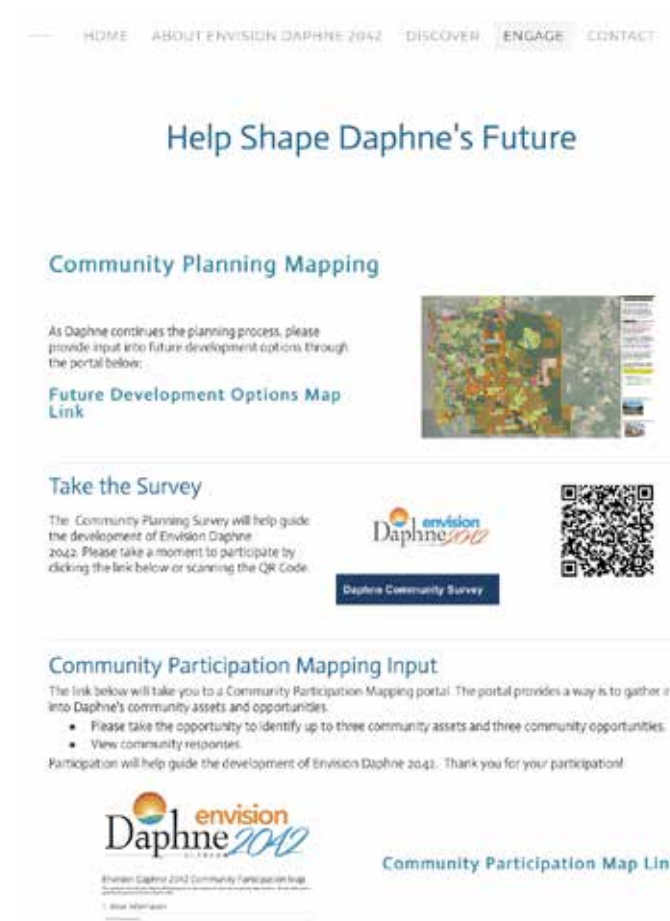
Website Interaction

Live Streamed Presentations

8 Focus Groups

Community-wide Survey

Ongoing Staff Collaboration



Photos Clockwise from top left: Online crowd sourced mapping exercise, Participants in kick-off meeting (3 photos), results of online community mapping

Planning Week

The core element of the planning process for Daphne was Planning Week, conducted the week of March 21 through March 25. During this week the entire planning team was assembled on site with the purpose of identifying the specific elements to be included in the plan, developing a framework plan, vetting the framework with the community, and launching into the final steps of plan production. Planning week began with a Community Open House, followed by the Daphne Futures Workshop, and ended with the presentation of the Envision Daphne Concepts and Framework Plan.

Community Open House

Planning week began with a community open house on the afternoon of March 21. The purpose was to further publicize the planning



Above: Community open house participants
Right: Engagement promotional material

DAPHNE'S PLANNING VISION THEMES

Stewarding the Future of Daphne's Core Places

- ◆ Preserving legacy neighborhoods
- ◆ Envisioning strategic infill sites
- ◆ Establishing ideal future development patterns
- ◆ Stewarding natural environment

Building and Reinforcing Daphne Community Character

- ◆ Functionally strengthening prime corridors, nodes, and gateways
- ◆ Enhancing the design quality of prime corridors, nodes, and gateways

Connecting Daphne's People and Places

- ◆ Increasing east/west connectivity with new complete streets
- ◆ Improving intra-neighborhood connections
- ◆ Creating continuity between Olde Towne Daphne and growth areas
- ◆ Connecting existing trails and recreational resources
- ◆ Designating and creating a bike/ped network
- ◆ Evaluating alternative growth scenarios and their impacts
- ◆ Establishing ideal future development patterns
- ◆ Identifying and envisioning emerging and future community nodes

Implementing Daphne's Community Development Vision

- ◆ Formulating and recommending best development policies and practices
- ◆ Conceptualizing and recommending catalytic projects
- ◆ Creating an actionable implementation agenda

process and gather informal input. The format of the open house allowed participants to interact with Daphne's growth scenarios, economic prospects, and mobility conditions. The come and go format offered an informal opportunity for input and feedback.

Daphne Futures Workshop

During Planning Week the planning team also engaged the stakeholders and citizens who took part in the Community Futures Workshop. This unique exercise explored growth scenarios based on Daphne's growth projections over the next 20 years. The workshop used Legos to represent various development options and to model desired growth patterns. Online engagement was offered for those who could not or did not wish to be present on site. The results of the exercise were used to begin the process of design

Community Futures Workshop Results

Participants in the Community Futures Workshop were divided into groups and presented with the

**WHAT'S YOUR VISION FOR DAPHNE?
HELP PLAN OUR FUTURE!**

**Envision Daphne 2042
Open House**
March 21, 2022 | 3:30-5:30 p.m.
Daphne Civic Center
2603 U.S. Hwy. 98

**Daphne Futures
Workshop**
March 21, 2022 | 7:00-8:30 p.m.
City Hall - 1705 Main Street
(following the City Council meeting)

**Envision Daphne 2042
Concept Plan Presentation**
March 24, 2022 | 6:00-7:15 p.m. (Note Time Change)
City Hall - 1705 Main Street
(following the Planning Commission meeting)

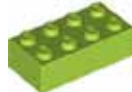
Take the Daphne Planning Survey at
www.EnvisionDaphne2042.com or scan
the code.

The workshop and presentations are a part of Daphne Planning Week. Planning week builds on the study of Daphne's community characteristics, initial community engagement, and overall project guidance. The results of planning week set the stage for in-depth design of the future. Join in one of the engagement opportunities in person or online!

Find out more at: www.envisiondaphne2042.com

BUILDING DAPHNE'S FUTURE

CITY BUILDING RULES				
DAPHNE		GROWTH AREA		
1. Develop neighborhoods for 2,000 people in the City limits. Use any combination of the residential or mixed use blocks to meet the goal. 2. Place only 4 commercial blocks. 3. Place any number of parks, Institutions, and employers you think feasible. 4. Blocks MAY be placed on built areas representing future infill and redevelopment. 5. Blocks MAY be stacked to represent height. 6. Blocks MAY NOT be placed in environmentally constrained areas. 7. Have an ending bank balance of <u>at least</u> \$300.		1. Develop neighborhoods for 6,000 people in the growth area. Use any combination of the residential or mixed use blocks to reach the goal. 2. Develop shopping, parks, institutions, and employer developments in desirable locations. Place all the blocks provided for these developments. 3. Blocks must be placed in UNBUILT land only. 4. Blocks MAY NOT be placed in environmentally constrained areas. 5. Have an ending bank balance of <u>at least</u> \$300.		
OBSERVATIONS, CHALLENGES, WHAT WORKS, WHAT DOESN'T				
As you build the future of Daphne, note the challenges and opportunities in carrying out the assignment:				
1. What combination of housing was most financially advantageous? 2. What was the impact on forest lands or farm lands? 3. Where were the most advantageous locations for commercial development? 4. Was your overall development pattern compact, dispersed, or something in between? 5. Were there other successes or challenges of note? 6. What are three takeaways about the future of Daphne from the exercise?				
TYPE	LEGO	PEOPLE	\$\$	EXAMPLE
Low Density Residential (Yellow or Lime Green)		100	-100	
Medium Density Residential (Orange)		200	+100	
High Density Residential (Brown)		400	+100	

TYPE	LEGO	PEOPLE	\$\$	EXAMPLE
Mixed-Use Residential/ Commercial (Aqua)		300 1/2 Comm.	+700	
Major Commercial (Deep Red)		0	+300	
Neighborhood Commercial (Pink)		0	+200	
Park (Green)		0	+0	
Institution (Blue)		0	+0	
Employer (Purple)		0	+0	

worksheet on the previous page. The worksheet provides for varying types of development and the amount of each type scaled to Daphne's projected growth.

Participants were asked to place the most desired and feasible development type in appropriate locations. Each development was associated with its public costs (or benefits) to the city. The overall object was to configure future development patterns while maintaining a positive public benefit.

The results of the exercise are shown on the following page. Highlights include:

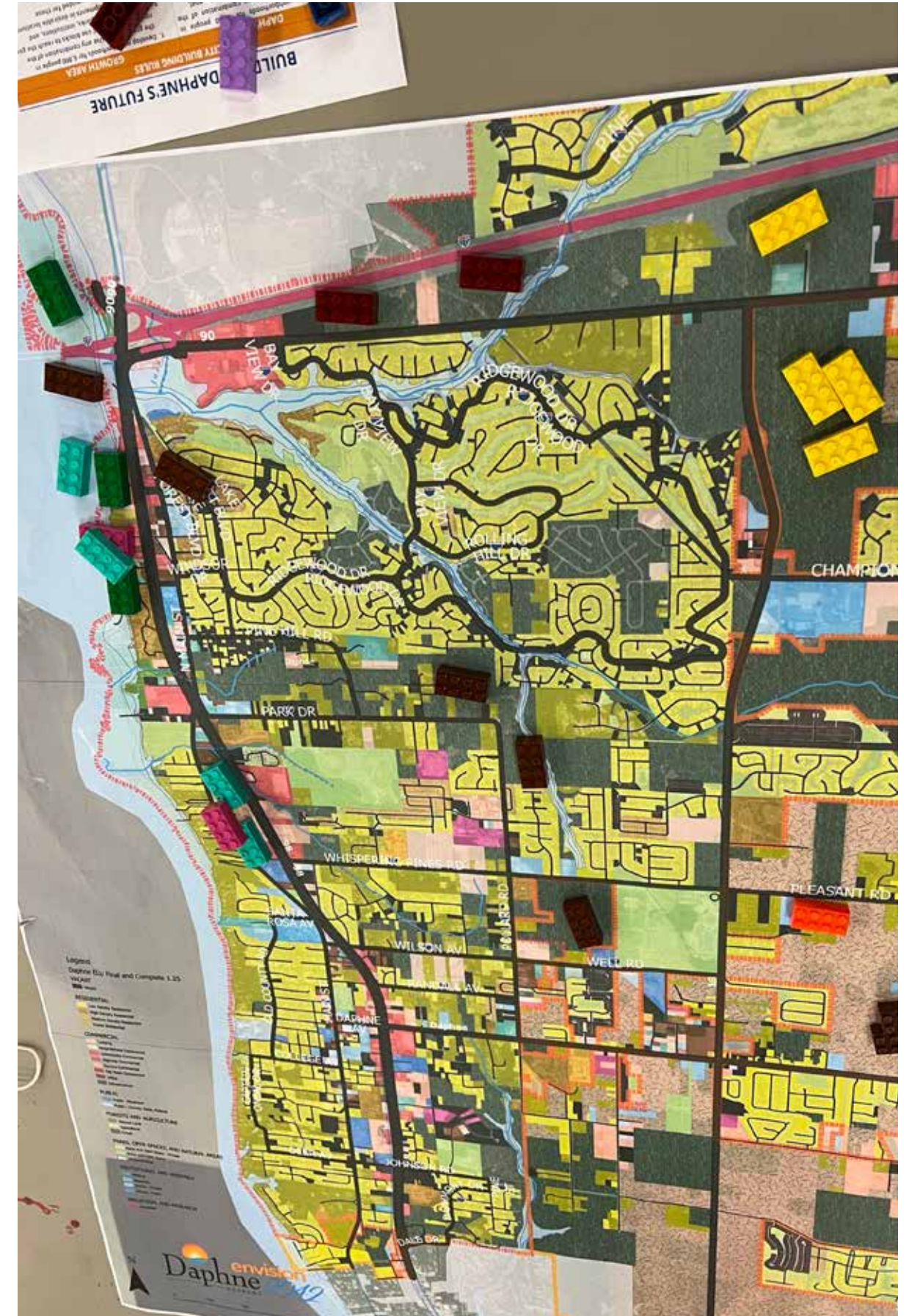
- ◆ The introduction of mixed-use development at key nodes
- ◆ Density increases in selected locations to temper sprawl development patterns
- ◆ Concentration of new neighborhoods along major transportation corridors
- ◆ Redevelopment in established and soon to be aging corridors
- ◆ Concentration of major commercial development in a pattern of nodes at intersections
- ◆ Dispersal of parks throughout the planning area
- ◆ Placement of employment centers in areas of regional access

These and other observations were combined with the results of the engagement process, Daphne's planning principles, and the planning team's guidance, to create the specific planning vision and provisions of Envision Daphne 2042 detailed in Section 4, The City Plan.



Previous Page: Participants in Daphne Futures Workshop

This page: Results of Daphne's Community Futures Workshop







4. ENVISION DAPHNE 2042 - THE CITY PLAN





“By far the greatest and most admirable form of wisdom is that needed to plan and beautify cities and human communities”.

Socrates

ENVISION DAPHNE 2042 PLANNING APPROACH

The framework for planning the future of Daphne is based on replicating the character of its existing healthy neighborhoods and places and the introduction of desirable forms of development that may not currently exist. This approach differs from a conventional use-based approach that has been practiced for decades and which underlies the current planning assumptions in Daphne. Envision Daphne 2042, in contrast, inspires a more comprehensive, sensitive, and effective “placetype” approach.

Application of the Daphne placetypes is intended to facilitate the development and redevelopment of a durable, attractive, resource-efficient and well-designed city. The placetypes are arranged along a continuum of development patterns ranging from natural areas to the urban core as shown in the diagram below. The following pages present the placetypes used for Envision Daphne 2040. Placetype details include their development characteristics and graphic examples. After analysis along with staff and focus group consultation, the specific placetypes created for Daphne are listed to the right.

The Plan as Guide

Envision Daphne 2042's purpose is to serve as a guide to future development decisions for the city. The plan is not a regulation or a code. The plan is a highly articulated guide to the formulation of development policies, codes and decisions required to achieve Daphne's planning vision. Each placetype sets out a range of place characteristics that can be achieved through Daphne's development policy, particularly its zoning and development codes. Development policies adopted to implement this plan should in all cases align with the Daphne Planning Principles and planning concepts expressed in Envision Daphne 2042 specifically.

DAPHNE'S PLACETYPE PALLETTE

Residential

- Agricultural and Rural
- Estate Residential
- Suburban Residential
- Mixed Residential
- Olde Towne Neighborhood
- Waterfront Neighborhood

Commercial

- Neighborhood Center
- Suburban Center
- Suburban Corridor
- Olde Towne Gateway
- Community Gateway

Mixed-Use

- Olde Towne Core
- Mixed-Use Corridor
- Traditional Neighborhood Development

Employment Centers

- Employment - Business Park
- Employment - Industrial/Service Commercial

Special Areas

- Civic and Institutional
- Parks and Recreation
- Natural Areas and Open Space

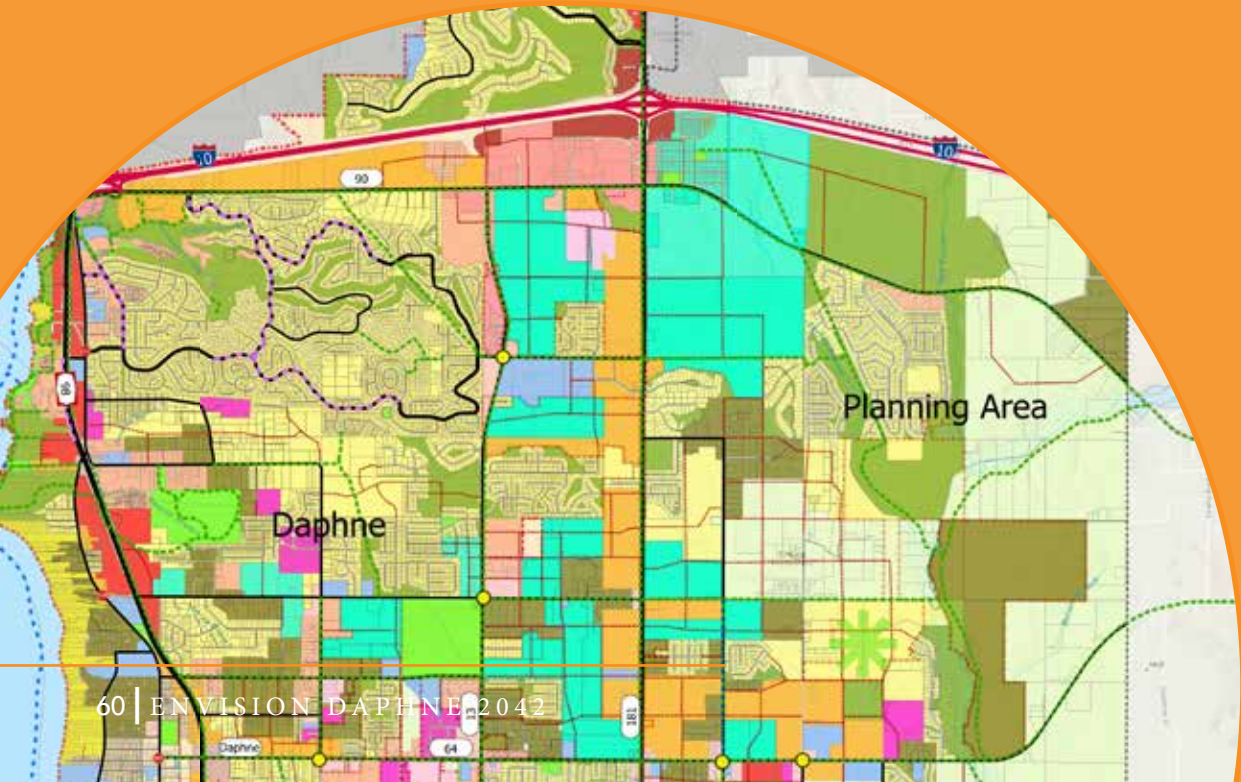
UNDERLYING PLANNING CONTINUUM FRAMEWORK OF DAPHNE'S PLACETYPES



COMPOSITE FUTURE DEVELOPMENT PLAN

The Composite Future Development Plan synthesizes the major planning concepts for Daphne into one overall map. It is a core component of Envision Daphne 2042 and illustrates the fundamental placetypes developed for Daphne and their locations throughout the city. It also includes the overall future mobility network for the city. This component of the plan presents the ideal development characteristics for Daphne, as currently envisioned by the community. ,

Below: Composite Development Map Excerpt
Right: Daphne's Strategic Focus Areas



Composite Future Development Map

The map to the right is Envision Daphne 2042's Composite Future Development Map. This map illustrates all of Daphne's placetypes in a single map for both Daphne and the planning area. The map conveys the community's general and ideal form of development that emerged from the planning process. Likewise, the map illustrates the planned future mobility network to support and complement future development. Each placetype is shown generally on the Composite Future Development Map. The sections that follow will describe the characteristics of each placetype individually.

Placetypes are described according to their planned locations and their fundamental character as it relates to their planned characteristics, essential building form, site characteristics, and future mobility. Planned characteristics refer to land use and development intensity factors. Essential building character references basic site factors such as building placement, frontage, and height. Essential site character relates to parking, landscaping and amenities. Mobility character relates to appropriate street types, pedestrian facilities, and overall connectivity.

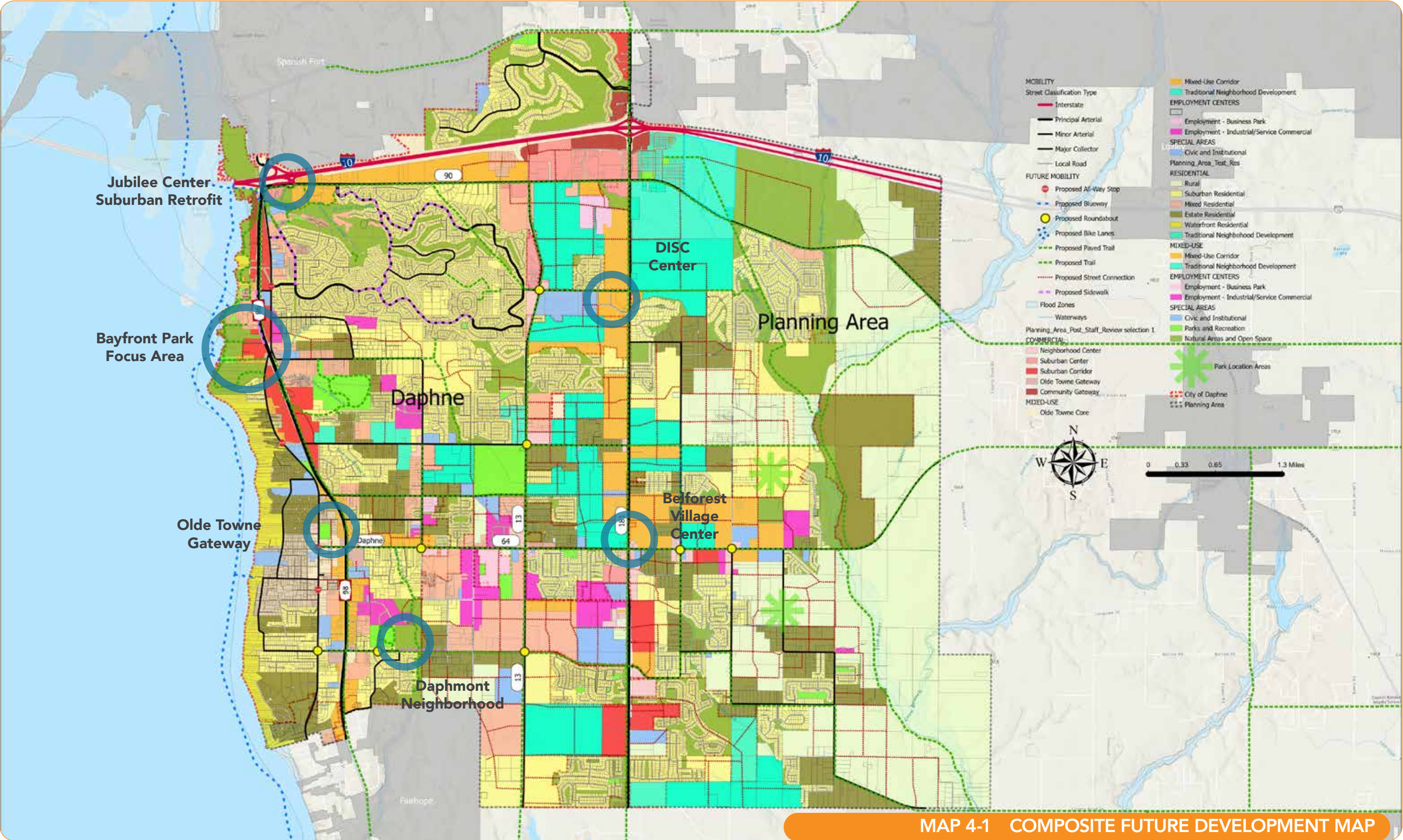
Placetypes at-a-glance

To simplify the presentation of the placetypes, detailed descriptions are preceded by two divisions of the placetypes "at-a-glance". The at-a-glance sections provide a high level summary of the place-types breaking them into two groupings: those that are residentially oriented and those that are commercially and mixed-use oriented. The summaries are accompanied by their corresponding maps.

Strategic Focus Areas

The Composite Future Development Map also illustrates a series of Strategic Focus Areas. These have been selected to illustrate more localized and specific planning considerations. While associated with a general placetype, they are the subject of focused planning and design considerations developed to a higher degree of detail. Strategic Focus Areas are intended to convey additional important planning concepts and principles to be incorporated into Daphne's future development. These strategic focus areas are listed in the table below along with their corresponding placetype, and they are illustrated on the map below. They are discussed in detail in Section 5, Strategic Focus Areas.

Placetype	Strategic Focus Area
Parks, Recreation, and Natural Areas	Bayfront Park
Traditional Neighborhood Development	Belforest Village Center
Suburban Neighborhood	Daphmont Neighborhood
Traditional Neighborhood Development	DISC Center
Suburban Center	Jubilee Center Suburban Retrofit
Olde Towne Gateway	Olde Towne Gateway

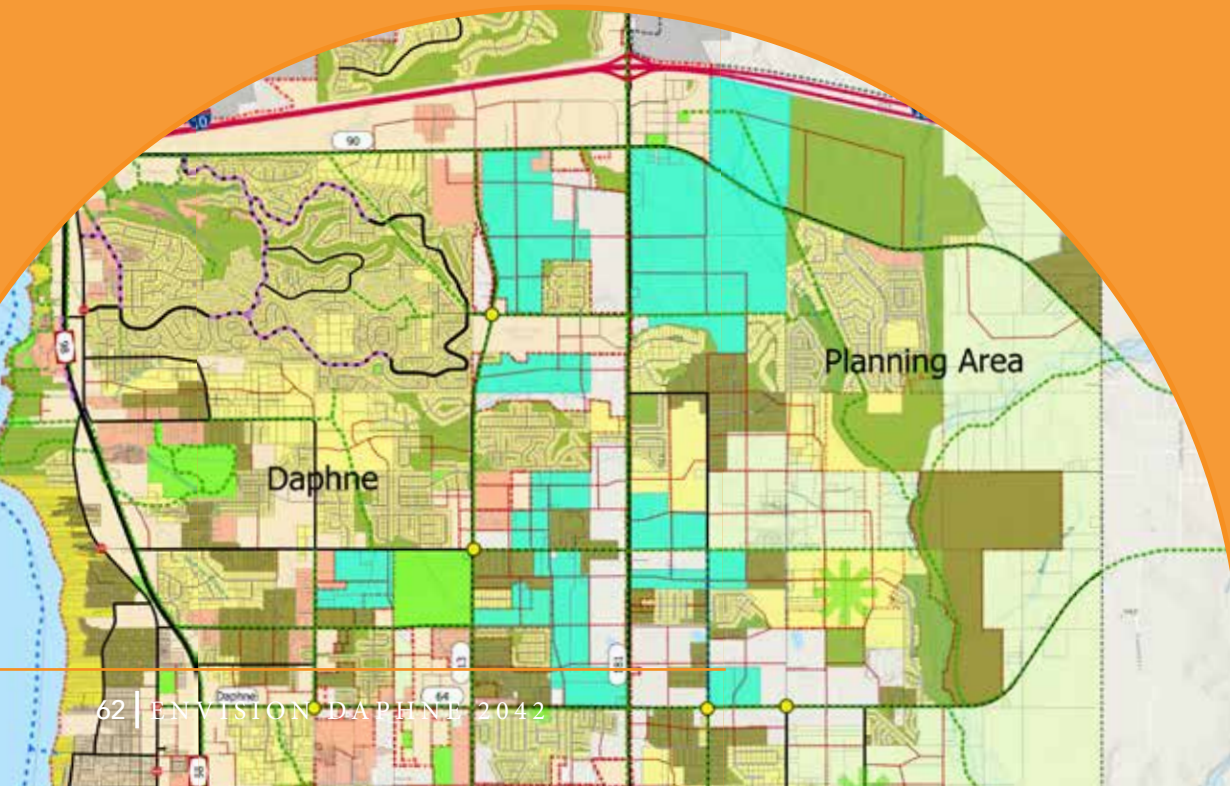


MAP 4-1 COMPOSITE FUTURE DEVELOPMENT MAP

AT-A-GLANCE

AGRICULTURAL, RESIDENTIAL, RECREATIONAL, AND OPEN SPACE PLACETYPES

Below: Composite Residential, Recreational
and Open Space Placetype Map Excerpt



Composite Residential Placetype Map

The Composite Residential Placetypes Map to the right shows the placetypes for Daphne that are categorized as Agricultural, Residential, Mixed-Use, and Recreational and Open Space placetypes. These areas are predominantly used for residential dwellings, open and agricultural spaces, and, on occasion, institutional uses. The mixed-use placetypes contain both residential and commercial.

Each placetype within this Composite Map is summarized briefly below. Individual, in-depth descriptions of placetypes can be found in the pages that follow.

AGRICULTURAL AND RURAL PLACETYPES

- **Agricultural and Rural** – This placetype is characterized by large swaths of rural, agricultural, and forestry land, sparsely populated with residential and farm buildings. The current residential density of this placetype is 1 to 2 acres per dwelling unit.

Residential Placetypes

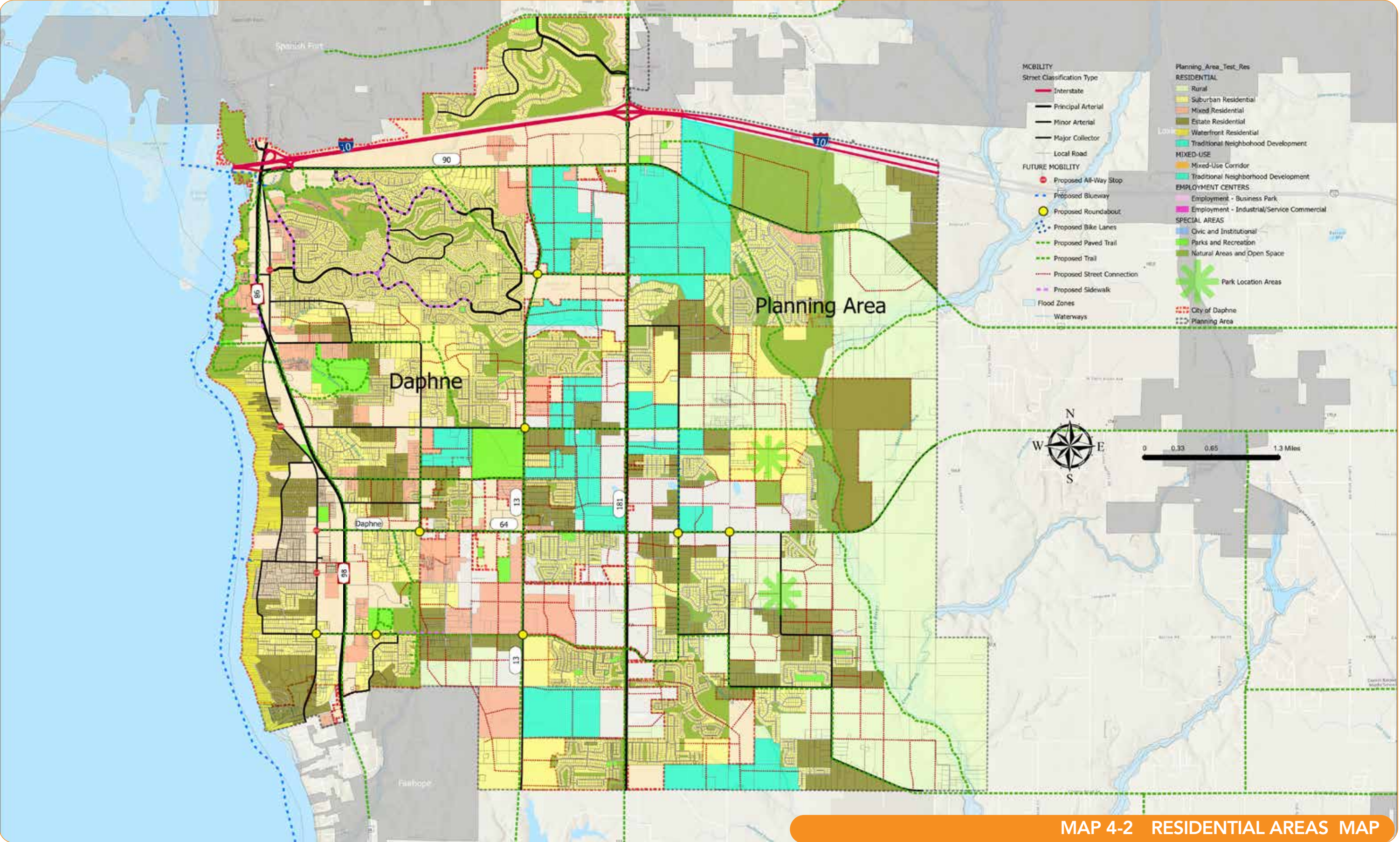
- **Estate Residential** – The Estate Residential placetype is comprised of residential neighborhoods with larger lot sizes than a typical residential neighborhood. The current residential density of this placetype is $\frac{3}{4}$ to 1 acre per dwelling unit.
- **Suburban Neighborhood** – This placetype serves as a transition from agricultural lands into the denser urban centers and is populated with mostly detached residential dwellings. The residential density in this placetype is 2 to 5 dwellings per acre.
- **Mixed Residential** – This placetype is characterized by a mix of residential uses; density is higher here than in the suburban residential areas. The residential density of this placetype is 5 to 8 dwelling units per acre.
- **Olde Towne Neighborhood** – The Olde Towne Neighborhood is the historic residential heart of the city, comprised of pedestrian-oriented residential development. The residential density of this placetype is 2 to 4 dwelling units per acre.
- **Waterfront Neighborhood** – The Waterfront Neighborhoods are the diverse residential properties adjacent to the waterfront. This includes detached homes, duplexes, and condos. The residential density of this placetype is 2 to 4 dwelling units per acre.

Mixed-Use Placetypes

- **Olde Towne Core** – This placetype, located in the center of Olde Towne, is comprised of compact development with commercial, office, civic, entertainment, cultural, residential, and open space uses. The residential density of this placetype is 8 to 30 dwelling units per acre.
- **Mixed-Use Corridor** – The Mixed-Use Corridor placetype is characterized by its mix of uses: retail, office space, residential dwellings, and mixed-use development. The residential density of this placetype is 8 to 12 dwelling units per acre.
- **Traditional Neighborhood Development** – This placetype is characterized by mixed-use and residential development, generally built around a central public open space. The residential density of this placetype is 8 to 30 dwelling units per acre.

Recreational and Open Space Placetypes

- **Parks and Recreation** – These areas are used for active and passive recreation, and often include open space and recreation equipment. Sports fields and public parks are included in this placetype.
- **Natural Areas and Open Space** – This categorization designates areas in Daphne that are generally undeveloped and have had minimal human disturbances. These areas are not used for agricultural purposes.

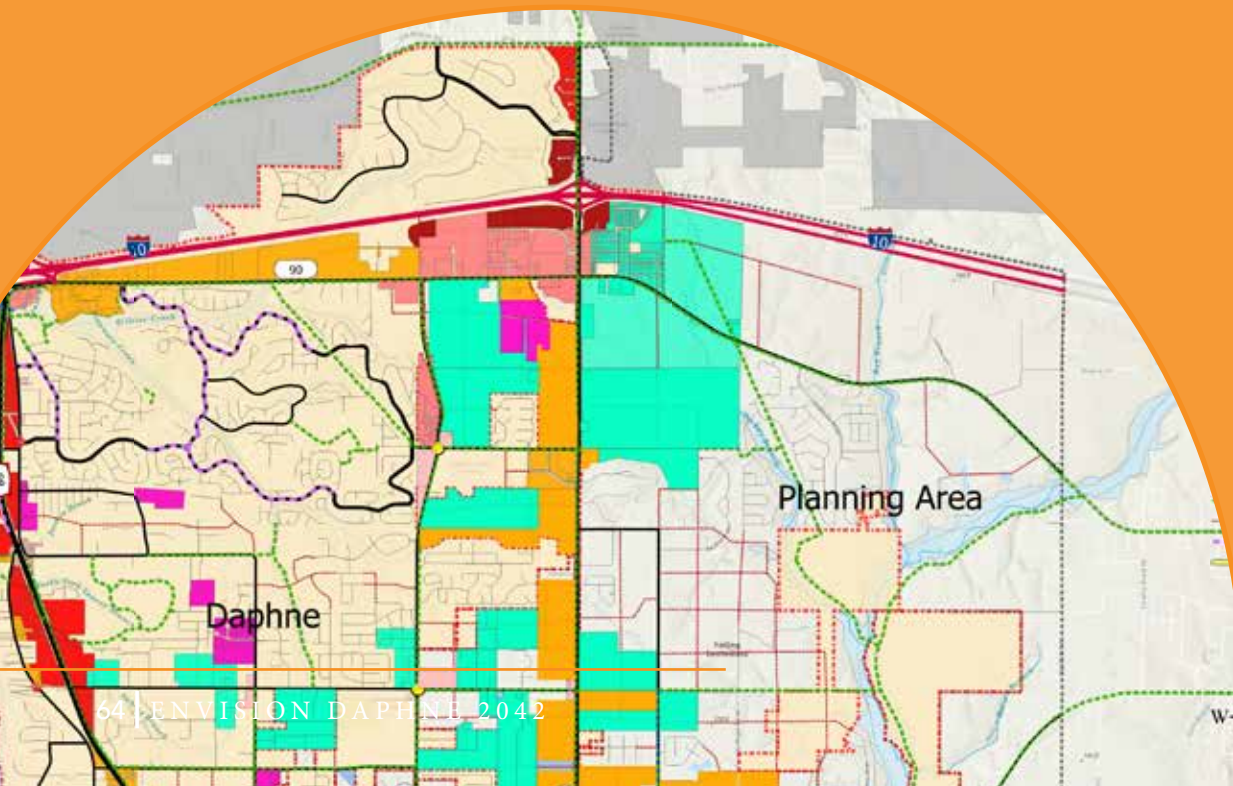


MAP 4-2 RESIDENTIAL AREAS MAP

AT-A-GLANCE

COMMERCIAL, MIXED-USE, EMPLOYMENT, AND SPECIAL AREAS PLACETYPES

Below: Composite Commercial, Mixed-use,
and Special Area Placetype Map Excerpt



Composite Commercial and Mixed-Use Placetype Map

The Composite Commercial Placetypes Map to the right shows the placetypes of Daphne that are categorized as Commercial, Mixed-Use, Employment, and Special Area. These are the areas that serve the community for shopping, entertainment, manufacturing, institutional uses, and other commercial-related activities, and are inclusive of residential uses in the mixed-use areas. These placetypes are generally developed with commercial buildings of varying intensities, office space, employment opportunities, and dwellings in the mixed-use. In general, buildings are set close to lot lines, with less landscaping and buffering between structures. Each placetype within this Composite Map is listed below. In-depth descriptions of placetypes can be found on the following pages.

Commercial Placetypes

- **Neighborhood Center** – This placetype is characterized by mixed commercial uses, offices and some dwellings. The commercial activity here serves the surrounding neighborhoods.
- **Suburban Center** – These placetypes are located generally around major intersections, and include a variety of commercial uses, along with institutions and offices. Suburban Centers offer large scale commercial activities.
- **Suburban Corridor** – The Suburban Corridors are located around major thoroughfares, and include commercial, office, and residential uses.
- **Olde Towne Gateway** – Olde Towne Gateways are the entry points into Daphne's Olde Towne. They are characterized by compact, mixed-use and commercial development.
- **Community Gateway** – This placetype includes key entry points into Daphne from neighboring regions. These areas are generally developed with commercial and mixed-use buildings.

Mixed-Use Placetypes

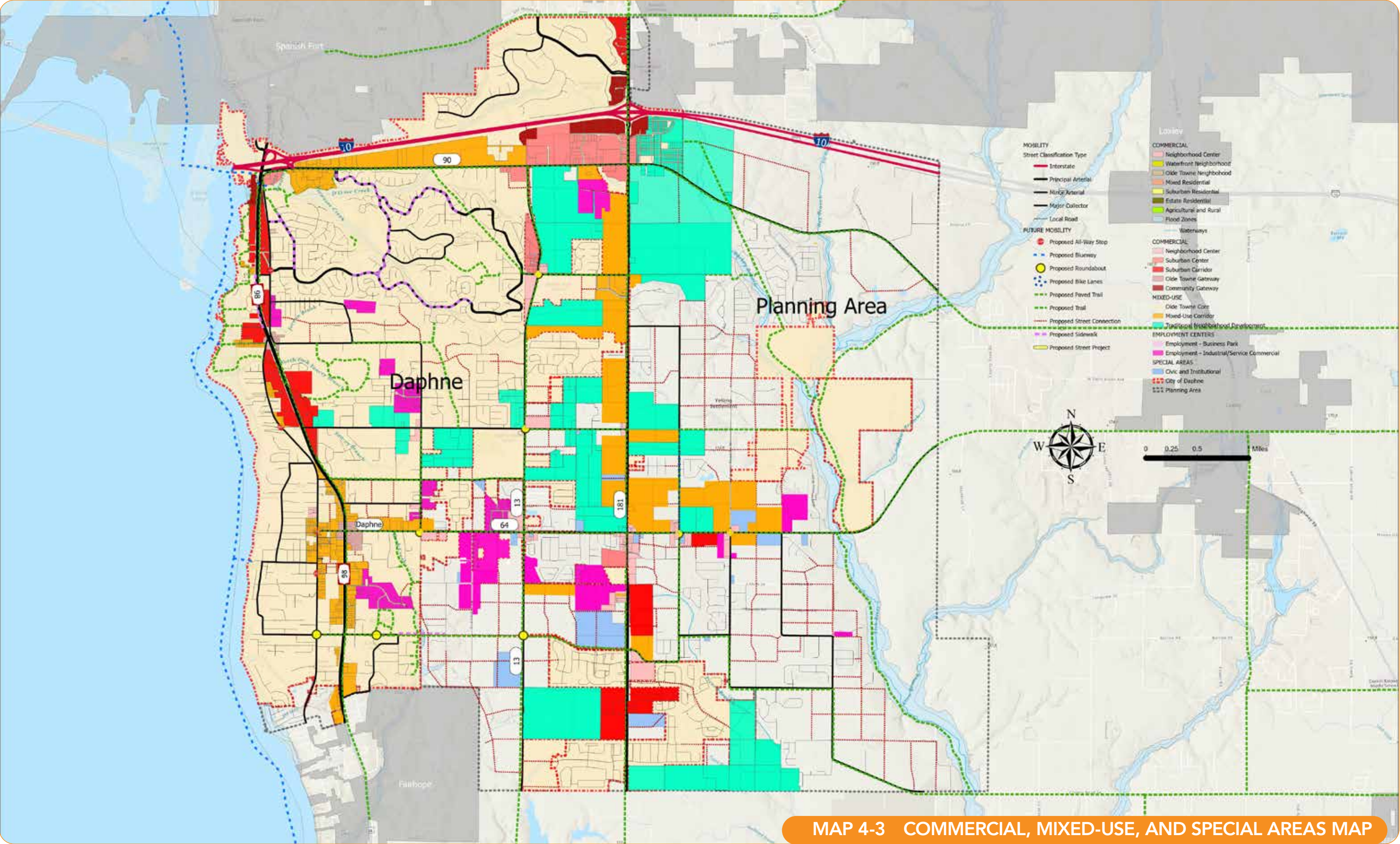
- **Olde Towne Core** – This placetype, located in the center of Olde Towne, is comprised of compact development with commercial, office, civic, entertainment, cultural, residential, and open space uses. The residential density of this placetype is 8 to 30 dwelling units per acre.
- **Mixed-Use Corridor** – The Mixed-Use Corridor placetype is characterized by its mix of uses: retail, office space, residential dwellings, and mixed-use development. The residential density of this placetype is 8 to 12 dwelling units per acre.
- **Traditional Neighborhood Development** – This placetype is characterized by mixed-use and residential development, generally built around a central public open space. The residential density of this placetype is 8 to 30 dwelling units per acre.

Employment Center Placetypes

- **Employment - Business Park** – The Business Park placetype consists of large areas designed to promote intensive business to business activities.
- **Employment - Industrial/Service Commercial** – This placetype consists of higher intensity employment uses such as manufacturing, warehousing, and logistical operations.

Special Area Placetypes

- **Civic and Institutional** – This placetype designates the areas of Daphne that are used for institutional uses such as educational institutions, faith-based organizations, public buildings, and more.



MAP 4-3 COMMERCIAL, MIXED-USE, AND SPECIAL AREAS MAP

AGRICULTURAL AND RURAL

The Agricultural and Rural placetypes are intended to be sparsely developed with agricultural, forestry and large lot residential as the primary uses. Property within the planning area that is currently used for agriculture and large lot residential areas are candidates for this placetype.

There is value in protecting prime agricultural land and preserving rural character in urban fringe areas. As development occurs adjacent to and within such areas, it should be designed, sited and managed to visually and functionally protect and enhance these areas.

In general, residential and agricultural buildings are scattered across the landscape in a pattern that honors environmental features and agricultural uses and does not create a dense road network. Residential buildings are often irregular in their orientation to rural roads with deep and varying setbacks. They are often placed on large contiguous acres of land, resulting in wide spacing between buildings. Some groupings of homes may be clustered in small “hamlets” where residential buildings may be more regularly spaced, sitting closer to and oriented towards the road. The map on the opposite page illustrates the locations of the Agricultural and Rural places.

Lower Right and Above: Agricultural lands in cultivation
Below: Livestock grazing
Opposite Page: Agricultural and Rural Placetype Map



Planned Characteristics

Primary Land Uses	Agriculture, Forestry, Recreation
Secondary Uses	Estate Residential
Intensity Range	1 to 2 acres per dwelling unit. As sewer service is provided in the future, densities may increase to up to 4 units per acre with conversion to other placetypes
Development Policies	Low Impact Design Resource Setbacks Tree Canopy Preservation Large Lots Open Space Preservation

Essential Building Character

Building Placement	Placement on sites will vary widely according to function
Frontage and Height	No frontage requirement, 3 stories maximum

Essential Site Character

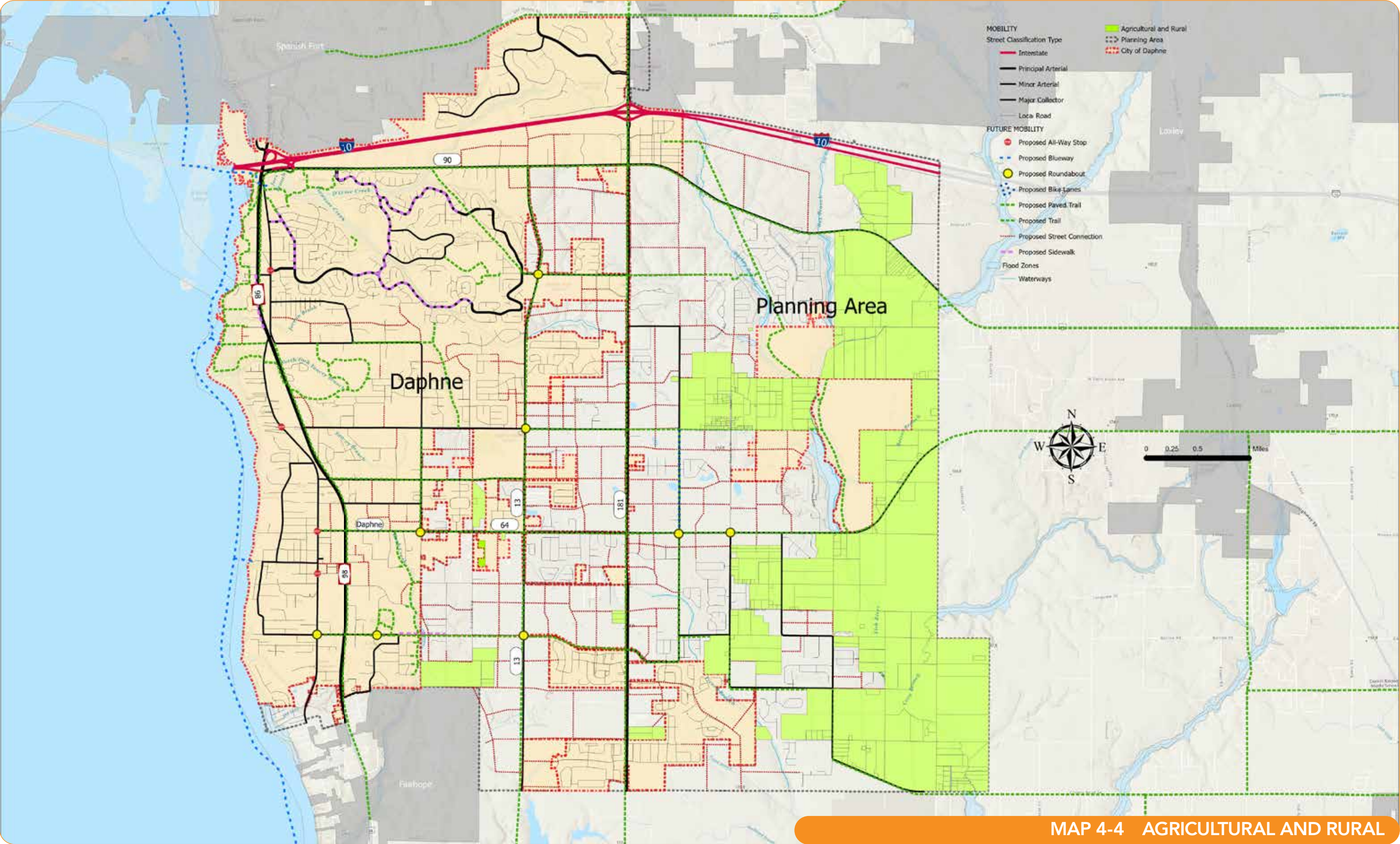
Parking and Access	Limited parking associated with dwellings and farms
Landscape	Natural/Agricultural
Amenities	Not applicable

Planned Characteristics

Mobility (see Future Mobility Network)

Street Types	Street types will range from arterials to local roads depending on functional classification.
Bike/Pedestrian	Bikeways, greenways, trails





MAP 4-4 AGRICULTURAL AND RURAL

ESTATE RESIDENTIAL

The Estate Residential placetype is made up of residential neighborhoods with large lots and provides living environments consistent with semi-rural character. These neighborhoods may be interspersed with agricultural uses and typically serve as a transition from the least dense agricultural and rural environments to areas more suburban in character.

Lower Right and Above: Estate Residential character
Below: Estate Residential example
Opposite Page: Estate Residential Placetype Map



Planned Characteristics

Primary Land Uses	Estate residential single family dwellings
Secondary Uses	Institutional
Intensity Range	3/4 to 1 acre per dwelling unit. As the city provides sewer services in the future, densities may increase to up to 4 units per acre with conversion to other placetypes
Development Policies	Low Impact Design Resource Setbacks Tree Canopy Preservation Large Lots Open Space Preservation Agriculture

Essential Building Character

Building Placement	Typically deep setbacks
Frontage and Height	No frontage requirement, 3 stories maximum

Essential Site Character

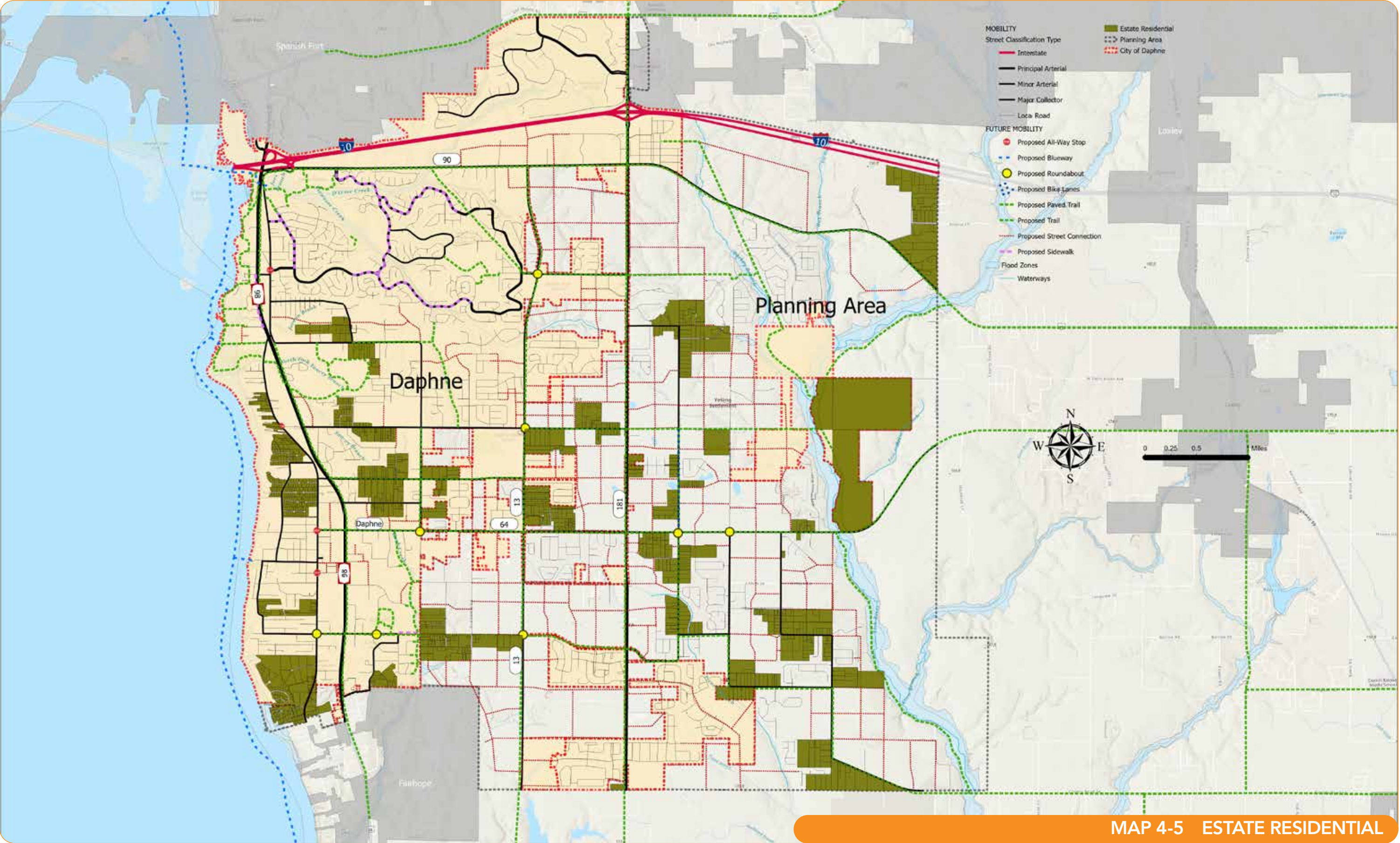
Parking and Access	Typical parking associated with dwelling, often long access drives
Landscape	Natural, formal plantings near dwellings
Amenities	Not applicable

Planned Characteristics

Mobility (see Future Mobility Network)

Street Types	Street types will range from arterials to local roads depending on functional classification.
Bike/Pedestrian	Bikeways, greenways, trails





MAP 4-5 ESTATE RESIDENTIAL

SUBURBAN NEIGHBORHOODS

Suburban neighborhoods typically serve as a transition from the least dense agricultural, rural, and estate environment to a more dense urban environment. Suburban neighborhoods strategically incorporate natural features into their site design and often provide more formal open spaces and neighborhood parks as amenities.

Ideally, existing landscapes are preserved. The development pattern of suburban neighborhoods is commonly defined by curvilinear streets, common areas and park spaces. Suburban neighborhoods are predominantly residential in nature, but may incorporate civic and institutional uses. Typically landscapes and yards rather than buildings, are used to frame these neighborhoods.

Classic suburban neighborhoods, in contrast to more auto-dominated developments of suburban sprawl, use nature, parks and open space as a key organizing element. A range of lot sizes is encouraged to create opportunities for diverse housing choices. The suburban character of these residential areas is best maintained by preserving or adding to existing vegetation and a balance between buildings and open space.

Above Right: Conventional suburban neighborhood

Below Right: Typical home in a suburban neighborhood

Below: Suburban Neighborhood example
Opposite Page: Suburban Neighborhoods Placetype Map



Planned Characteristics

Primary Land Uses	Single-family detached residential
Secondary Uses	Institutional Assembly
Intensity Range	2 to 5 dwelling units per acre
Development Policies	Slope and canopy preservation Stormwater managed at neighborhood/project scale and in combination with low impact design Underground utilities

Essential Building Character

Building Placement	Building facades set back from the street Accessory buildings in the rear yard Recessed garages
Frontage and Height	Dwellings typically have porches At least one entrance faces the primary street, 3 stories maximum

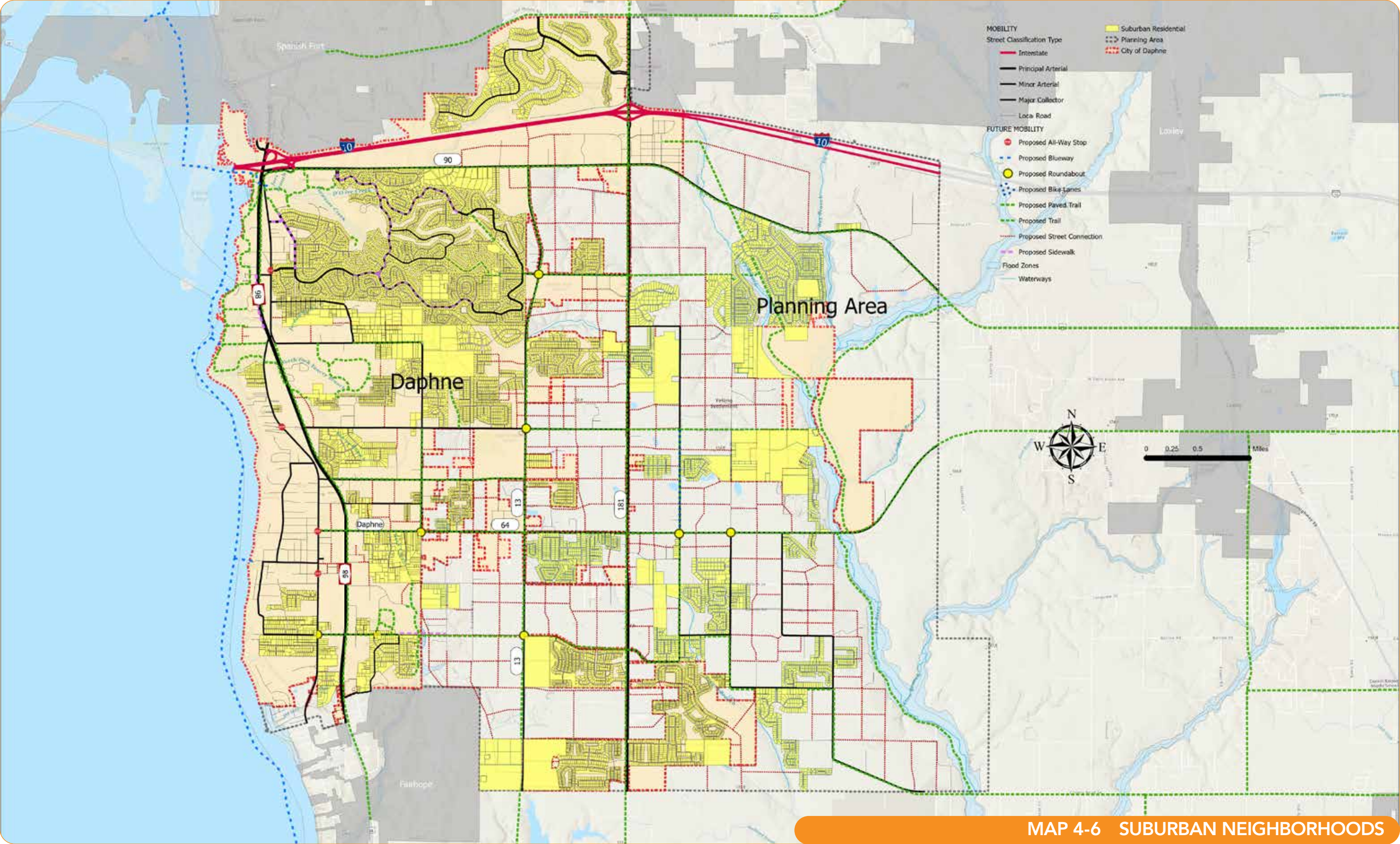
Essential Site Character

Parking and Access	Garages recessed or placed to the rear of the lot, individual drives
Landscape	Street trees, natural or constructed separation from nearby commercial areas

Planned Characteristics

Amenities	10 percent open space. Recreation areas must be provided if not within 1/2 mile of a city park. Bike/ped connectivity to parks and centers.
Mobility (see Future Mobility Network)	
Street Types	Local, Collector
Bike/Pedestrian	Bikeways, greenways, trails





MAP 4-6 SUBURBAN NEIGHBORHOODS

MIXED RESIDENTIAL

Mixed residential neighborhoods are distinguished by similar design characteristics as suburban neighborhoods. Locationally, however, these neighborhoods tend to be positioned in the interior of the community in long established areas, rather than at the community edge.

These neighborhoods offer far greater housing type diversity, ranging from small lot cottages to townhomes to low intensity multiple-family units. Unit density is substantially increased from the suburban neighborhood type. Established mixed residential areas are often experiencing neighborhood transition or redevelopment.

Secondary uses of institutions and assembly occur frequently in mixed residential neighborhoods. Some limited neighborhood scale commercial activity may be present. The need for open spaces and parks in mixed residential areas to serve higher population and unit densities is pronounced and is to be prioritized in the form of open spaces and parks. Mobility options include a variety of street patterns, but grid patterns typically dominate to allow for efficiency in lot configurations. An emphasis on open spaces and parks is provided in these neighborhoods.

Above Right: Mixed-Residential Neighborhood
Below Right: Cottage in Mixed-Residential area
Below: Townhomes as Mixed Residential Example
Opposite Page: Mixed Residential Placetype Map



Planned Characteristics

Primary Land Uses

Single-family detached residential
Single-family attached residential
Multiple-family residential

Secondary Uses

Institutional
Assembly

Intensity Range

5 to 8 dwelling units per acre

Development Policies

Slope and canopy preservation
Stormwater managed at neighborhood/project scale and in combination with low impact design
Underground utilities
Site plan review

Essential Building Character

Building Placement

Buildings placed nearer to the street

Frontage and Height

Ideally dwellings have porches or balconies
3 stories maximum

Essential Site Character

Parking and Access

Alley access is desirable

Landscape

Street trees, natural or constructed separation from nearby commercial areas, landscape parking

Planned Characteristics

Amenities

10 to 20% open space and recreation areas if not within 1/4 mile of a city park.

Mobility (see Future Mobility Network)

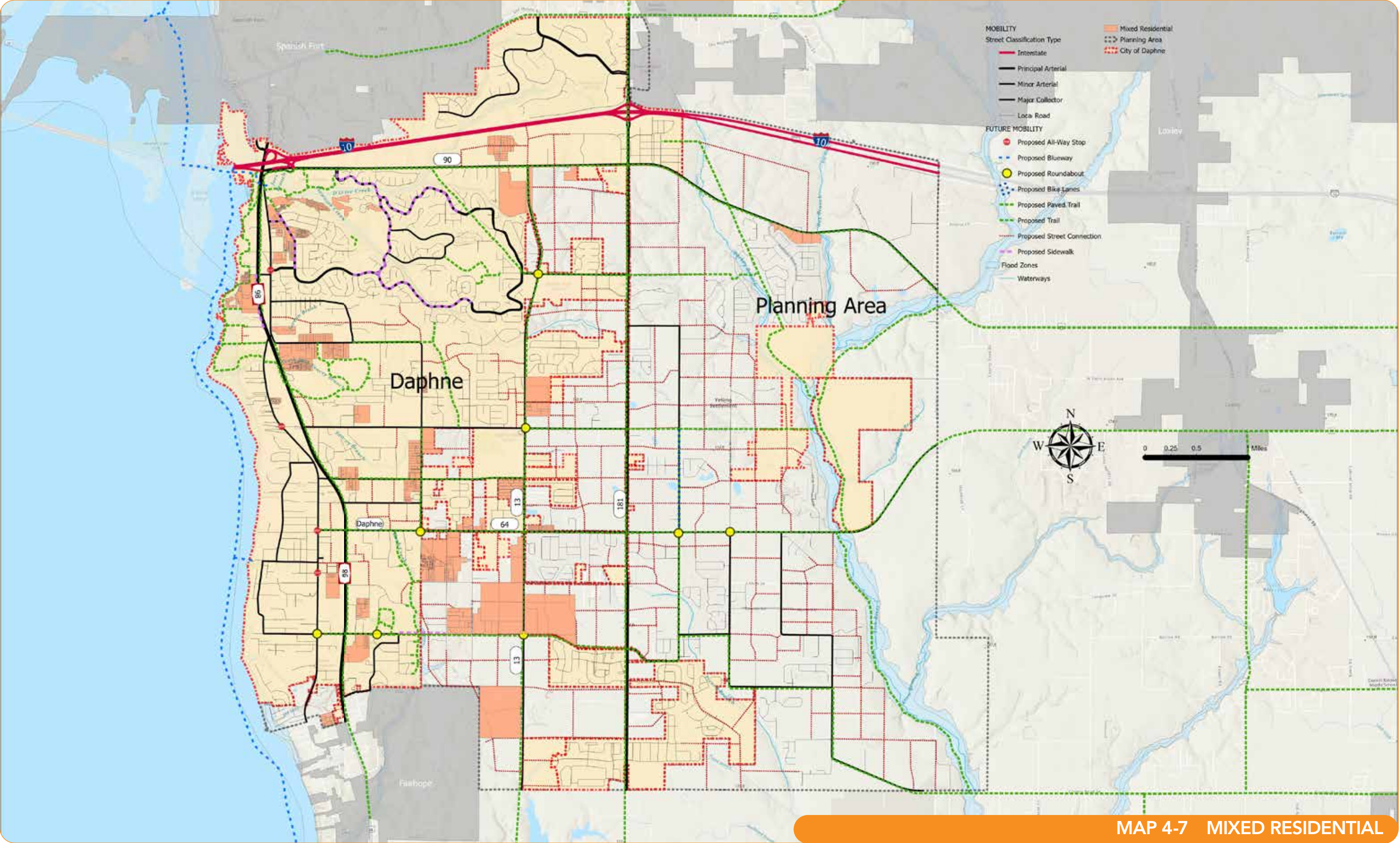
Street Types

Local, Collector

Bike/Pedestrian

Bikeways, greenways, trails
Bike/ped connectivity to parks and centers.





MAP 4-7 MIXED RESIDENTIAL

OLDE TOWNE NEIGHBORHOOD

Olde Towne Neighborhoods surround Daphne's Olde Towne Core and form the historic residential heart of the City. They are oriented to predominately single family dwellings and are characterized by mature landscapes and the community's original streets. This formal street framework dates to Daphne's origins.

Olde Towne Neighborhoods are the traditional heart of Daphne and embody the community symbolically, culturally, and historically. The neighborhoods are pedestrian oriented and within easy walking distance of the Olde Towne core. Vehicular traffic is secondary to the fundamental pedestrian and human scale of the area.

Above Right: Tree canopy in an Olde Towne Neighborhood
Below Right: Olde Towne Neighborhood home
Below: Olde Towne Neighborhood home
Opposite Page: Olde Towne Neighborhood Placetype Map



Planned Characteristics

Primary Land Uses	Single-family residential
Secondary Uses	Institutional
Intensity Range	Residential densities of 2 to 4 units per acre
Development Policies	Tree canopy mitigation Stormwater management with low impact design (bio-retention, permeable surfaces, infiltration areas) Site plan and design review

Essential Building Character

Building Placement	Residential buildings have a variety of setbacks
Frontage and Height	Primary entrances face the street 3 stories

Essential Site Character

Parking and Access	Typical single family parking configurations, recessed parking preferred, alley access on smaller lots
Landscape	Street trees where feasible and may include green infrastructure stormwater features
Amenities	Public parks and recreations, bay access

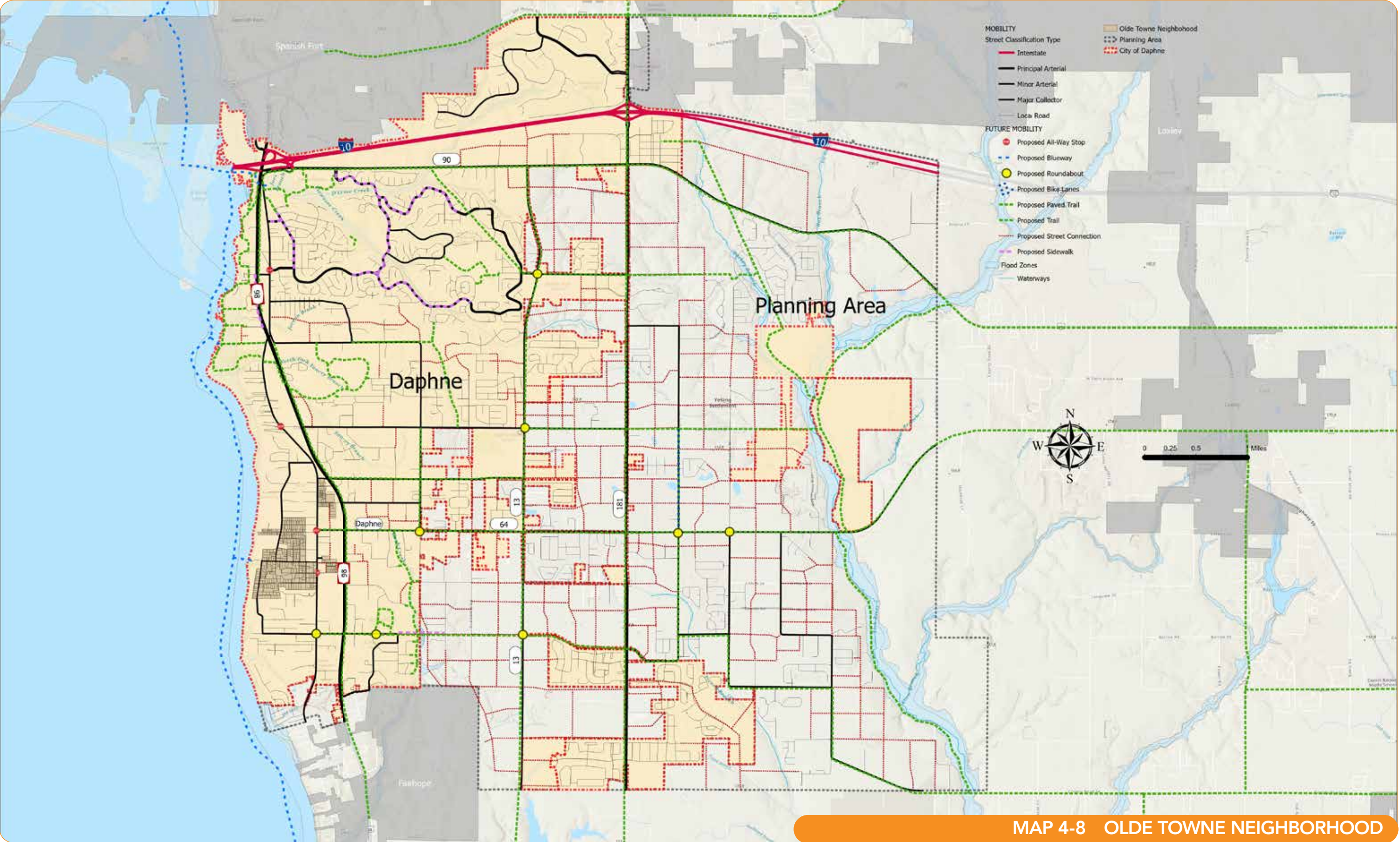
Mobility (see Future Mobility Network)

Street Types	Local, Collector, Arterial
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Planned Characteristics

Bike/Pedestrian	Bikeways, greenways, trails Bike/ped connectivity to parks and adjacent places
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MAP 4-8 OLDE TOWNE NEIGHBORHOOD

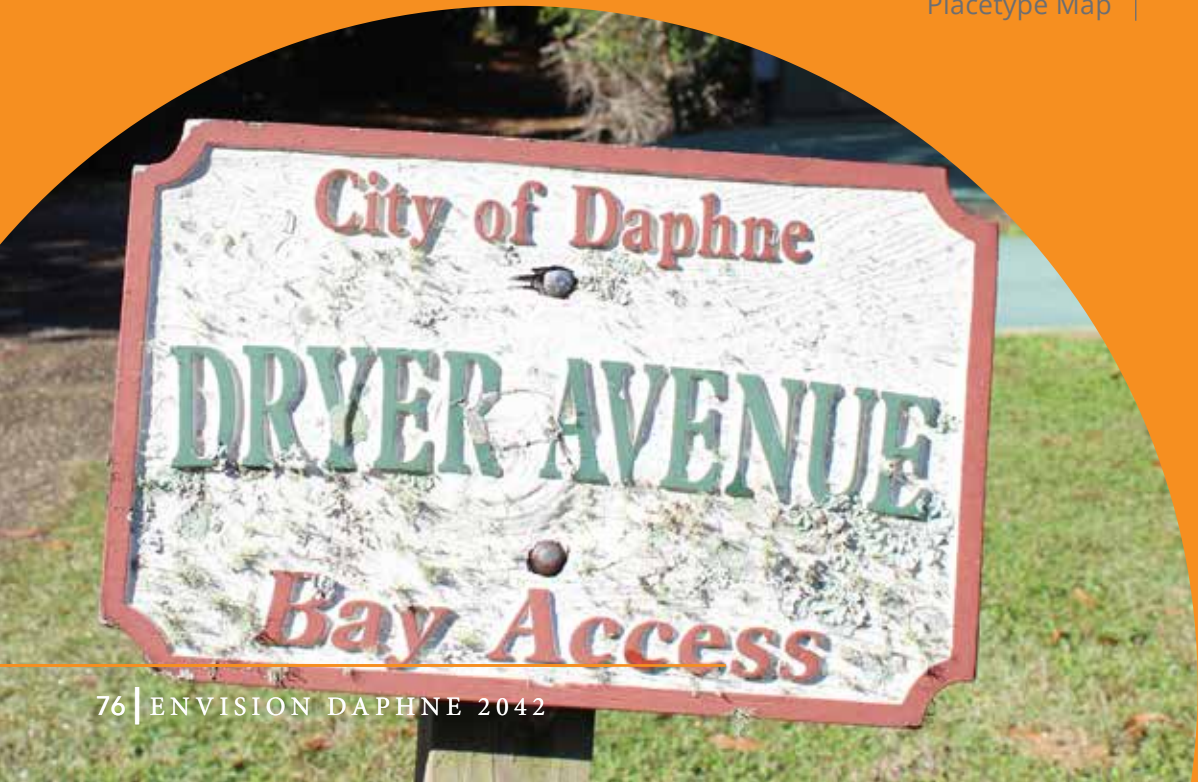
WATERFRONT NEIGHBORHOODS

Waterfront neighborhoods are those areas that accommodate residential dwellings of all types in an area adjacent to the eastern shore of Mobile Bay and stretching inland about one-quarter of a mile. Accessory structures such as piers or buildings associated with watercraft are commonly present along the edge of the Bay in Waterfront Neighborhoods.

Typically, dwellings may be oriented toward the waterfront when it is expansive or where there is an intervening street for access. Dwellings often back up to the waterfront where lot frontages are narrower.

Waterfront neighborhoods include parks and open spaces which serve to create common or public access points to the water, rather than an entirely privatized water frontage. These neighborhoods have a long-established street network. Cycling and pedestrian facilities are a vital component to the mobility network and serve as important connections to public waterfront access for neighbors that do not have direct access.

Above Right: Waterfront Homes
Below Right: Eastern Shore Waterfront Area
Below: Public bay access sign
Opposite Page: Waterfront Neighborhood Placetype Map



Planned Characteristics

Primary Land Uses	Single-family detached, Multi-family residential, Townhomes, Condominiums
Secondary Uses	Institutional, Assembly
Intensity Range	Residential densities of 2 to 4 units per acre, except for the existing Residential High Rise Condominium Development District, in which case density shall be determined by permitted buildable area.
Development Policies	Slope and canopy preservation Stormwater managed at neighborhood/project scale with low impact design Shoreline Preservation practices Site plan review

Essential Building Character

Building Placement	Varies widely from shallow build to lines to deep setbacks
Frontage and Height	Frontages and heights vary based on dwelling type 4 stories or 16 stories for Residential High Rise Condominium Development District

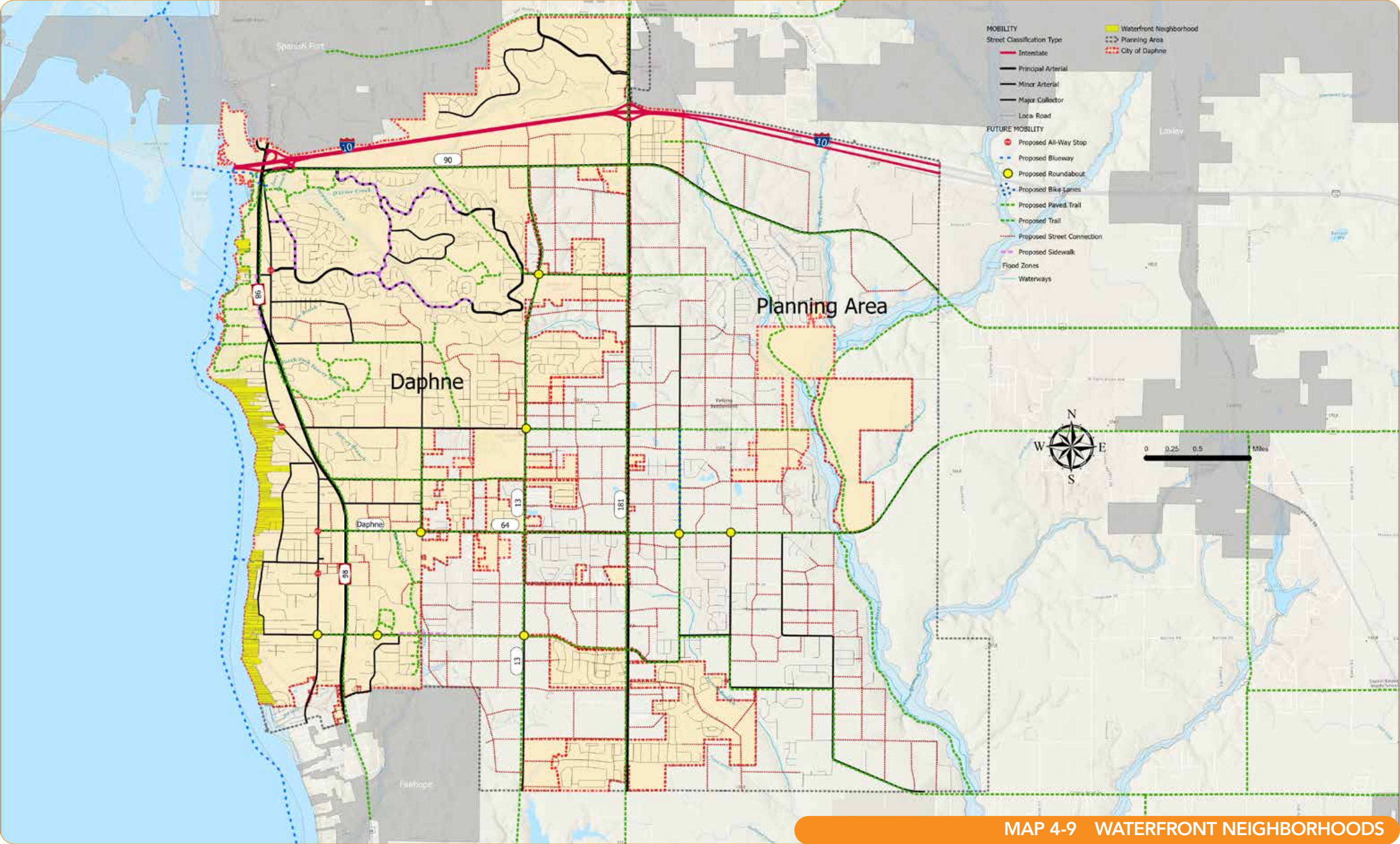
Essential Site Character

Parking and Access	Single dwelling garages are recessed or placed to the rear of the lot Parking and access from the rear of attached dwellings
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Planned Characteristics

Landscape	Natural tree canopy, buffered shore line, landscaped parking and buffering of attached dwelling
Amenities	10 to 20% open space and recreation areas for attached dwellings if not within 1/4 mile of a city park
Mobility (see Future Mobility Network)	
Street Types	Local, Collector
Bike/Pedestrian	Bikeways, greenways, trails Bike/ped connectivity to parks and adjacent places





MAP 4-9 WATERFRONT NEIGHBORHOODS

NEIGHBORHOOD CENTER

A Neighborhood Center is a concentrated node of commercial buildings and activity, often at key intersections, which provides consumer goods and services to surrounding neighborhoods. Neighborhood centers provide a setting for a variety of residential, commercial, and institutional activities. The Neighborhood Center incorporates mixed commercial uses to encourage efficient use of infrastructure, allow for smaller lot development, and provide for close proximity to other public uses which may locate near the center such as schools, neighborhood parks, or other public and institutional uses. Neighborhood Centers may include professional offices, single and multi-family dwellings, small-scale commercial uses, and public open spaces and parks, all located within a concentrated area. Neighborhood Centers do not include uses which traditionally locate on high-volume commercial strips such as large retail outlets or heavy service commercial such as outdoor storage or intensive vehicle repair.

Above, Below and Right: Neighborhood Center examples
Opposite Page: Neighborhood Center Placetype Map



Planned Characteristics

Primary Land Uses	Commercial, Office, Mixed-use
Secondary Uses	Institutional, Assembly, Single-family attached
Intensity Range	Varies based on use, typically buildings do not exceed 30 percent of site
Development Policies	Tree canopy preservation Stormwater management with low impact design (bio-retention, permeable surfaces, infiltration areas) Site plan and design review

Essential Building Character

Building Placement	Shallow build to lines
Frontage and Height	Articulated, street facing facades 3 stories maximum

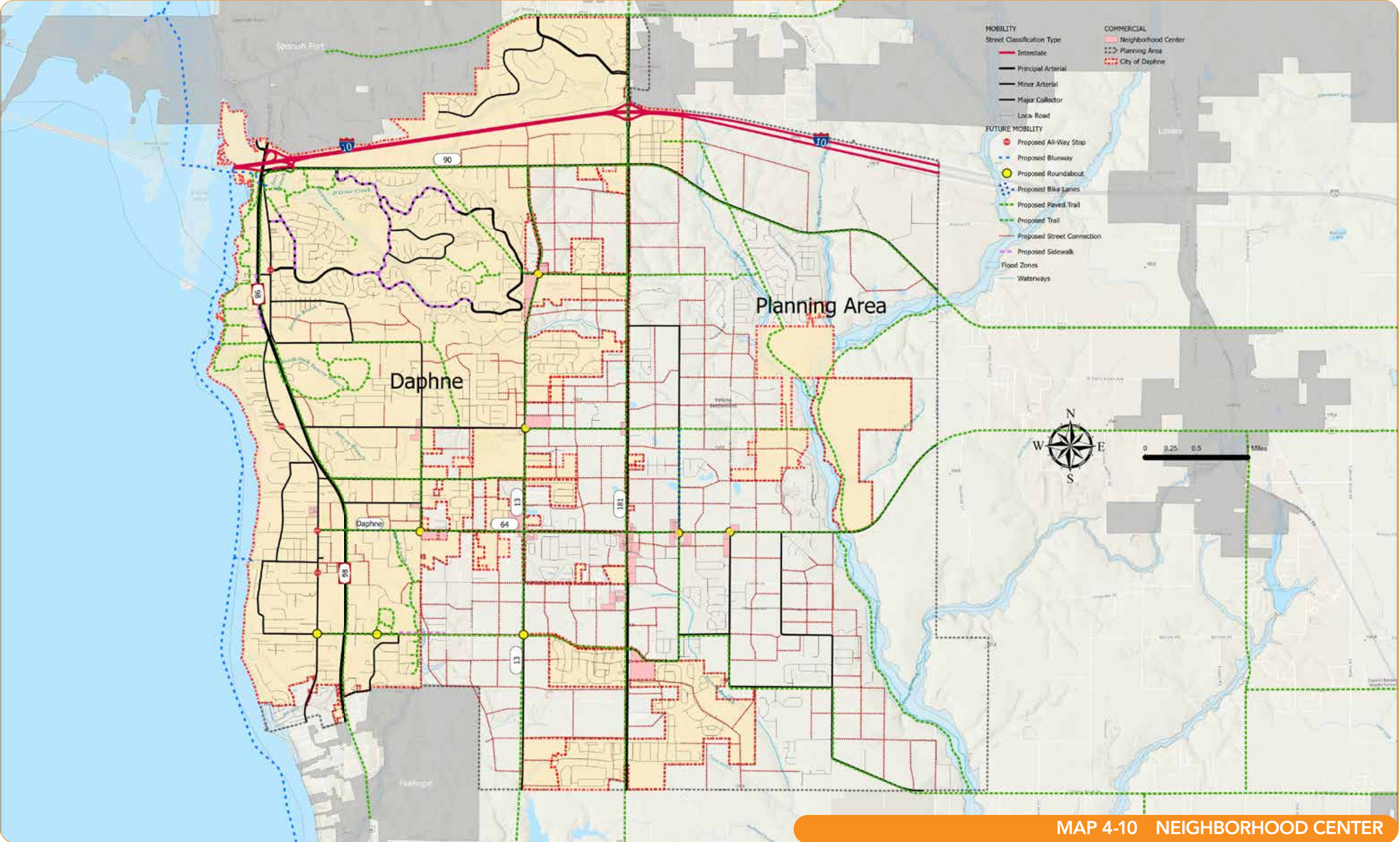
Essential Site Character

Parking and Access	Parking between buildings and primary streets is limited to one double-loaded aisle Parking areas have a perimeter landscape buffer where adjacent to street(s) Direct street frontage
Landscape	Green parking lot islands, tree canopy Street trees

Planned Characteristics

Amenities	10 to 20% open space and recreation areas for attached dwellings if not within 1/4 mile of a city park.
Mobility (see Future Mobility Network)	
Street Types	Local, Collector, Arterial
Bike/Pedestrian	Bikeways, greenways, trails - See mobility section for plan Bike/ped connectivity





MAP 4-10 NEIGHBORHOOD CENTER

SUBURBAN CENTER

Suburban Centers typically are located along major transportation intersections that connect, often through Suburban Corridors, to the community and the broader region. Major streets and vehicles serve as an underlying organizing design element and the area’s character is auto centric. However, pedestrian and bicycle infrastructure is established through new development and redevelopment. Moving traffic to and from the destination is a primary concern, along with providing for large scale and intense consumer activity. Commercial development is characterized by a widely spread development pattern containing larger scale commercial uses such as shopping centers, supermarkets, movie theaters, department stores and service stations.

Typically, Suburban Centers are dominated by low-rise buildings, but the frequency of multi-story buildings increases with development intensity. Opportunities for more dense infill development on vacant and under-utilized properties are present in aging Suburban Centers. Frontage roads may be used in high traffic areas. Bike lanes may exist, and street parking may be present (although sporadic) depending on the location. The streetscape contains street trees and landscaping, lighting and other amenities that enhance commercial activities, but of a quality characteristic of larger lot, less compact development.

Above, Below, and Right: Suburban Center examples
Opposite Page: Suburban Center Placetype Map



Planned Characteristics

	Community and regional scale commercial centers Institutions
Primary Land Uses	
Secondary Uses	Offices
Intensity Range	Varies based on use, typically buildings do not exceed 30 percent of site
	Stormwater management with low impact design (bio-retention, permeable surfaces, infiltration areas) Site plan and design review
Development Policies	

Essential Building Character

Building Placement	Typically deep setbacks build to lines to deep setback
	Buildings front parking Articulated and modulated facades 1 to 2 stories
Frontage and Height	

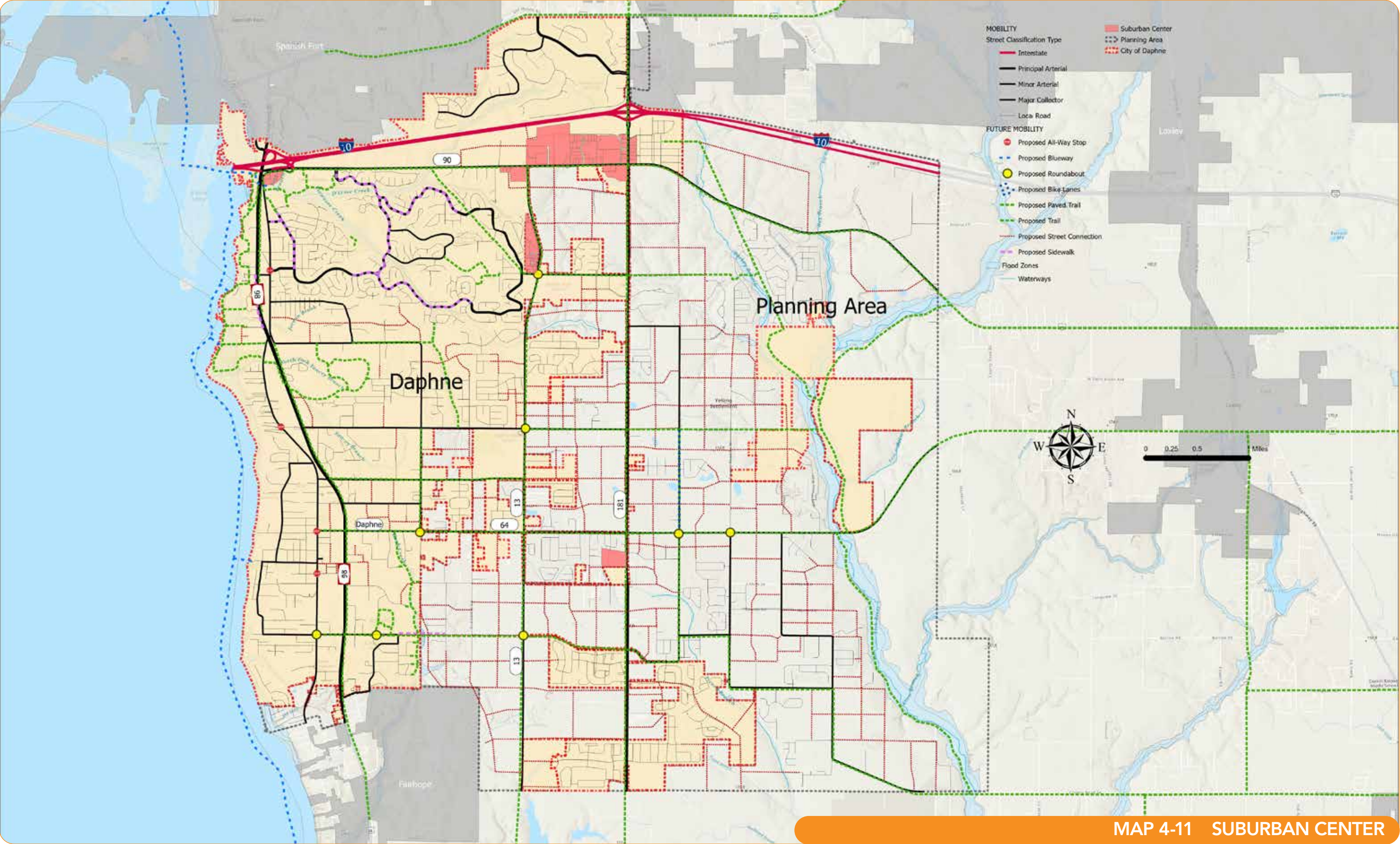
Essential Site Character

Parking and Access	Extensive parking between buildings and primary streets
	Deep landscaped and hardscaped buffers required between divergent uses Heavy parking lot landscaping
Landscape	

Planned Characteristics

Amenities	Public art, quality design for identity, outdoor spaces for gathering
Mobility (see Future Mobility Network)	
Street Types	Local, Collector, Arterial
	Bikeways, greenways, trails - See mobility section for plan Bike/ped connectivity to parks and adjacent places
Bike/Pedestrian	





MAP 4-11 SUBURBAN CENTER

SUBURBAN CORRIDOR

Suburban Corridors are formed around major thoroughfares that link various parts of the community and provide connections to neighborhoods, core urban areas, and the broader region. Roadways and vehicles serve as the underlying organizing design element. Moving traffic through the corridor is a primary concern along with other functions of providing for consumer activity. Suburban Corridors are typically lined with commercial, office and residential uses and characterized by a widely spread development pattern. Suburban Corridors also contain larger scale commercial developments such as regional shopping centers, supermarkets, movie theaters and department stores.

Low rise buildings line corridors and provide opportunities for more dense infill development on vacant and underutilized properties. Frontage roads may be used in high traffic areas. Direct vehicular access from the corridor into a site is typical. Bike lanes typically are present. Street parking may or may not be present depending on the location. The streetscape in a Suburban Corridor is characterized by street trees and landscaping, controlled lighting, and other streetscape amenities that provide identity and enhance commercial activities.

Above, Below, and Right: Suburban Corridor examples
Opposite Page: Suburban Corridor Placetype Map



Planned Characteristics

Primary Land Uses	Commercial Office
Secondary Uses	Single-family attached residential Institutional Assembly
Intensity Range	Varies based on use, typically buildings do not exceed 30 percent of site
Development Policies	Tree canopy mitigation Stormwater management with low impact design (bio-retention, permeable surfaces, infiltration areas) Site plan and design review

Essential Building Character

Building Placement	Building placement to achieve street enclosure
Frontage and Height	Articulated and modulated facades 4 stories maximum

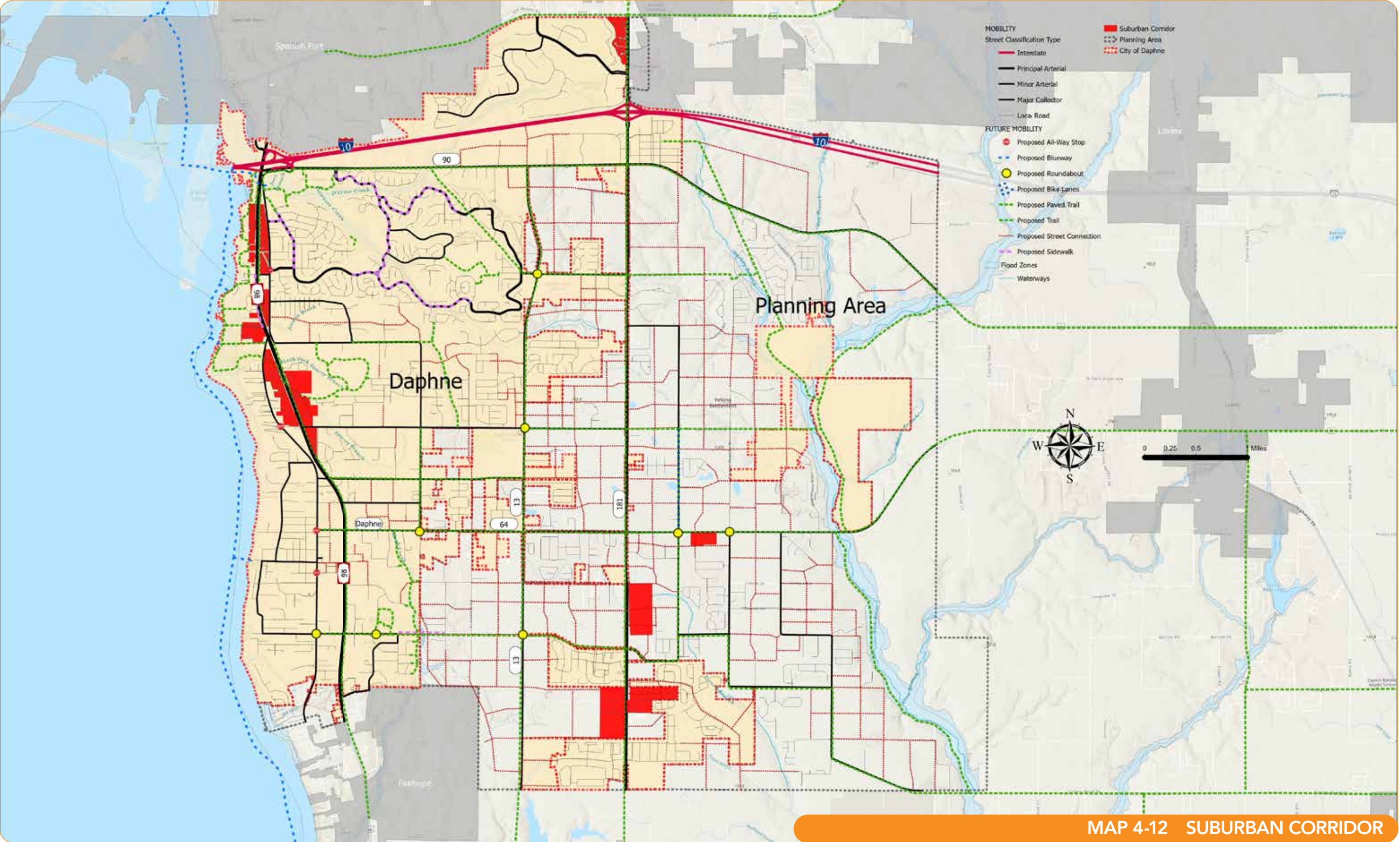
Essential Site Character

Parking and Access	One double-loaded aisle between building and street. Additional parking is behind or beside street-facing buildings. Parking areas have a perimeter landscape buffer where adjacent to street(s) Limited curb-cuts, Shared access Cross access between developments
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Planned Characteristics

Landscape	Significant constructed buffering along the perimeter of the site
Amenities	Public art, quality design for identity, outdoor spaces for gathering
Mobility (see Future Mobility Network)	
Street Types	Local, Collector, Arterial
Bike/Pedestrian	Bikeways, greenways, trails - See mobility section for plan, Bike/ped connectivity to parks and adjacent places





MAP 4-12 SUBURBAN CORRIDOR

OLDE TOWNE GATEWAY

Olde Towne gateways are key entry points into Daphne’s Olde Towne historic downtown core from Highway 98. These gateways should support and reflect the quality of the destination to which they lead and create a sense of anticipation and arrival as one enters the gateway. They serve as thresholds to the distinctive area that constitutes Olde Towne. As such, the Olde Towne gateways should be carefully designed and managed to be welcoming, attractive, and inviting. This is achieved through careful site and building design that reflects a historic, walkable, urban environment. These methods are accompanied by public amenities such as public art, landmark features, or wayfinding systems.

Above, Below and Right: Olde Towne Gateway examples
Opposite Page: Olde Towne Gateway Placetype Map



Planned Characteristics

Primary Land Uses	Commercial/office Mixed-use
Secondary Uses	Institutional Single-family attached residential
Intensity Range	Intensely developed, residential densities of 8 to 30, Floor area ratios of up to 4
Development Policies	Tree canopy mitigation Stormwater management with low impact design (bio-retention, permeable surfaces, infiltration areas) Site plan and design review

Essential Building Character

Building Placement	Build to lines in very close proximity to the street
Frontage and Height	Building frontages highly transparent, Balconies, alcoves, and entryways designed to create and support walkability, 4 stories maximum

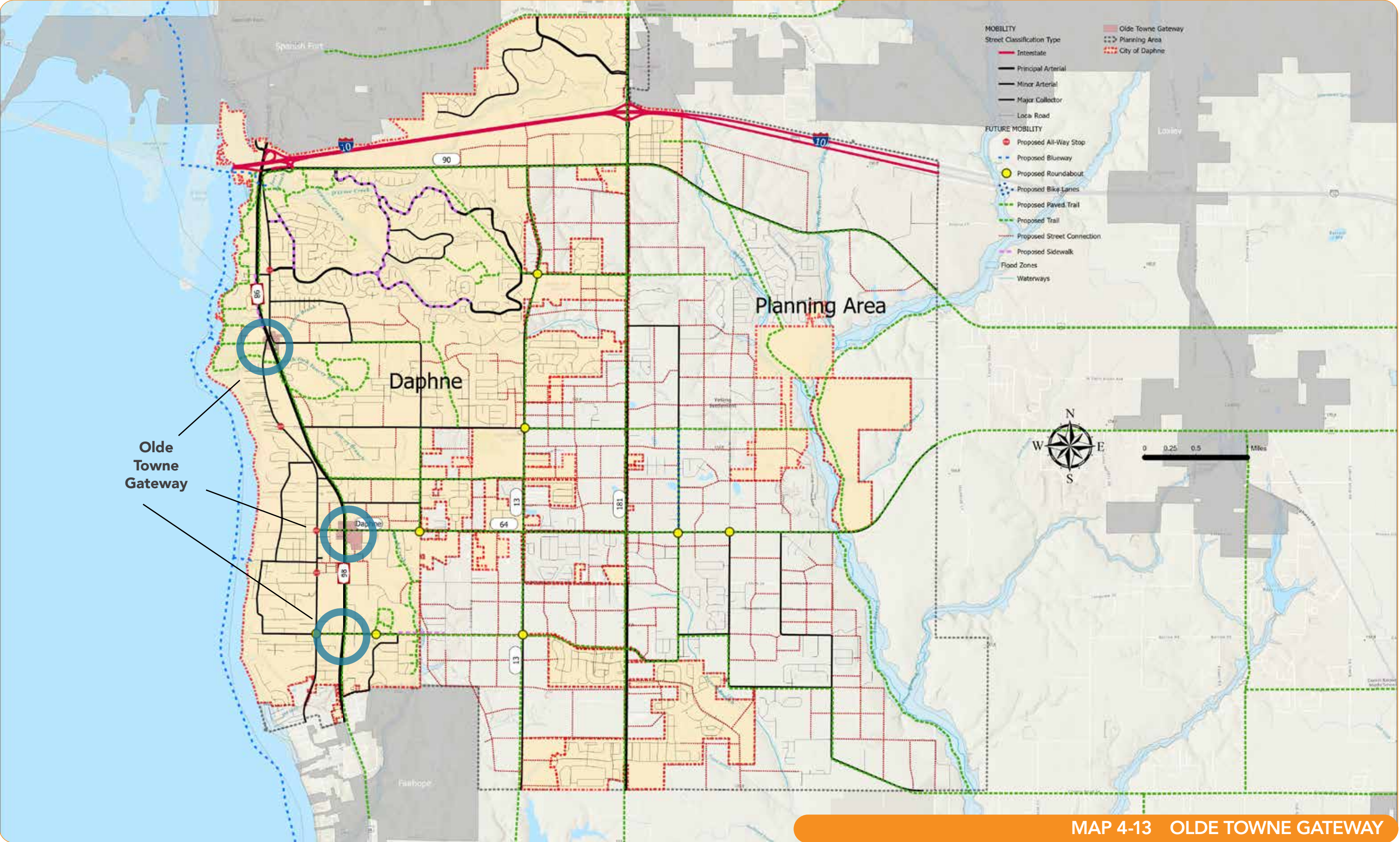
Essential Site Character

Parking and Access	Street parking and parking to the rear of buildings
Landscape	Landscape to create a street tree canopy

Planned Characteristics

Amenities	Typically established in the public realm to create and support walkability and pedestrian activity
Mobility (see Future Mobility Network)	
Street Types	Collector, Arterial
Bike/Pedestrian	Bikeways, greenways, trails - See mobility section for plan, Bike/ped connectivity to parks and adjacent places





MAP 4-13 OLDE TOWNE GATEWAY

COMMUNITY GATEWAY

Community gateways are key entry points into Daphne from surrounding areas and typically host activities similar to Suburban Commercial Centers. A key distinction of Community Gateways is the function they serve in establishing community identity through boundary markers such as distinctive landscaping, wayfinding signage, public art, and streetscape elements. Located along major mobility routes, Community Gateways should reflect and support the quality of the destination to which they lead by serving as thresholds and creating a positive sense of expectation. As such, Community Gateways should be carefully designed to be welcoming, attractive, and inviting. This is achieved through careful site and building design which conveys aesthetic quality and continuity.

Above, Below, and Right: Community Gateway examples
Opposite Page: Community Gateway Placetype Map



Planned Characteristics

Primary Land Uses	Commercial/office Mixed-use
Secondary Uses	Institutional Single-family attached residential
Intensity Range	Intensely developed, residential densities of 8 to 30, floor area ratios of up to 4
Development Policies	Tree canopy mitigation Stormwater management with low impact design (bio-retention, permeable surfaces, infiltration areas) Site plan and design review

Essential Building Character

Building Placement	Varies based on use, typically buildings do not exceed 30 percent of site
Frontage and Height	Buildings are placed close to the streets, 3 to 4 stories maximum

Essential Site Character

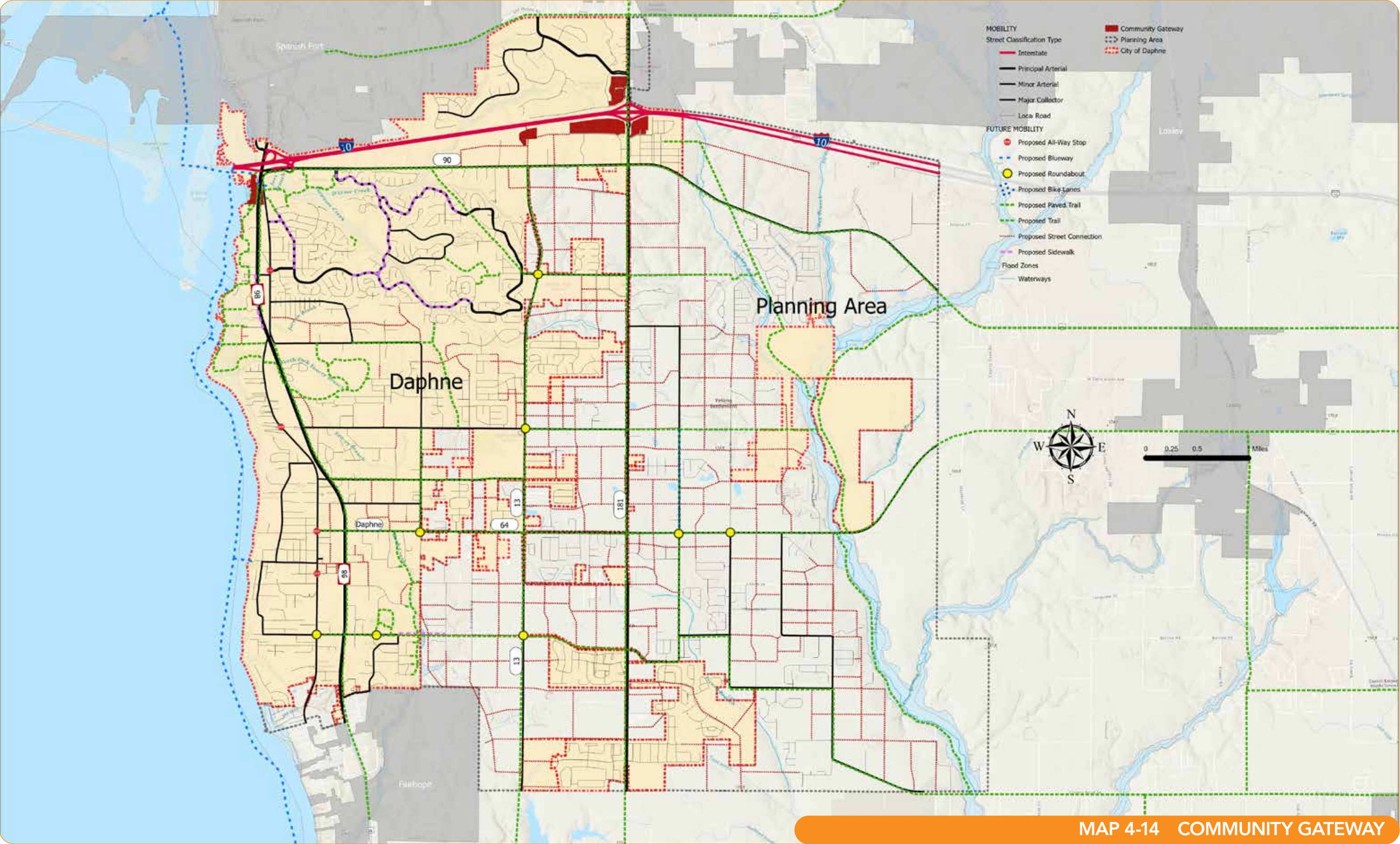
Parking and Access	Parking behind or beside building facade on primary streets
Landscape	Foundation landscaping and street trees are most common
Amenities	Public art, quality design for identity, outdoor spaces for gathering

Planned Characteristics

Mobility (see Future Mobility Network)

Street Types	Collector, Arterial
Bike/Pedestrian	Bikeways, greenways, trailsBike/ped connectivity to parks and adjacent places





MAP 4-14 COMMUNITY GATEWAY

OLDE TOWNE CORE

The Olde Towne Core is intended to be the most intensely developed area in Daphne. It accommodates a variety of uses including commercial, office, civic, entertainment, cultural, residential, and open space. The Olde Towne Core is oriented around the historic downtown area with a formal framework of streets dating to Daphne’s origin. The Olde Towne Core is anchored by the City Hall. The compact development pattern includes taller buildings, a more refined street grid and a lively streetscape environment that supports residential development.

The Olde Towne Core is the traditional heart of Daphne and embodies the community symbolically, culturally, and historically. It is pedestrian oriented and within easy walking distance of surrounding neighborhoods. It provides locations for people to shop, eat, and socialize. Infill development opportunities exist that would add to the traditional fabric of the city. Residential and office uses should be integrated to diversify the mix of development. Streetscape furnishings and pedestrian amenities are abundant and intended to reflect Daphne’s history and culture. Vehicular traffic is secondary to the fundamental pedestrian and human scale of the area.

Above, Below, and Right: Olde Towne Core examples
Opposite Page: Olde Towne Core Placetype Map



Planned Characteristics

Primary Land Uses	Mixed-use, Commercial/office Single-family attached residential
Secondary Uses	Upper floor residential Institutional
Intensity Range	Intensely developed, residential densities of 8 to 30, floor area ratios of up to 4
Development Policies	Tree canopy mitigation Stormwater management with low impact design (bio-retention, permeable surfaces, infiltration areas) Site plan and design review

Essential Building Character

Building Placement	Mixed-use/commercial facades placed close to the sidewalk Residential buildings have shallow set-backs
Frontage and Height	Mixed-use/commercial buildings have shop fronts at street level Facades have at least one entrance facing the street, Upper floors balconies encouraged, 3 to 4 stories

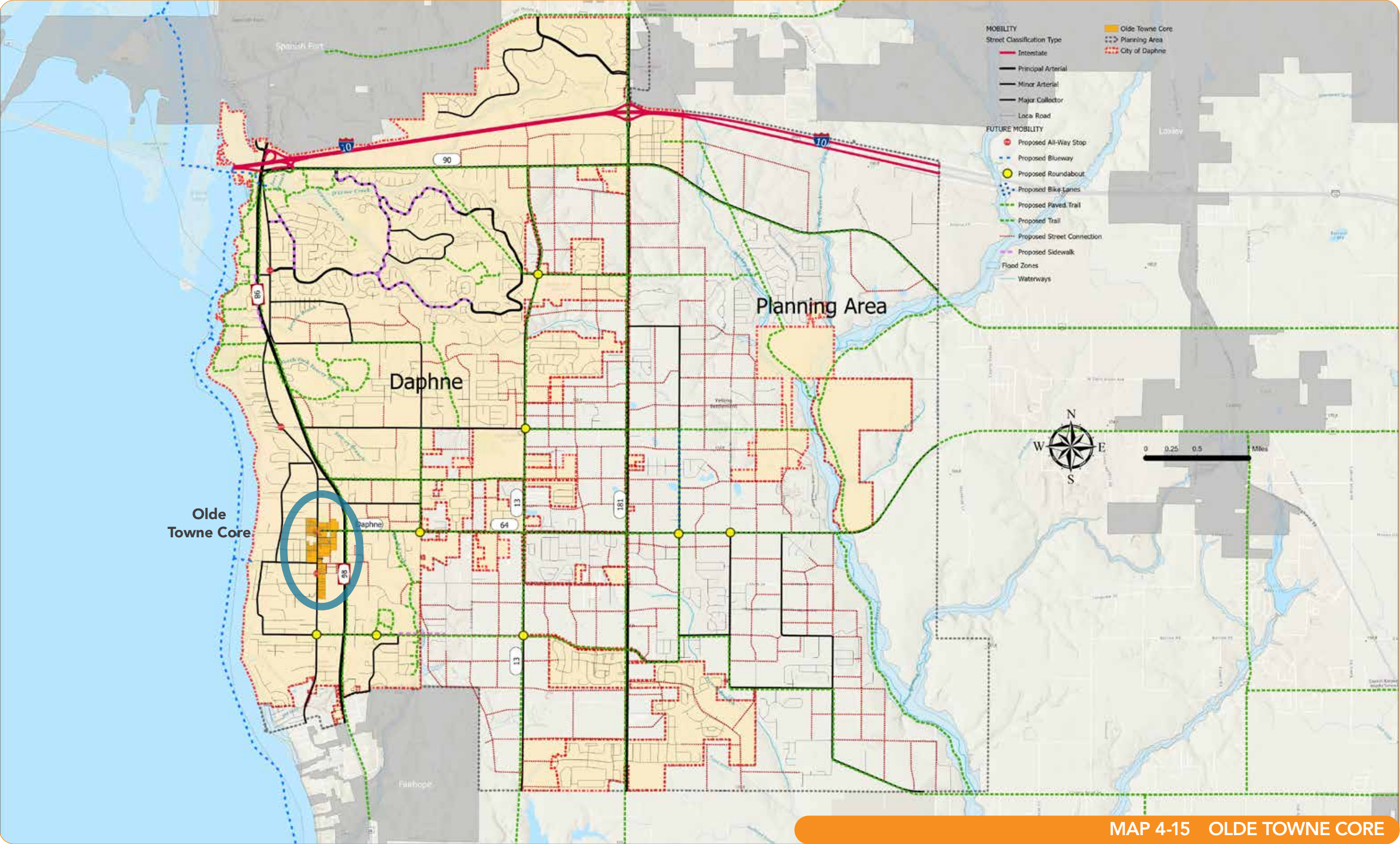
Essential Site Character

Parking and Access	Parking behind or beside building facade on primary streets Public parking garage may be available Alley access and direct street frontage
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Planned Characteristics

Landscape	Landscaping typically occurs in public space Street trees where feasible and may include green infrastructure stormwater features
Amenities	Public art, quality design for identity, outdoor spaces for gathering
Mobility (see Future Mobility Network)	
Street Types	Local, Collector, Arterial
Bike/Pedestrian	Bikeways, greenways, trails Bike/ped connectivity to parks and adjacent places





MAP 4-15 OLDE TOWNE CORE

MIXED-USE CORRIDOR

Mixed-Use corridors consist of complete streets accommodating all travel modes and serve as major transportation routes that link distinct areas of the city. Ideally these corridors will include a mix of commercial and residential activity and may include maker spaces. They may also provide opportunities for the development of larger scale retail uses such as grocery stores and retailers. Mixed-Use corridors should be designed to provide convenient vehicle access while at the same time allowing for safe and appealing use by pedestrians, cyclists and other modes of transportation.

Mixed-use corridors contain multi-story structures and a compact development pattern. Buildings are located near the sidewalk to create a street wall and enhance the pedestrian environment. Mixed-Use corridors may range from two to six travel lanes, have bike lanes and on-street parking. Wide sidewalks with ample pedestrian amenities are also common. Streetscape furnishings and public art are common, sometimes with a direct theme linked to a nearby center or neighborhood.

Above, Below and Right: Mixed-Use Corridor examples
Opposite Page: Mixed-Use Corridor Placetype Map



Planned Characteristics

Primary Land Uses	Commercial/office Mixed-use
Secondary Uses	Institutional Single-family attached residential
Intensity Range	Intensely developed, residential densities of 8 to 12, floor area ratios of up to 2
Development Policies	Tree canopy mitigation Stormwater management with low impact design (bio-retention, permeable surfaces, infiltration areas) Site plan and design review

Essential Building Character

Building Placement	A variety of placement options but deep setbacks are to be avoided
Frontage and Height	Articulated facades Street-facing facades have at least one entrance that faces the street 1 to 3 stories

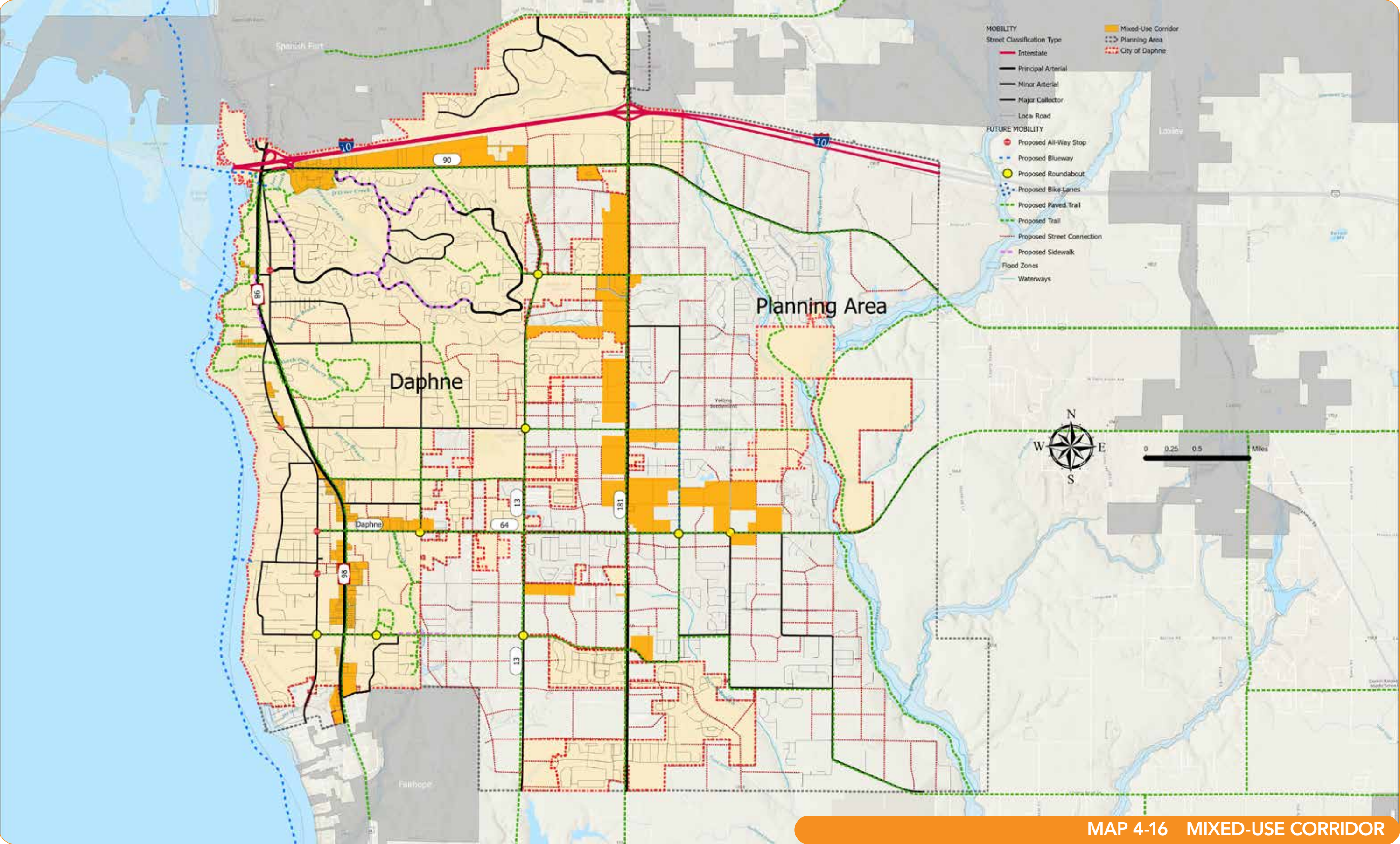
Essential Site Character

Parking and Access	Parking located behind or beside the street-facing building facade on primary streets Parking areas have a perimeter landscape buffer
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Planned Characteristics

Landscape	Green parking lot islands, tree canopy Street trees where feasible and may include green infrastructure stormwater features
Amenities	Open space or park connection where feasible
Mobility (see Future Mobility Network)	
Street Types	Collector, Arterial
Bike/Pedestrian	Bikeways, greenways, trails Bike/ped connectivity to parks and adjacent places





MAP 4-16 MIXED-USE CORRIDOR

TRADITIONAL NEIGHBORHOOD DEVELOPMENT

Traditional neighborhoods meet the holistic needs of their residents as well as surrounding areas. While higher density residential use is typically dominant, they often feature a core of commercial and civic activity such as a library, small scale store, coffee shop, bank or other neighborhood-oriented businesses. They may feature parks, schools, or other public features. They should be easy to navigate on foot with important features within a 20-minute walk for the average resident.

The context of a traditional neighborhood includes small blocks on a grid formation with a prominent center public space and an edge that transitions into different, less intensive uses. Traditional neighborhoods are pedestrian friendly and accessible for all modes of transportation. Buildings are built close to the street at a human scale, with abundant transparency on the ground floor of buildings. Buildings have minimal setbacks from the street, but allow for wide tree-lined sidewalks, as well as space for sidewalk uses like cafés and sales tables. Traditional neighborhoods provide parking that is on the street or within parking lots that are behind or underneath new buildings. Some buildings contain multiple uses. A wide variety of housing types are provided, both in size and affordability, with higher density housing types closer to the center of the neighborhood.

Active public open space is located at or near the center. This space will be suitable to passive recreation as well as organized events, such as festivals, farmers markets and performances.

Above Right: TND Streetscape
Below Right: Example TND Development Pattern
Below: TND Home
Opposite Page: TND Placetype Map



Planned Characteristics

Primary Land Uses	Mixed Use All forms of residential
Secondary Uses	Assembly Institutional
Intensity Range	Intensely developed, residential densities of 8 to 30, floor area ratios of up to 4
Development Policies	Tree canopy mitigation Stormwater management with low impact design (bio-retention, permeable surfaces, infiltration areas) Site plan and design review

Essential Building Character

Building Placement	Residential buildings have shallow setbacks, Mixed-use/commercial buildings are built close to the sidewalk
Frontage and Height	Multi-family typically have stoops and/or balconies, Single-family typically have stoops or porches Mixed-use/commercial have shopfronts at street level, 2 to 4 stories

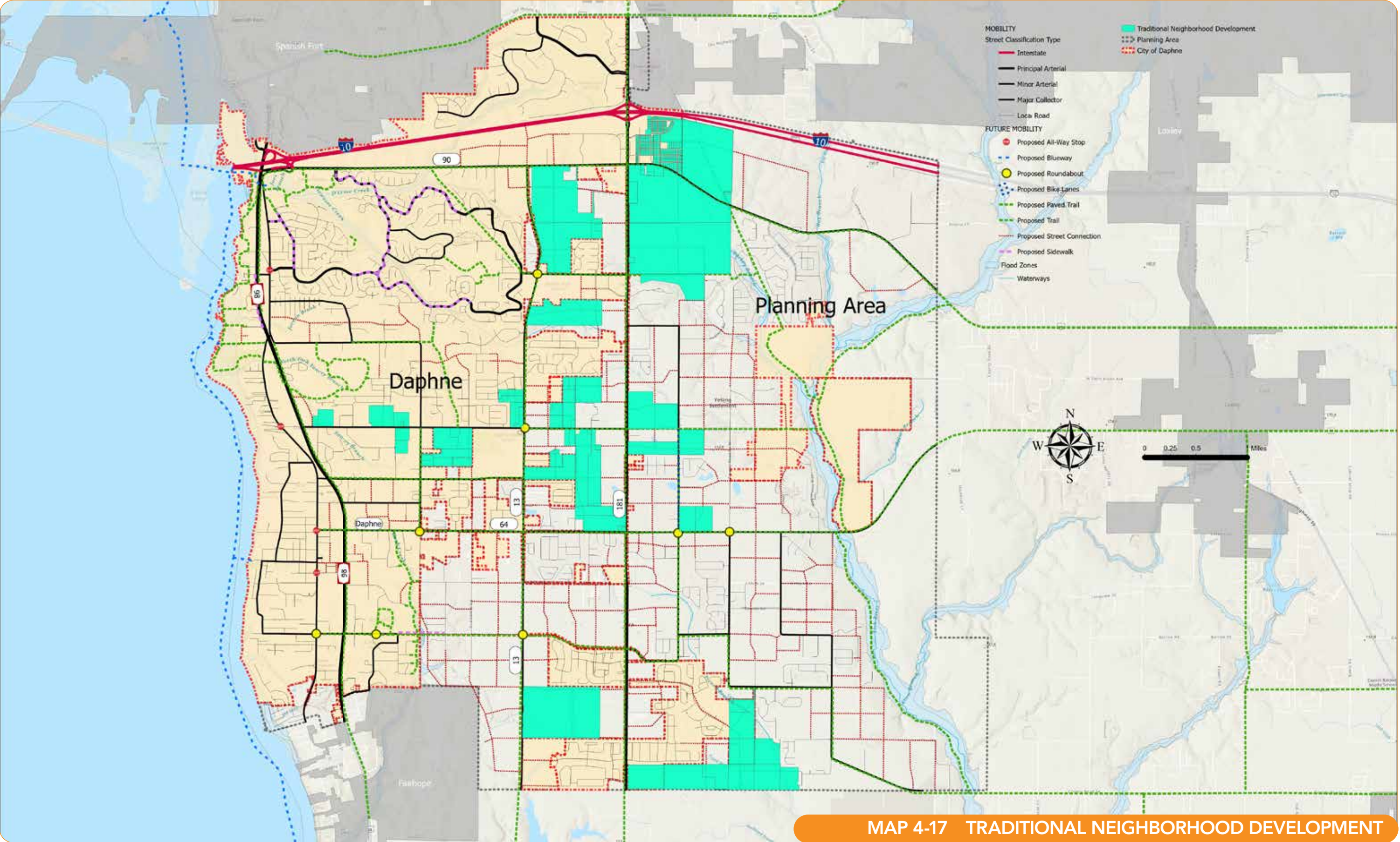
Essential Site Character

Parking and Access	Parking located behind or beside the street-facing facade, Garages are located behind the front facade or placed to the rear of the lot
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Planned Characteristics

Landscape	Significant constructed buffering along the perimeter of the site unless adjoining a natural amenity, park or open space
Amenities	Abundant parks and open space, highly walkable
Mobility (see Future Mobility Network)	
Street Types	Local, Collector
Bike/Pedestrian	Bikeways, greenways, trails Bike/ped connectivity to parks and adjacent places





MAP 4-17 TRADITIONAL NEIGHBORHOOD DEVELOPMENT

EMPLOYMENT - BUSINESS PARK

The Employment-Business Park placetype consists of areas specifically designed to promote intensive business to business activity. These areas are characterized by larger master planned tracts and higher concentrations of employment. These areas are integrated with the transportation network in ways that support higher traffic volumes and that facilitate efficient logistical operations. They may require other supportive infrastructure specialized to the enterprise. Advantageous locations of Employment-Business Park allow for the creation of economies of scale and efficient access to suppliers and end markets. Facilities are designed in a variety of ways to fit a particular enterprise's needs but typically take the form of a campus-like environment. Supportive uses such as training or other educational facilities may be present.

Above, Below and Right: Employment - Business Park examples
Opposite Page: Employment - Business Park Placetype Map



Planned Characteristics

Primary Land Uses	Business parks, Research and development, campus environments
Secondary Uses	Training and education facilities
Intensity Range	Typically lower intensity development at .25 to .5 floor area ratios
Development Policies	Tree canopy mitigation Stormwater management with low impact design (bio-retention, permeable surfaces, infiltration areas) Site plan and design review

Essential Building Character

Building Placement	Buildings are placed in accordance with a master development plan providing for the nature of the particular use
Frontage and Height	Buildings frontages are determined in accordance with a master development plan accounting for the nature of the particular use, heights of up to 60 feet

Essential Site Character

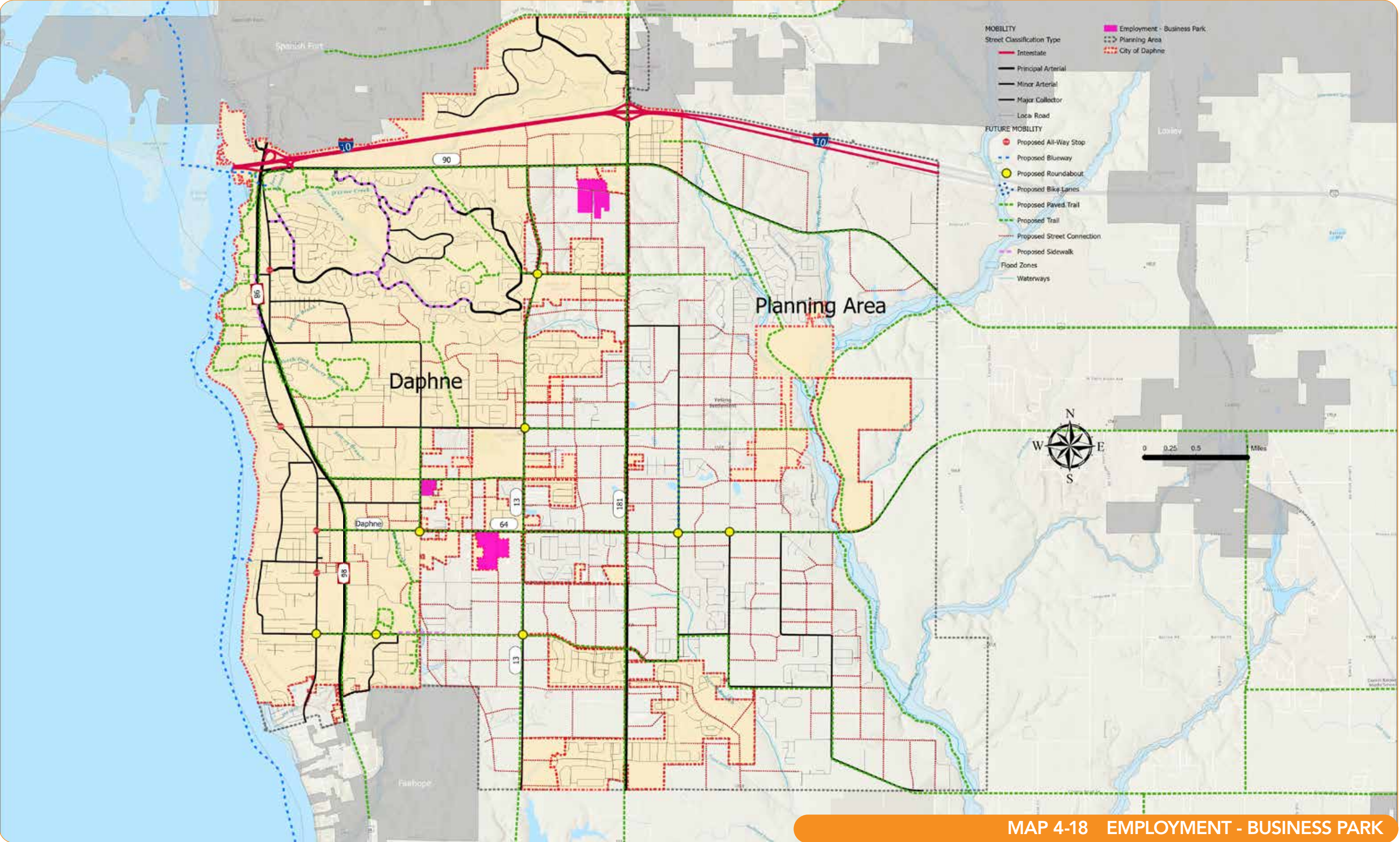
Parking and Access	Parking quantity scaled to employment levels
Landscape	Significant constructed buffering along the perimeter of the site unless adjoining a natural amenity, park or open space.
Amenities	Significant parks and open space with pedestrian facilities and connections

Planned Characteristics

Mobility (see Future Mobility Network)

Street Types	Collector, Arterial
Bike/Pedestrian	Bikeways, greenways, trails





MAP 4-18 EMPLOYMENT - BUSINESS PARK

EMPLOYMENT - INDUSTRIAL/SERVICE COMMERCIAL

The Employment – Industrial/Service Commercial placetype consists of manufacturing, warehousing, and logistical operations. The placetype also includes service commercial activities related to contracting, construction, and trades. These activities typically host concentrated employment. Development is characterized by very large buildings, heavy truck traffic, and both inside and outside operations. Developments of this type may or may not be master planned. They typically locate near major transportation corridors.

Above Right: Employment - Industrial/Service Commercial examples
Opposite Page: Employment - Industrial/Service Commercial Placetype Map



Planned Characteristics

Primary Land Uses	Industrial facilities Contracting and trades Warehousing and logistics
Secondary Uses	Training facilities and educational institutions
Intensity Range	Typically low intensity development at .25 to .5 floor area ratios
Development Policies	Tree canopy mitigation Stormwater management with low impact design (bio-retention, permeable surfaces, infiltration areas) Site plan and design review

Essential Building Character

Building Placement	Building placement varies depending on the nature of the particular use
Frontage and Height	Building frontages vary depending on the nature of the particular use, heights of up to 60 feet

Essential Site Character

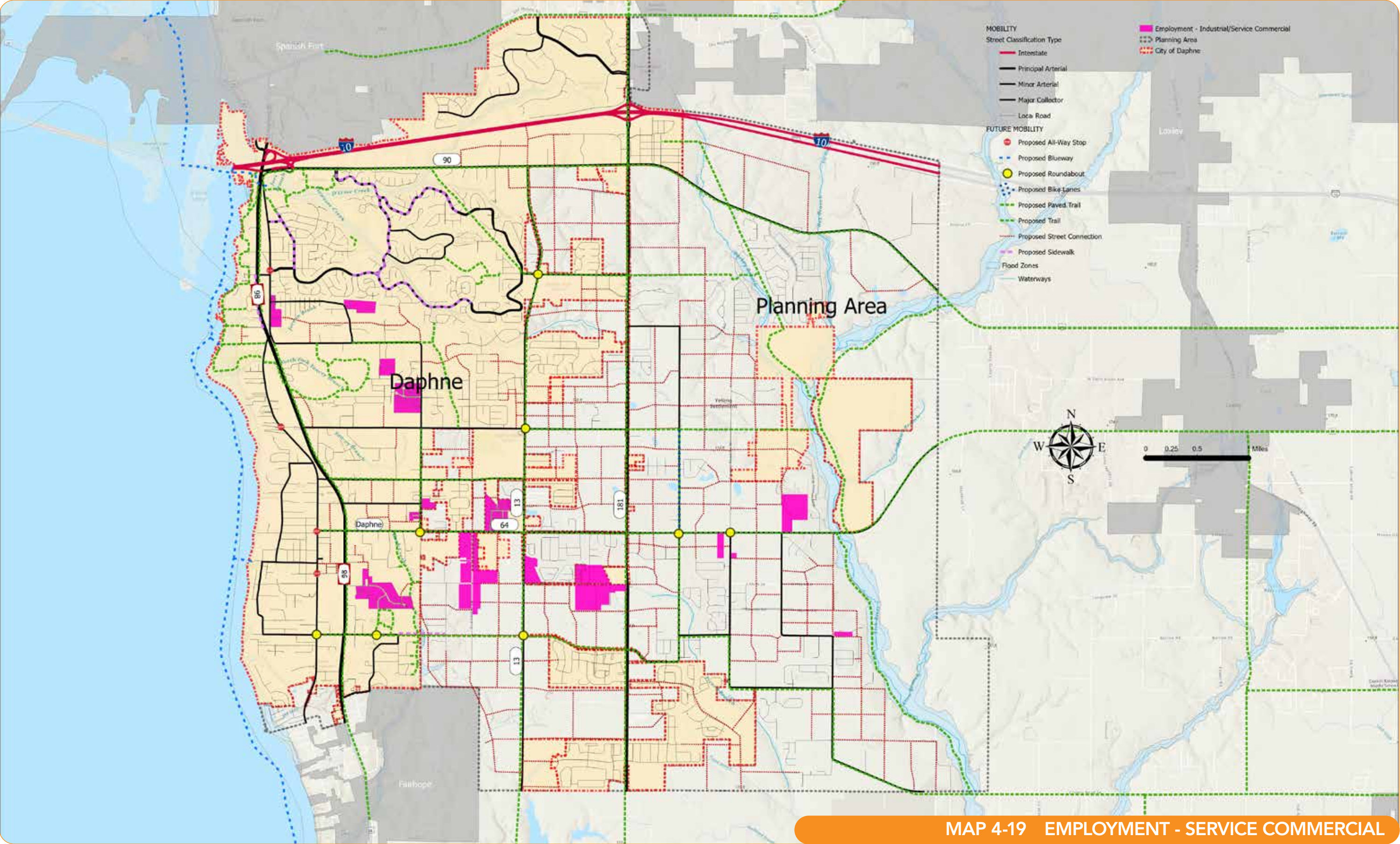
Parking and Access	Parking quantity scaled to employment levels
Landscape	Significant constructed buffering along the perimeter of the site unless adjoining a natural amenity, park or open space
Amenities	Minimal amenities present

Planned Characteristics

Mobility (see Future Mobility Network)

Street Types	Collector, Arterial
Bike/Pedestrian	Bikeways, greenways, trails





MAP 4-19 EMPLOYMENT - SERVICE COMMERCIAL

CIVIC AND INSTITUTIONAL

The Civic and Institutional placetype consists of a variety of public, semi-public, educational, medical, faith-based organizations and other entities serving the community. These areas are often master planned and may exhibit a campus environment. Buildings are often designed to be monumental in nature and often become community anchors, achieving landmark status. They are located on primary mobility corridors providing convenient access to the broader community.

Above, Below, and Right: Civic and Institutional examples
Opposite Page: Civic and Institutional Placetype Map



Planned Characteristics

	Educational institutions Public buildings Medical institutions Faith-based organizations
Primary Land Uses	
Secondary Uses	Service and accessory uses
Intensity Range	Development intensity varies based on the nature of the specific use
	Tree canopy mitigation Stormwater management with low impact design (bio-retention, permeable surfaces, infiltration areas) Site plan and design review
Development Policies	

Essential Building Character

Building Placement	Building placement varies depending on the nature of the particular use
Frontage and Height	Building placement varies depending on the nature of the particular use, 4 stories maximum

Essential Site Character

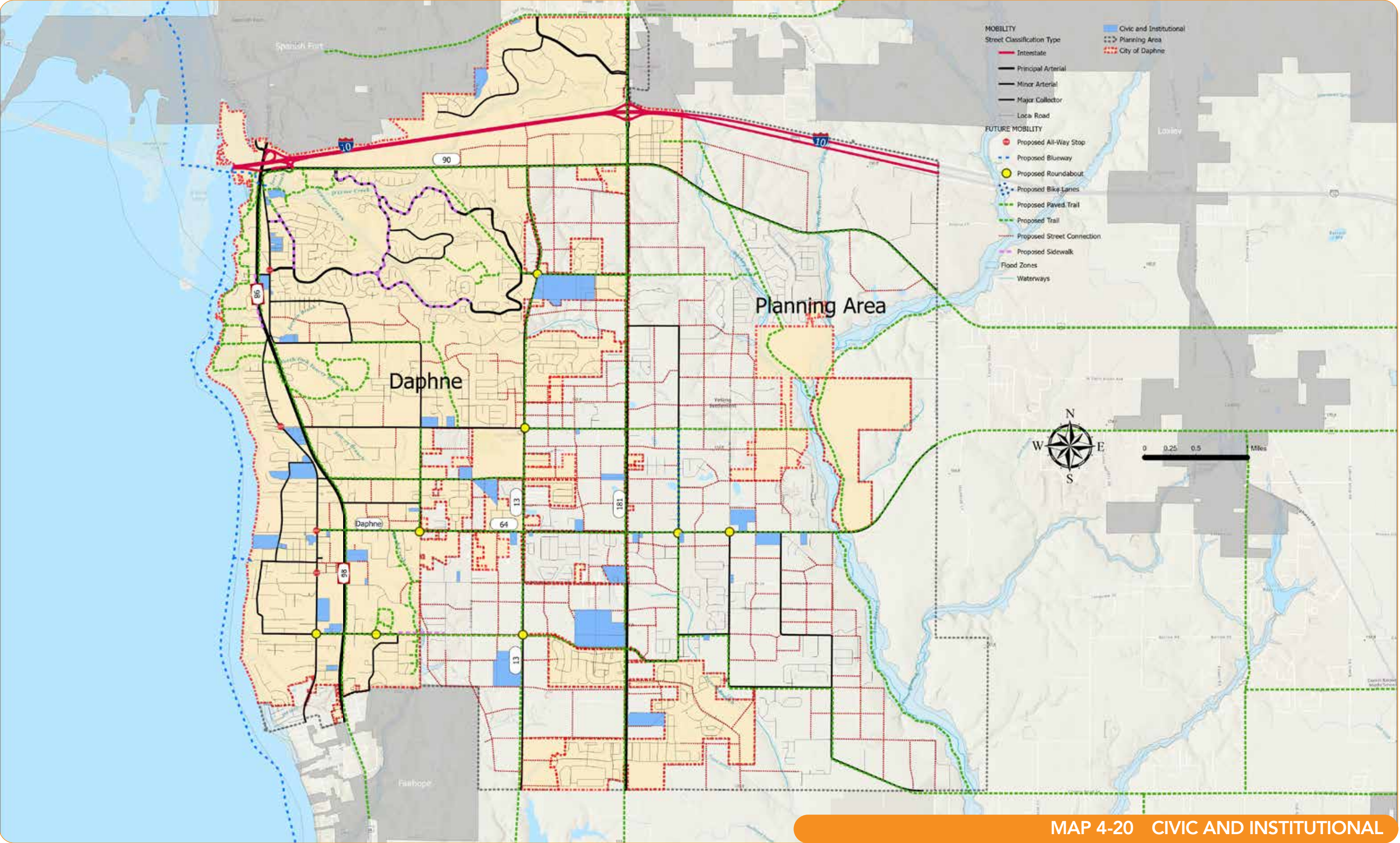
Parking and Access	Parking quantity scaled to employment levels
Landscape	Significant constructed buffering along the perimeter of the site unless adjoining a natural amenity, park or open space.
Amenities	Significant associated open space, highly walkable

Planned Characteristics

Mobility (see Future Mobility Network)

Street Types	Local, Collector, Arterial
Bike/Pedestrian	Bikeways, greenways, trails Bike/ped connectivity to parks and adjacent places





MAP 4-20 CIVIC AND INSTITUTIONAL

PARKS, RECREATION, AND NATURAL AREAS

Daphne's quality of life is tied closely to the quality of its public parks and recreational facilities. The city currently has a significant inventory of active recreational spaces that have been designated to serve specific active and passive recreational needs and are complemented by the extensive waterfront on Mobile Bay. Daphne's parks range from large community scale parks that accommodate regional recreational events, to smaller neighborhood scale parks with playgrounds, gathering spaces and bay accesses.

Natural Areas and Open Spaces are places that have experienced minimal human disturbance and exist in a natural state. Minimal alteration of their form and function has occurred for an extended period of time. In their natural state these areas are typically characterized by sensitive topography, hydrology, vegetation, wildlife or other natural environmental conditions. These areas perform vital ecological functions including wildlife habitat, cleansing of water and air, and flood mitigation. Building is minimal in natural areas. Natural areas are often stream corridors, wetland and floodplains and ideally exist in unfragmented segments, although they may support both active and passive recreation.

Above Right: Daphne parks and recreation facilities
Below Right: Pickle Ball courts
Below: Daphne Sports Complex
Opposite Page: Placetype Map



Planned Characteristics

	Active recreation Passive recreation Ecological function
Primary Land Uses	
Secondary Uses	Public and governmental offices
Intensity Range	Very low intensity
	Tree canopy mitigation Stormwater management with low impact design (bio-retention, permeable surfaces, infiltration areas) Open space preservation and conservation Resource setbacks and buffers Floodplain management
Development Policies	

Essential Building Character

Building Placement	Buildings placed in relation to recreational purposes served
Frontage and Height	Frontages and heights vary depending on the nature of the recreational purpose served

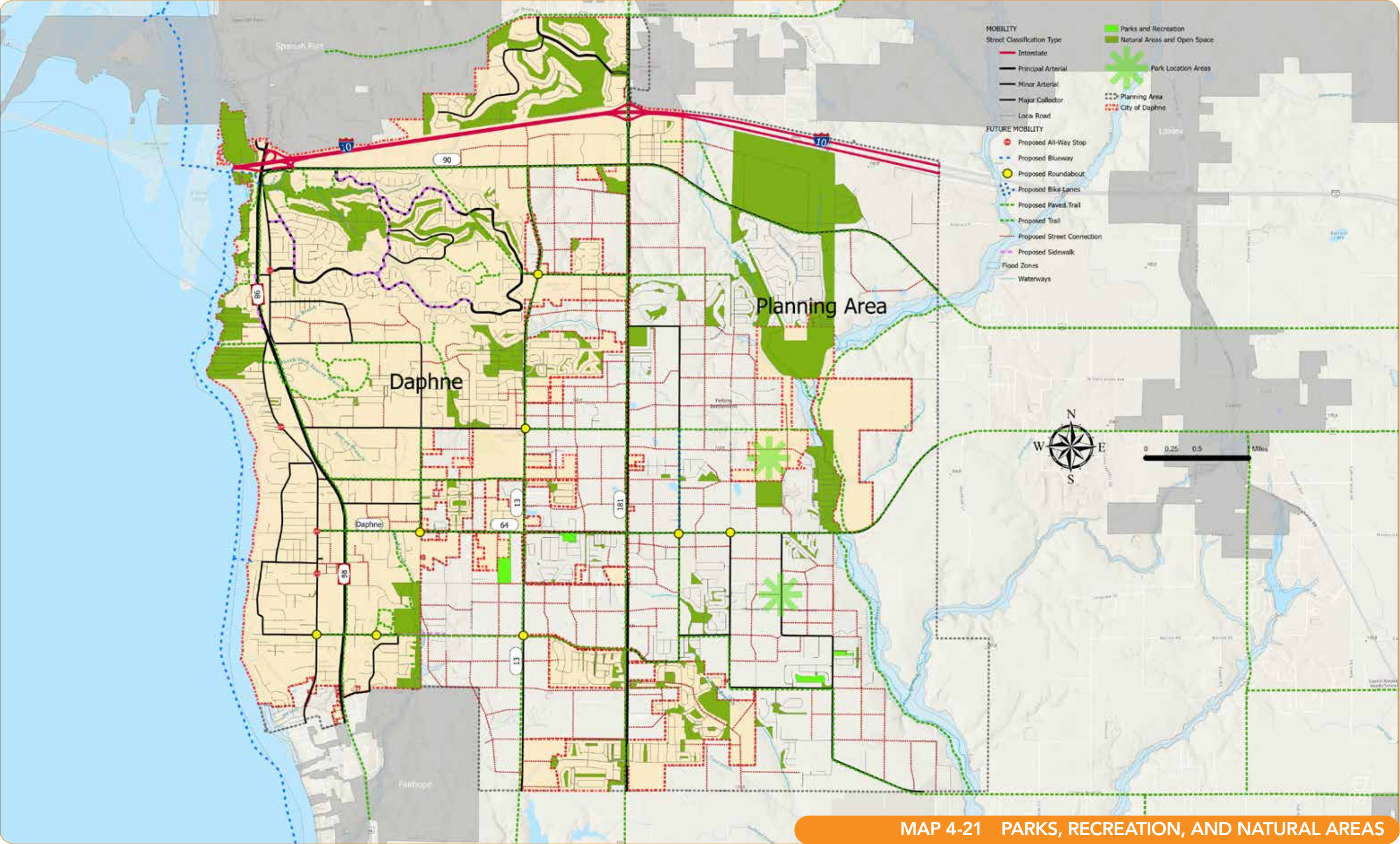
Essential Site Character

Parking and Access	Parking scaled to recreational purpose and design capacity
	Internal landscaping is extensive for developed parks Preservation of natural landscapes in natural areas
Landscape	

Planned Characteristics

Amenities	Placetype functions as amenity
Mobility (see Future Mobility Network)	
Street Types	Local, Collector, Arterial
	Bikeways, greenways, trails - See mobility section for plan Bike/ped connectivity to parks and adjacent places
Bike/Pedestrian	





MAP 4-21 PARKS, RECREATION, AND NATURAL AREAS

“Daphne's future mobility system is structured on connectivity, complete streets, green infrastructure, and calm traffic.”

FUTURE MOBILITY NETWORK

Daphne's future mobility system is structured on four underlying principles:

- **Connectivity:** A well-connected street network provides multiple travel routes, decreases average trip length, and reduces concentration of traffic on primary arterials.
- **Complete Streets:** Complete Streets are streets for everyone. They are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities.
- **Green Infrastructure:** Green infrastructure mimics natural stormwater systems by capturing, storing and filtering runoff at its source. Applications include bioswales, rain gardens, street trees, and vegetated filter strips.
- **Calm Traffic:** Steady and calm traffic flow is ideal for town and neighborhood contexts, providing traveling efficiency and keeping speeds low for safety.

In the following sections, these principles are applied to the future street network, pedestrian and bike facilities, blueways and transit.

Street Network

Multiple new streets are proposed in this plan to establish a more well-connected street network to disperse traffic flow from traffic pinch points and congested intersections, and to provide better walking and biking connectivity throughout the city. Implementing these new streets can be accomplished through city-led projects using local and/or federal funds, or can be incorporated with new

development as new neighborhoods and commercial areas are designed, permitted and built.

The great majority of the new streets recommended and illustrated on the Future Mobility Map are proposed as collector streets and arterial streets that establish east-west and north-south connections where there are currently gaps in the street network. Key connectors include extending Pleasant Road from Highway 181 to Rigsby Road, and extending Pollard Road from Park Drive into the Lake Forest Neighborhood.

Key to establishing these connections is to ensure that the new streets are designed and built as complete streets, as illustrated in the conceptual rendering of a local street below reconstructed as a complete street. Care must be taken to create new connections that provide safe facilities for pedestrians and bicyclists, and that utilize traffic calming features such as planted medians, street trees and lighting, and safe intersections such as roundabouts.

Also key in dispersing and reducing vehicle traffic in the city is enabling mixed-use and neighborhood commercial development so that residents are able to access daily needs by walking or biking,

or by driving much shorter distances. This concept is fully explored in the placetype recommendation discussion.

Intersections

Equally important as the establishment of a more connected street grid is the development of intersections that are efficient at moving traffic but also at providing safe crossing places for people walking and biking. Traffic congestion is always focused at intersections, where opposing traffic causes delay along street corridors. The tendency of cities in the past has been to add left and right turn lanes at intersections to reduce this inherent delay, but often this has been at the cost of making the intersections much more dangerous and inhospitable for pedestrians, both in having to cross much longer distances and in dealing with faster moving vehicles.

The Map 4-22, Future Mobility Network, indicates recommended locations for new roundabouts. The modern roundabout is a highly effective intersection traffic control configuration that efficiently moves traffic through the intersection by minimizing conflicting delay, and at the same time calming traffic to a 15 mph design speed. The speed reduction and yield conditions create a much



Local street envisioned as a complete street



Top: Pedestrian Crosswalk
Above: Roundabout



safer environment than signalized intersections are able to provide for drivers, pedestrians and bicyclists.

At signalized intersections and 4-way stop locations, other traffic calming measures can be implemented including bulbouts (curb extensions) and landscaped islands that also provide mid-crossing refuge for pedestrians at large intersections.

Street Design

To fulfill the intent and goals of the city’s complete street policy, new street types must be implemented that not only provide facilities for walking and biking, but also induce traffic calming to help prevent illegal speeding in neighborhoods and commercial areas. These street types are illustrated on the opposite page. Design features of these complete street sections are as follows:

- Vehicle Lanes. Overly-wide car lanes encourage illegal speeding, put all users of the roadway at risk and reduce property values. Effective lane width is measured to the face of curb, and not to the gutter edge.
- Street Trees. Trees provide shade for pedestrians and

ENVISION DAPHNE 2042 STREET TYPES



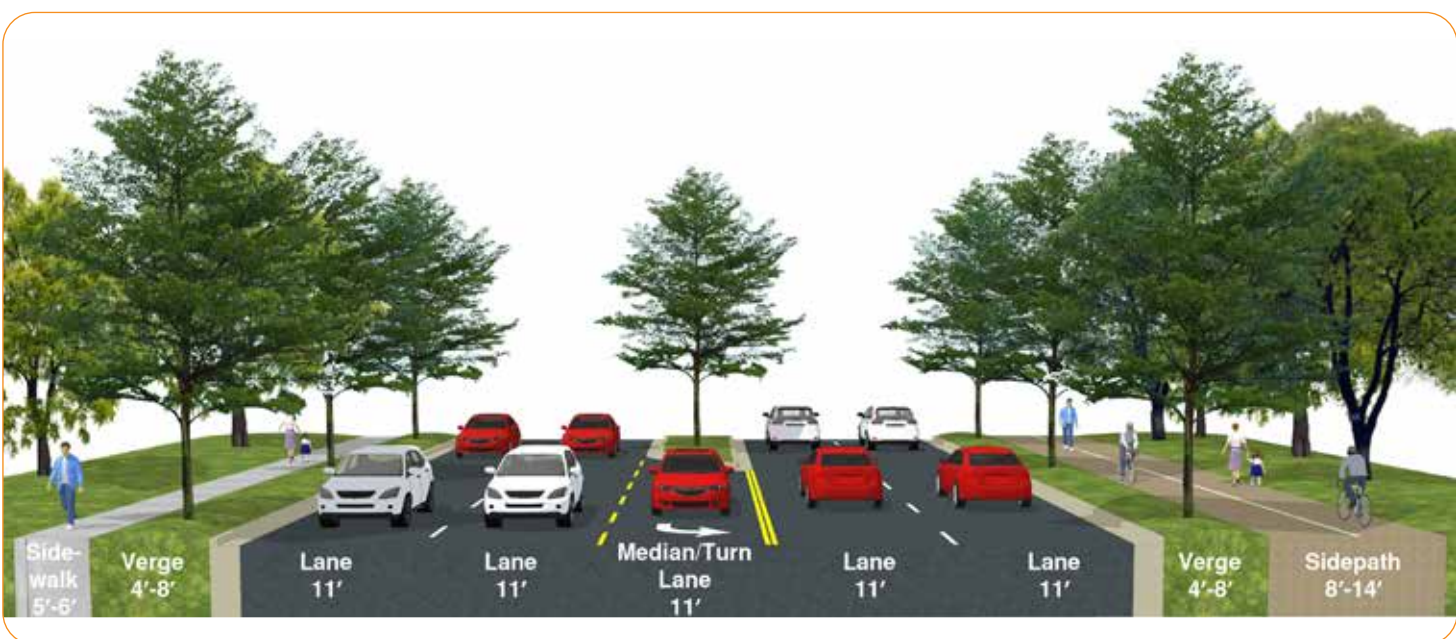
LOCAL RESIDENTIAL STREET



LOCAL COMMERCIAL STREET



COLLECTOR



ARTERIAL STREET

create beautiful streetscapes, but they also create a buffer between pedestrians and vehicles, and induce traffic calming by making the roadway feel more compressed.

- Sidewalks. Sidewalk placement on both sides of the street is crucial for walkability, with a minimum width of 5 ft. In residential and suburban settings a continuous landscape verge (area between sidewalk and street) should be employed, and in an urban commercial setting a paved furnishing zone with intermittent tree wells.
- Bicycle Facilities. In well-designed local residential and commercial streets, bicyclists are expected to share vehicle lanes since vehicle design speeds are low. In all other contexts an 8 to 14 foot wide sidepath should be provided on one side of the street to provide for safe movement of bicycle riders, and also walkers, runners and other users.

ENVISION DAPHNE 2042 PATHWAY TYPES



SIDEWALK



TRANSIT SHELTER



TRAIL



SIDEPATH



BLUEWAY TRAIL

Pedestrian and Bicycle Facilities

Daphne possesses a strong opportunity to develop a city-wide network of multimodal facilities so that citizens and visitors can walk or bike to any destination in the city. Capturing that opportunity would facilitate walking and biking to schools, neighborhood destinations such as coffee shops and restaurants. Existing and proposed parks would be interconnected with trails, and the need to drive for relatively short trips would be greatly reduced. Becoming a walkable and bikeable city would enhance life for current residents, and would create a significant draw for new residents, visitors and businesses.

Map 4-23, Future Pedestrian and Bicycle Network illustrates proposed new multi-modal facilities for the city, including proposed trails and sidepaths, sidewalks, and blueways. New land development projects would build trail and sidewalk segments that will eventually connect into a complete system, and new street and street retrofit projects would include new paved sidepaths for walking and biking. Key projects include:

- Johnson Road Sidepath
- Rock Creek Trail
- Bayfront Trail
- Fish River Trail

Blueways

Blueways are kayak and canoe scenic routes that are anchored by accessible canoe launches at key locations. The Alabama Scenic River Trail is a blueway that starts at Fort Morgan, runs along Daphne’s coastline, and continues up the Blakeley River.

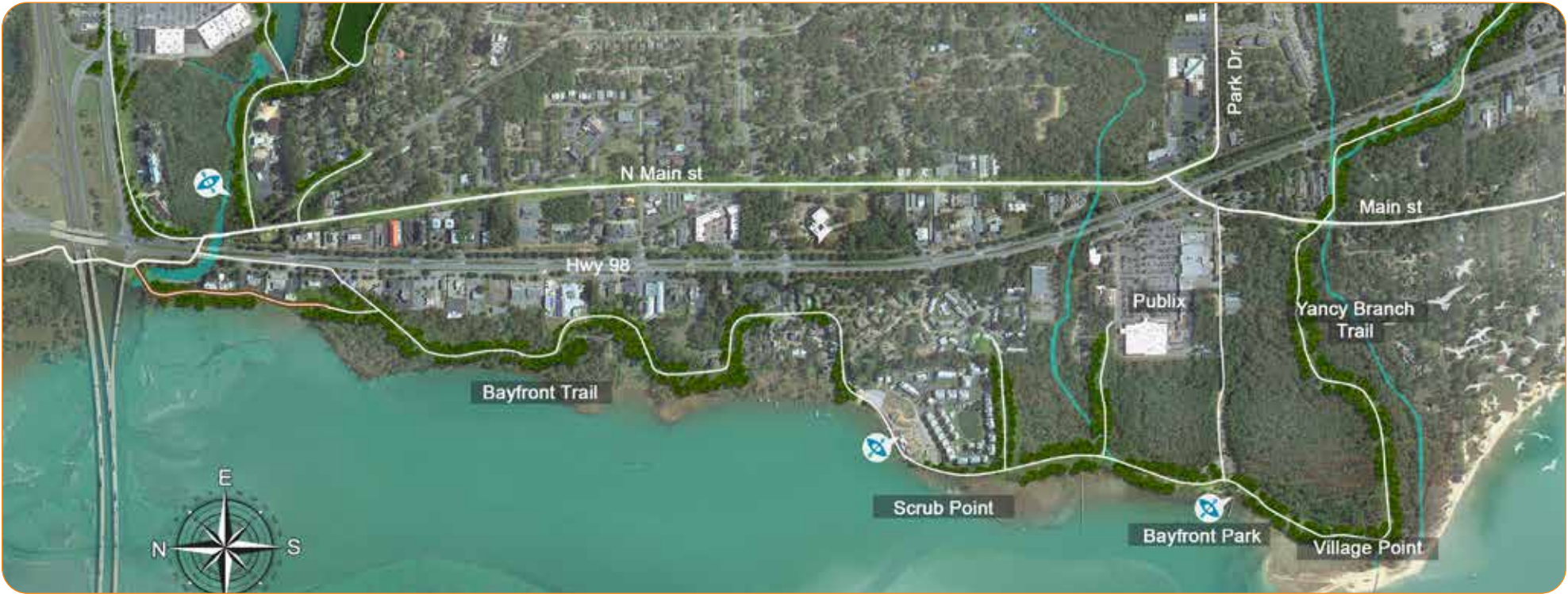
Updating existing kayak and canoe launches along the shoreline and adding a new launch at D’Olive Creek would strengthen the tie between the blueway and the city, and would more directly link it to the proposed Bayfront Trail.

Transit

In order to better serve the BRATS on-demand system and Baylinc service, transit shelters can be installed at key locations in Daphne to provide lighted and all-weather locations for passengers to wait for arrivals. Suggested locations include the Civic Center, Jubilee Square, and Highway 98 anchor commercial areas (i.e. Walmart, Target) Hwy 98.



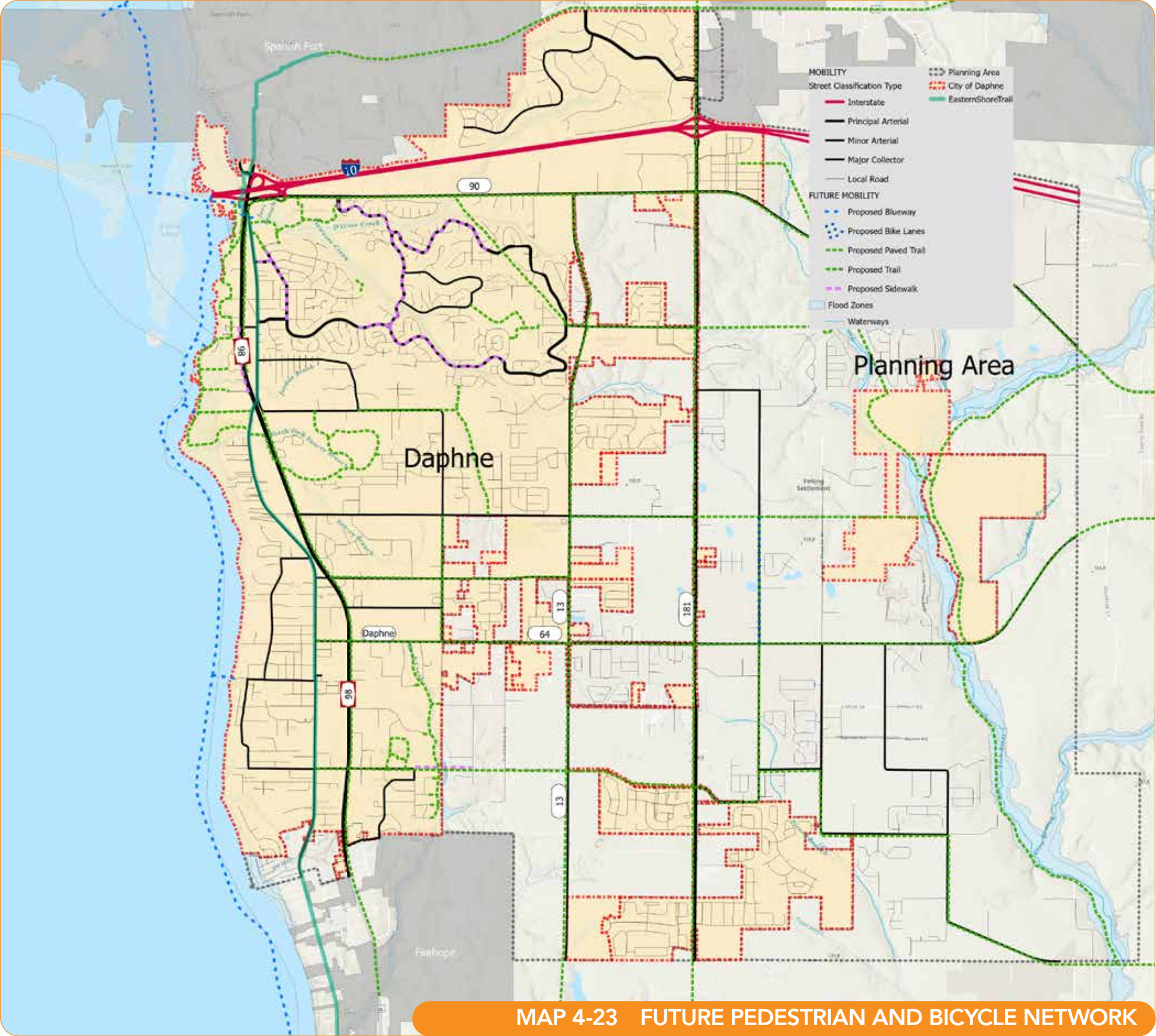
Proposed Johnson Road Sidepath and a portion of Rock Creek Trail



Proposed Bayfront Blueway



Proposed Fish River Trail

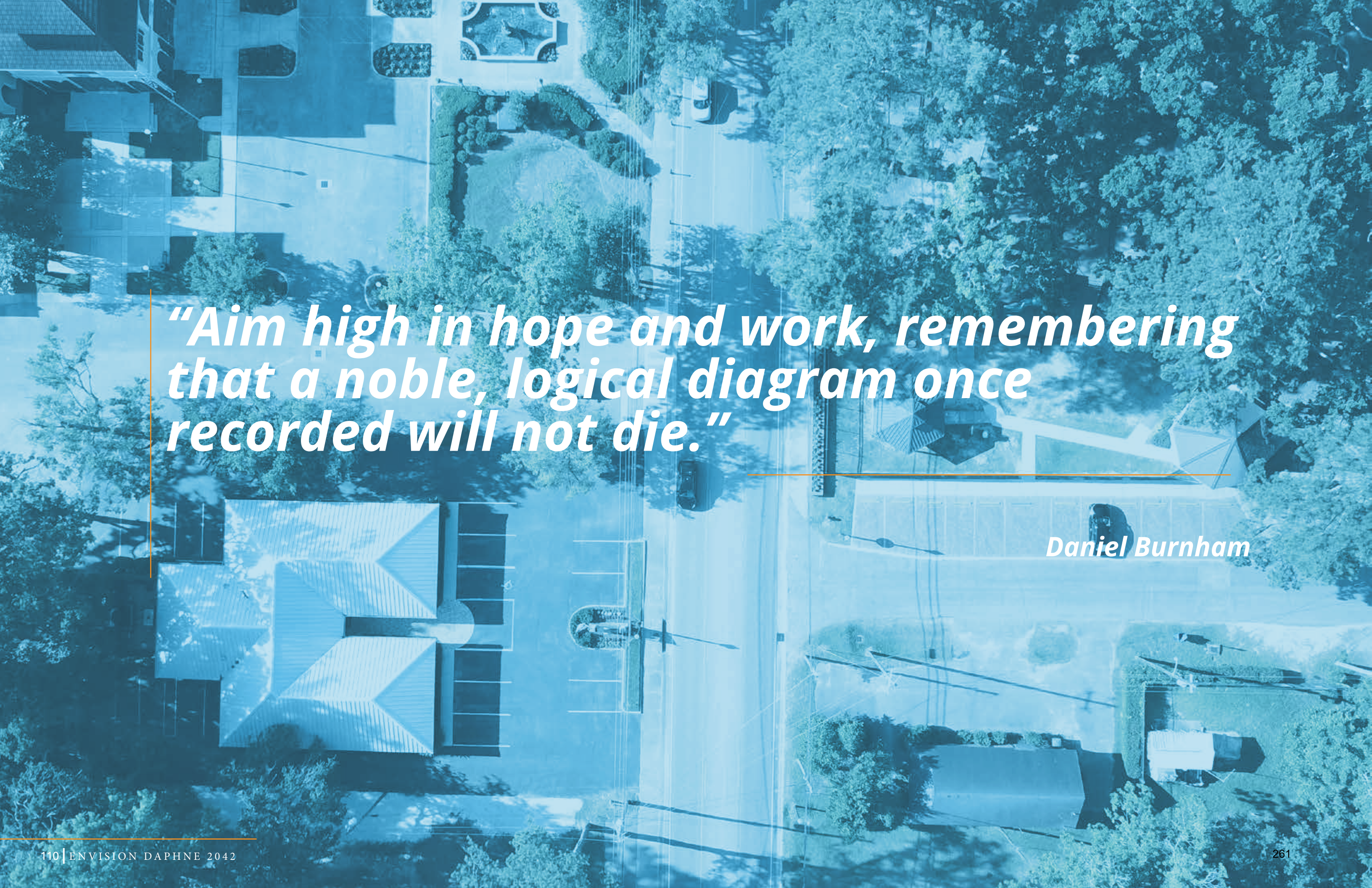




 **envision**
Daphne *2042*
ALABAMA



5. STRATEGIC FOCUS AREAS AND INITIATIVES



“Aim high in hope and work, remembering that a noble, logical diagram once recorded will not die.”

Daniel Burnham

STRATEGIC FOCUS AREAS

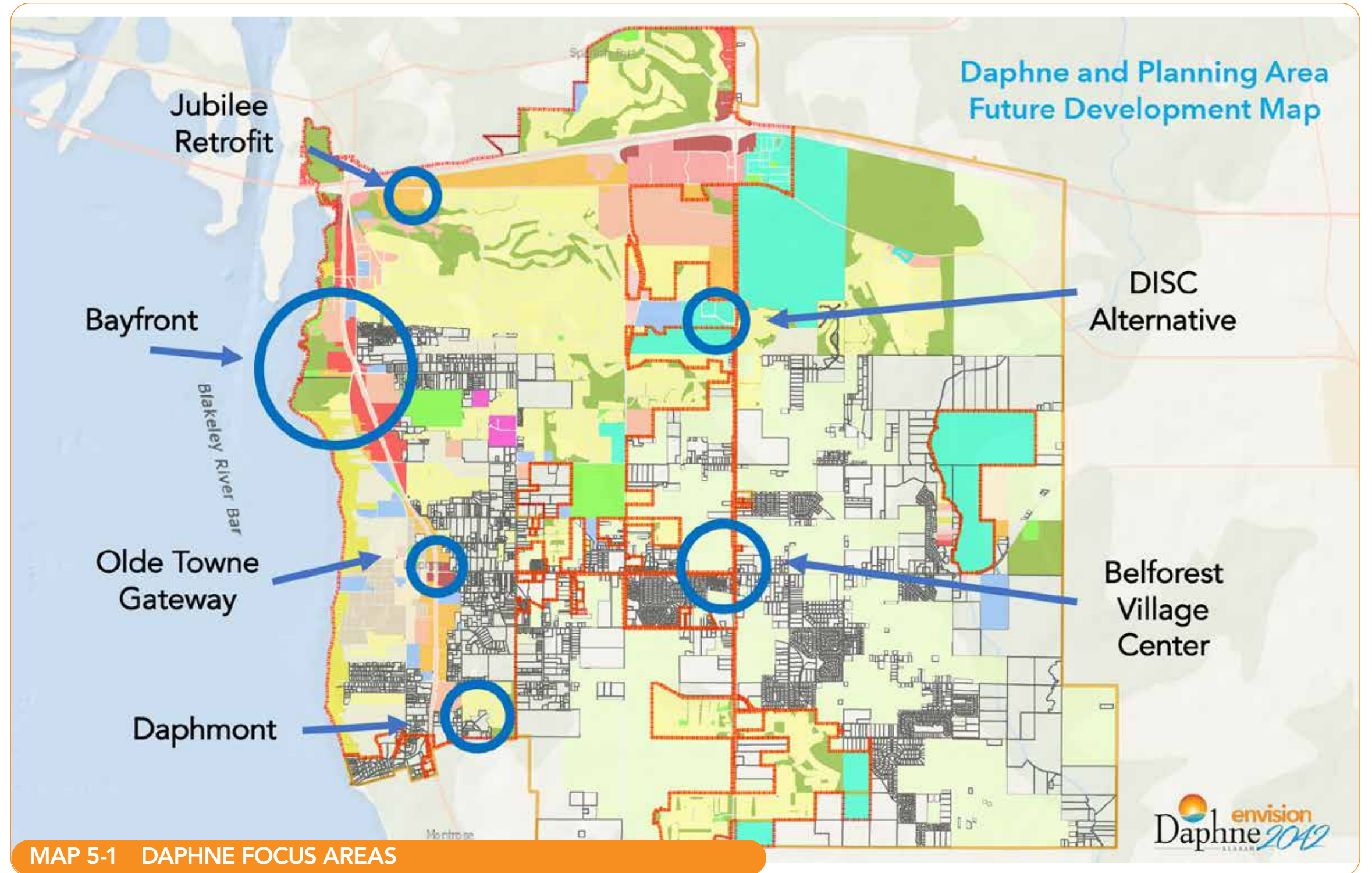
Six strategic focus areas were identified in the planning process. These areas were identified as Strategic Focus Areas because of their important locations within the city and its growth area, the catalytic role they can play in the development and redevelopment of Daphne, and because of their capacity to illustrate best development practices which are transferable to other parts of the city.

The six strategic focus areas of Envision Daphne 2042 are:

- The Jubilee Center
- Bayfront Park Drive Community Activity Area
- Olde Towne Gateway
- Daphmont Neighborhood
- DISC Center Optional Design
- Belforest Village Center

The location of each of the six strategic development areas is illustrated on the map to the right. Each of these strategic focus areas is considered individually in the following sections. They are discussed by addressing the following topics in each:

- Strategic Development Area Context
- Overall Development Vision
- Key Challenges
- Applicable Best Practices



SUBURBAN RETROFIT AND REDEVELOPMENT

The Jubilee Center represents the largest concentrated commercial center in Daphne and is located near the southeast corner of Highway 90 and Highway 98. It consists of 38 retail spaces representing over 500,000 square feet of retail floor space on approximately 50 acres. The ratio of floor space to land area is classically suburban at approximately twenty-five percent of building floor area to land area.

Though currently developed as a Suburban Commercial Center, the Jubilee Center has been designated as a part of the Mixed-Use Corridor Placetype because of its potential for redevelopment over the long-term. Its site context adjacent to the Lake Forest Lake, lying immediately to the south, presents an extraordinary opportunity to retrofit the center with a broad mix of uses including residential. The natural life cycle of the center coupled with the flattening of retail floor space demand over time will likely present redevelopment opportunity for the center.

Upper Right and Below: Jubilee Center from above and oblique
Lower Right: Jubilee Center Tenants
Opposite Page: Conceptual redevelopment configuration



SUBURBAN CENTER BEFORE RETROFIT

Planned Characteristics

Community Development Vision

The long-term commercial redevelopment vision using the Jubilee Center as an example is illustrated on the diagram on the opposite page. The redevelopment vision includes the introduction of residential uses, infill of parking areas with mixed use buildings, and reorientation of selected building front-ages to take advantage of Lake Forest Lake.

Key Challenges

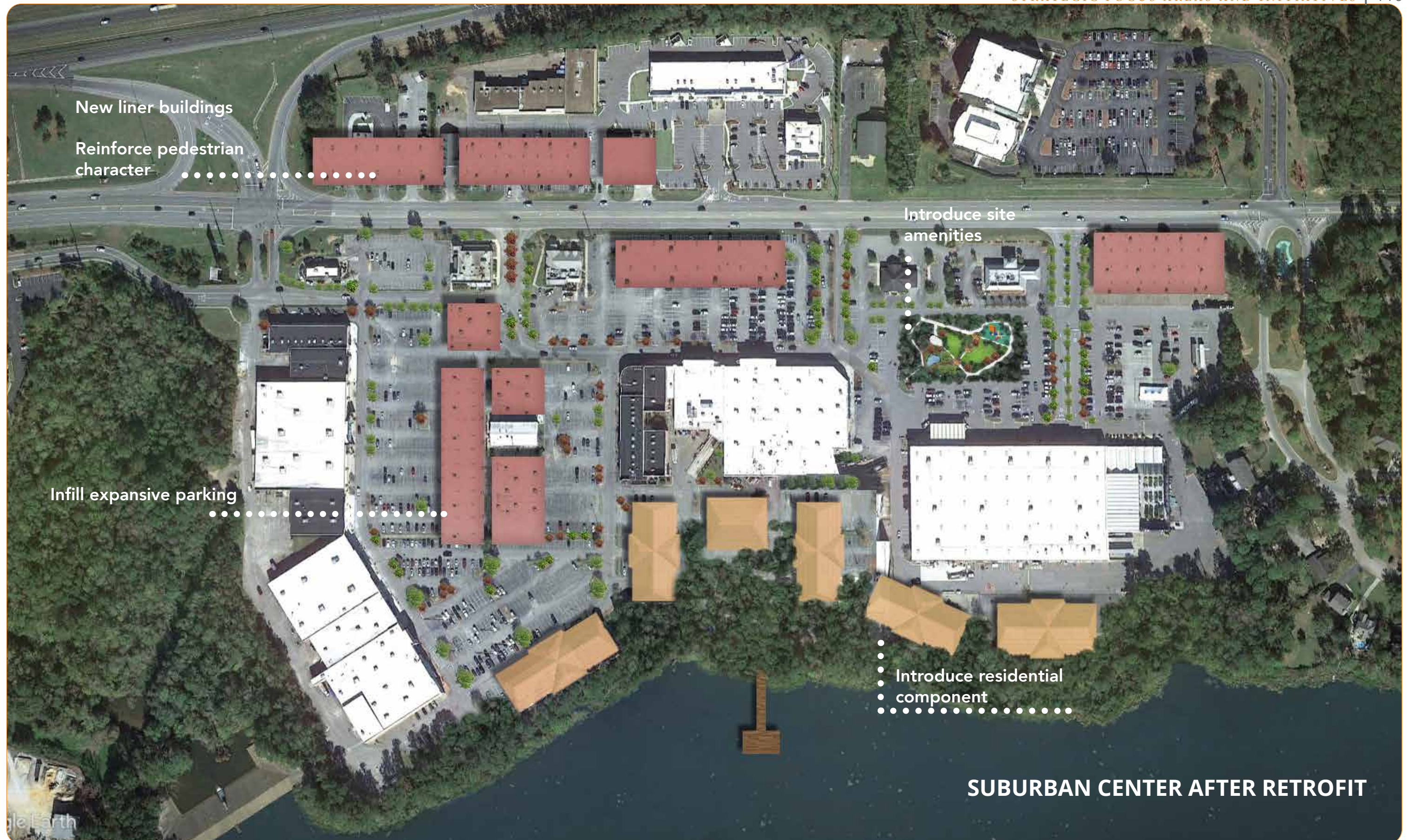
Retrofitting existing conditions is inherently challenging. Specific challenges will include achieving optimal mix of uses, re-orienting form to face amenities, and introducing appropriate streetscapes.

Related Best Development Practices

Best commercial retrofit and redevelopment practices include:

- Reuse of existing buildings
- Establishment of a street grid
- Emphasis on pedestrian mobility
- Create new liner buildings and create passages through large commercial buildings
- Establishment of a residential component
- Incorporate site amenities
- Introduce retrofits incrementally
- Revise zoning to promote development vision





OLDE TOWNE GATEWAY

The Olde Towne Gateway is located at the intersection of Highway 98 and Daphne Avenue. It serves as a primary entry and access point to Olde Towne Daphne, the beloved center of community life. Olde Towne itself embodies the City's memory and meaning in its built form and is a wholly unique place. However, the Olde Towne gateway is heavily suburban in character, offering little evidence of the quality of the Olde Towne environment a short distance away.

The Olde Towne Gateway offers a superior opportunity to connect and expand the character of Olde Towne into the highway corridor. This extension would serve to reinforce Daphne's community character and expand desired placemaking opportunities.

Upper Right and Below: Olde Towne Gateway (Hwy. 98 and Daphne Ave.) from above and oblique
Lower right: Daphne Ave. and Main Street looking east



Community Development Vision

The planned characteristics for the Olde Towne Gateway are illustrated in the accompanying exhibits. These characteristics include establishing appropriate identity markers at the intersection, providing for pedestrian connections, improving architectural designs, and mixed-use infill leading into Olde Towne.

Key Challenges

The Olde Towne Gateway is currently developed. Implementation will depend on redevelopment in an incremental manner. Additionally, ownership is fragmented. Retrofitting existing conditions is inherently challenging. Specific challenges will include achieving optimal use mix, reorienting form to face amenities, and introducing appropriate streetscapes.

Best Implementation Practices

- Appropriately design identity markers
- Public Art Placement and landscaping
- Use mix that is complementary to Olde Towne
- Pedestrian orientation





Olde Towne Gateway Intended Character

Upper Left and Right: Olde Towne Gateway (Hwy. 98 and Daphne Ave.)

Far right above: Daphne Ave. and Main Street looking east

Far right center: Gateway housing infill

Far right below: Gateway housing infill

BAYFRONT PARK AND DRIVE COMMUNITY ACTIVITY AREA

Bayfront Park is located along the waterfront of Mobile Bay at the terminus of Bayfront Drive. Existing park facilities include beach access, pier, boardwalk, gazebo, picnic area, kayak and canoe access, restrooms, and a boardwalk connection to Village Point Park Preserve which lies to the south. Both the park and Bayfront Drive are currently being planned for additional facilities to accommodate community activities including public events and entertainment venues. The area as a whole begins at the intersection of Bayfront Park Drive and Main Street. The intersection also serves as a community gateway for Olde Towne,. Commercial and residential development is located to the north.

Upper Right: Bayfront Park and waterfront
Below: : Bayfront Park natural area
Lower Left: Bayfront Park Area Aerial



EXISTING BAYFRONT PARK

Community Development Vision

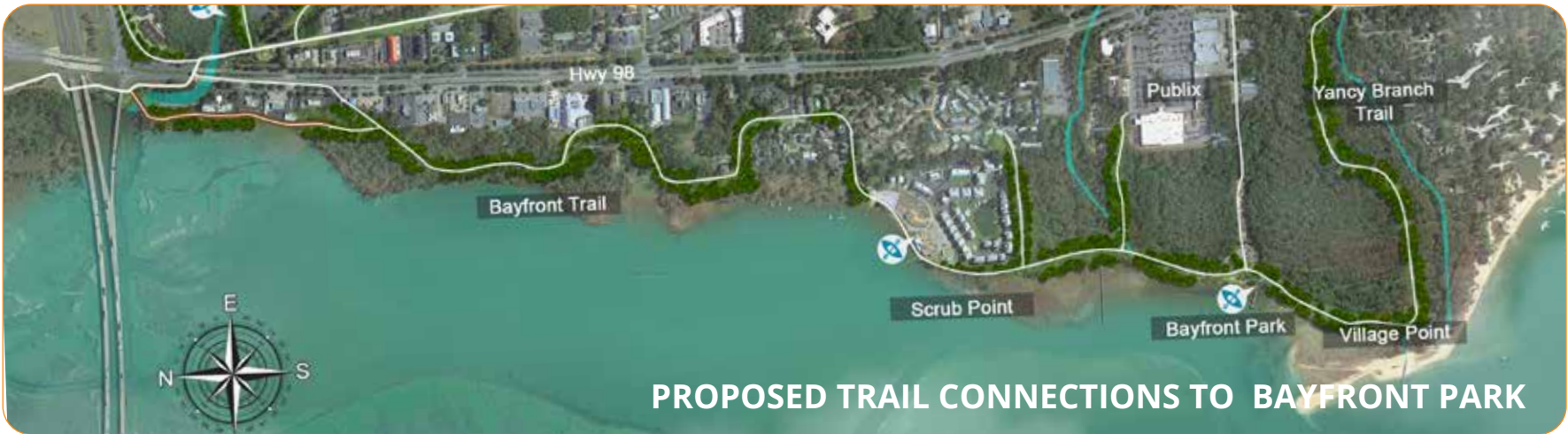
Bayfront Park is currently the subject of a community development initiative to create an entertainment street along Bayfront Park Drive. In support of this initiative, the area is envisioned as a key community activity node to include complementary private and public spaces. The area is envisioned for development that includes mixed-use, infill, an additional trail and waterfront connectivity. Additional connectivity to the area through overall trail network completion is envisioned to leverage the area as a future important community space for Daphne.

Key Challenges

Given that planning investment in this area is underway, initial conceptual planning challenges have been identified and are in the process of being addressed on a more detailed level. However, the intergration of the focus area into the broader pedestrian greenway is an important priority.

Best Implementation Practices

- Best related development practices include:
- Emphasis on internal pedestrian orientation
 - Incorporation of traffic calming and streetscape enhancements such as medians, bulb outs and on street parking.
 - Creation of flexible use space
 - Pedestrian access and connectivity to adjacent areas
 - Appropriately designed public entertainment venues
 - Design sensitivity to surrounding natural environment



PROPOSED TRAIL CONNECTIONS TO BAYFRONT PARK

DAPHMONT NEIGHBORHOOD

As Daphne's oldest African American neighborhood, Daphmont represents a rich community history. Key features of the neighborhood include the Ruff Wilson Youth Organization and Joe Louis Patrick Park. Joe Louis Patrick Park hosts Daphne's Community Spirit Day.

The neighborhood is located within the Suburban Neighborhood Placetype.

Daphmont plays a fundamental role in the community identity of Daphne. Community development initiatives to strengthen the neighborhood will insure that this role continues into the future and that neighborhood vitality is protected and expanded.

*Above Right: Johnson Road Retrofit.
Below Right: Existing Johnson Road
Below: Estate Residential Neighborhood
Opposite Page: Daphmont Area Concept plan*



Community Development Vision

Development vision for the Daphmont area includes enhancing the character of Johnson Road through the establishment of a median, traffic circles, and complementary pedestrian facilities. Included in the vision is the enhancement of recreational amenities related to Ruff Wilson and Joe Louis Patrick Park.

Key Challenges

As a developed neighborhood, challenges include inserting a complete streets design into the current right of way configuration, extension of the road through challenging topography, and incorporating the area into the proposed broader greenway network.

Applicable Best Development Practices

- The applicable best development practices to achieve this vision include:
- Multi-modal trail construction along Johnson Road
 - Extension of the Multi-modal trail to incorporate circulation to Joe Louis Patrick Park and Ruff Wilson.
 - Establishment of street median
 - Creation of roundabouts at the intersections of Warren Drive and Johnson Road, and Pine Street and Johnson Road.



Daphmont Neighborhood Development



DISC CENTER

The Daphne Innovation + Science Complex (DISC) is located south of Interstate 10 on Highway 181 and adjacent to Daphne High School. The site is publicly owned by the Daphne Industrial Development Board. The site was established as an economic development project to foster collaboration with the school system and private industry and to partner with Science Technology Engineering Mathematics programs.

The Novelis corporation has recently announced plans for a nearby manufacturing facility and to develop an Advanced Manufacturing and Leadership Training Center at the DISC site.

Above Right: DISC Site
Below Right: Cottages in Mixed-Use Neighborhood
Below: Mixed-use buildings



Community Development Vision

The development vision for the DISC Center site includes the creation of complementary mixed-use development to the planned Advanced Manufacturing Leadership Training Center. Development envisioned would provide housing and shops in a mixed use walkable environment.

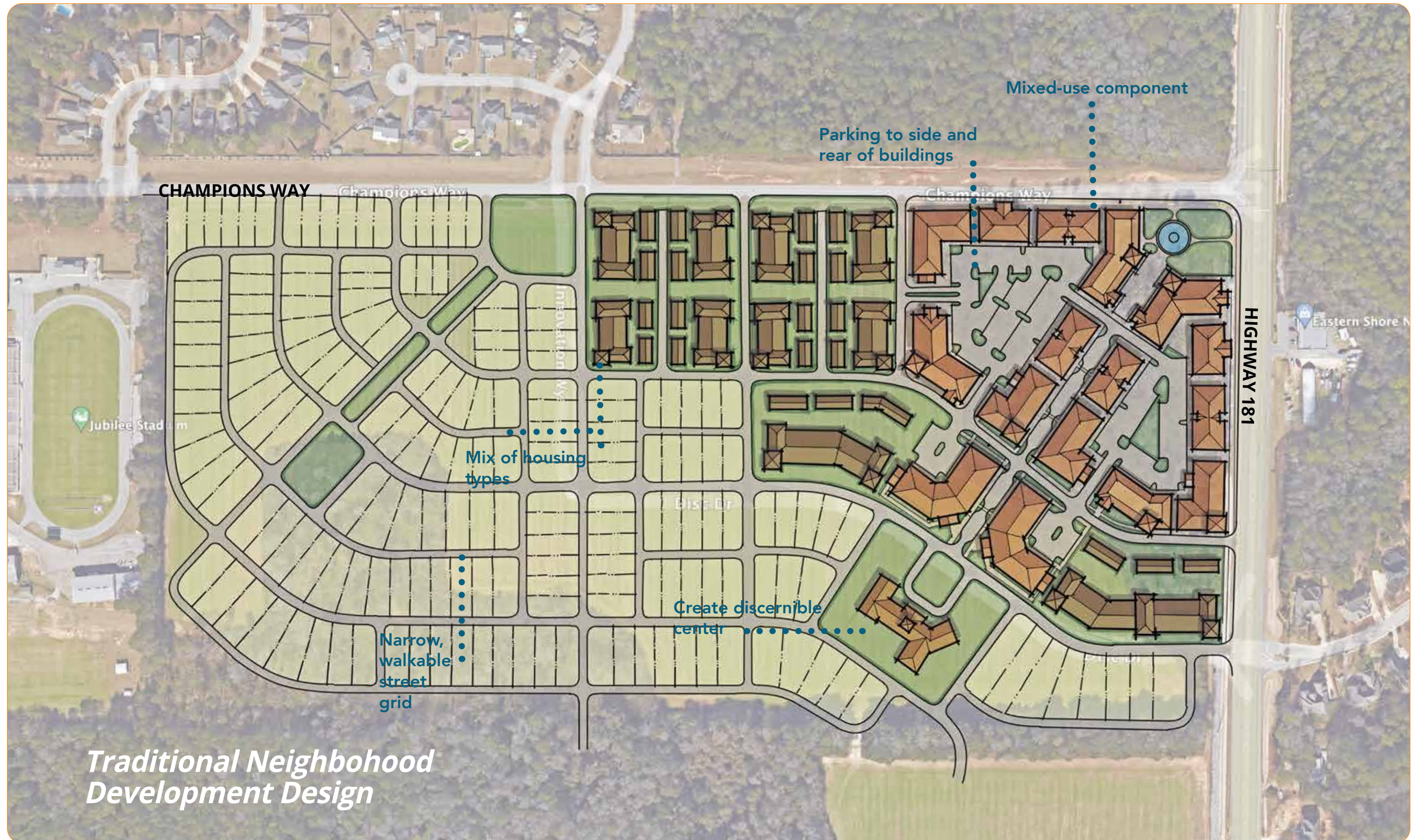
Key Challenges

Key challenges for achieving the development vision for the DISC Center include integrating a mixed-use housing and commercial component into the overall site design as a publicly owned site.

Applicable Best Development Practices

- The applicable best development practices to achieve this vision include:
- Create discernible neighborhood centers
 - Include a variety of residential dwelling types
 - Locate most dwellings within a short walk of the community center
 - Include shops, offices, and restaurants that meet neighborhood needs
 - Include multiple story buildings with street-level retail space and housing on the upper floors
 - Use streets to form a gridded, connected balanced mobility network
 - Locate buildings close to the street and frame the sidewalk with trees and building walls
 - Place parking to the side and rear of buildings, accessed by alleys
 - Reserve prominent sites for community and public buildings





Traditional Neighborhood Development Design

BELFOREST VILLAGE

Belforest is a long-established rural community centered on the intersection of Highway 181 and County Road 64. The area has a deep agrarian history and has served as a community center since the late 1800s. The unincorporated community was served by a post office until 1911.

The Belforest area is experiencing strong pressures of urbanization. Growth in this sector has been rapid and recent expansion of mobility routes has fueled high growth rates. Given Belforest's growth and its locational advantages, the area presents a prime opportunity to implement alternative development patterns to that of now dominant patterns of suburban sprawl and to create a town center node in Daphne's eastern growth sector.

Above Right: Sight of Belforest Village concept
Below: COncceptual development form
Opposite: Belforest Village concept



Community Development Vision

The Belforest area is envisioned to evolve into a key mixed-use community activity node as Daphne expands into the planning area. The establishment of clustered and compact development patterns is envisioned to create walkable, mixed-use neighborhood environments.

Key Challenges

The primary challenge for implementing the development vision expressed for Belforest Village and the area in general is the incorporation of the area into the City Limits of Daphne. Additionally, land use and design rules must be applied to achieve the desired development pattern.

Applicable Best Development Practices

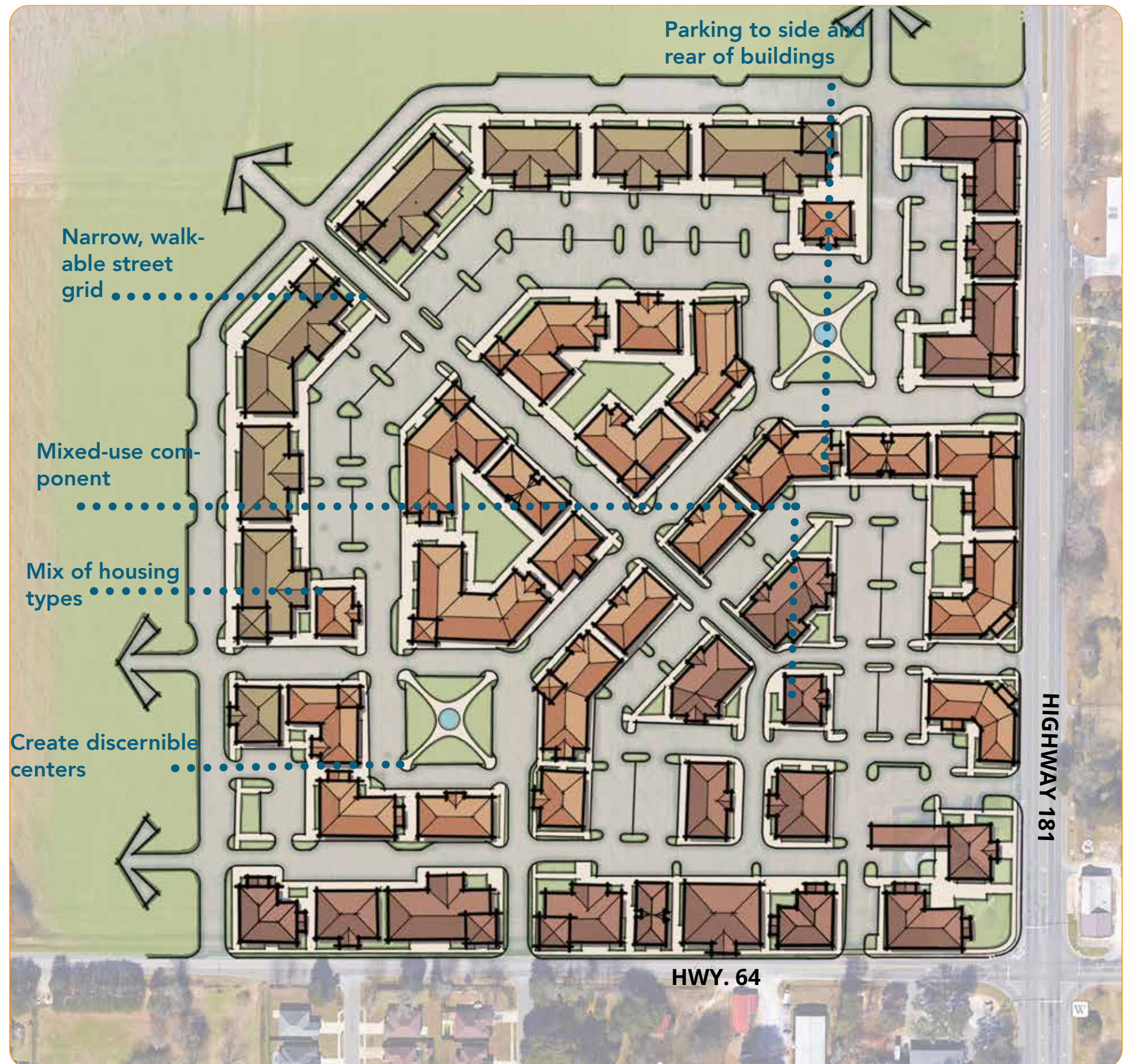
- The applicable best development practices to achieve this vision include:
- Create discernible neighborhood centers
 - Include a variety of residential dwelling types
 - Locates most dwellings within a short walk of the community center
 - Include shops, offices, and restaurants that meet neighborhood needs
 - Include multiple story buildings with street-level retail space and housing on the upper floors
 - Uses streets to form a gridded, connected balanced mobility network
 - Locate buildings close to the street and frame the sidewalk with trees and building walls
 - Place parking to the side and rear of buildings, accessed by alleys
 - Reserve prominent sites for community and public buildings





Belforest Village as town center node in the planning area

Right: Prototypical mixed-use neighborhood design
Above: Example imagery of mixed-use buildings associated with traditional neighborhood development design

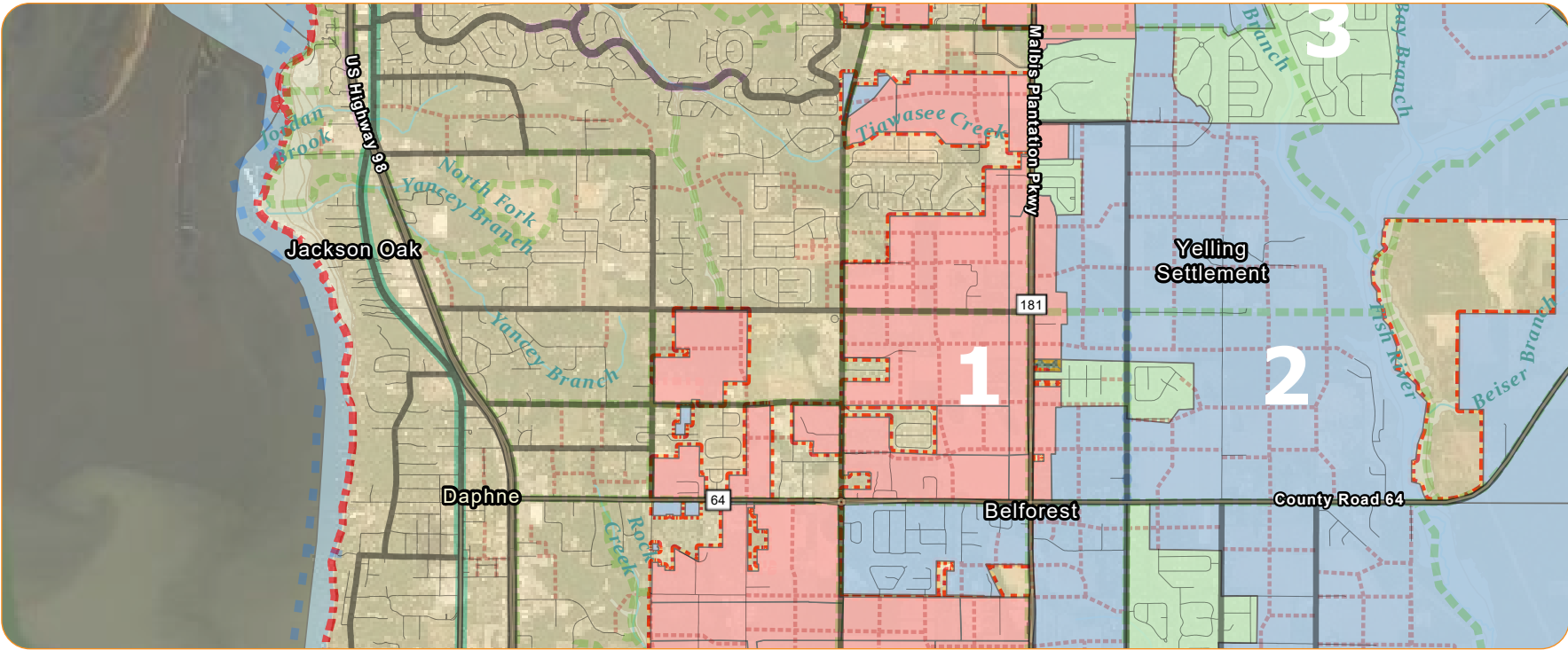
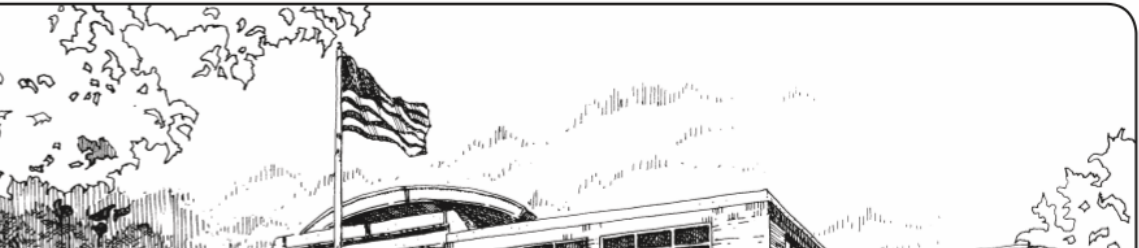


EXPANSION PRIORITIES

Envision Daphne 2042 includes detailed study and planning for areas not currently in the City Limits. Based on the cumulative results of planning study, community engagement, and Daphne's planning vision and themes, expansion is required to fully achieve Daphne's envisioned future. This section illustrates the prioritized expansion of Daphne's City Limits and outlines options for achieving that expansion.

Above Right: Priority expansion areas
Opposite: Placetype Map

Methods of Extending Municipal Corporate Limits



Annexation Options

Growing cities must expand their boundaries to accommodate continued growth. Rapid growth in Daphne's planning area has led to a demonstrated need for expansion to achieve the purposes of Envision Daphne 2042. Alabama offers three options for annexation as summarized below. A report entitled "Methods of Extending Municipal Corporate Limits" produced by the The Alabama League of Municipalities and revised in 2017 provides details of Alabama's annexation options. The three options are summarized below.

1. Annexation by Local Act of the Legislature

Section 104(18) of the Constitution of Alabama of 1901 specifically allows the extension of municipal boundaries by local act of the legislature. The Alabama Municipal League recommends that once a city has discussed the proposed annexation with its legislative delegation, the city should seek approval to work with Legislative Reference Service (LRS) to prepare the annexation bill.

2. Annexation by Referendum

Sections 11-42-1 through 11-42-4 of the Code of Alabama provide for an annexation referendum. Essential requirements include: written assent of at least 2 electors and property owners of 60 percent of the acreage, a map or plat of area, Council resolution, and Certification of Mayor to Probate Judge (no election required if unanimous consent). Probate Judge orders election, notice published, and election conducted. Probate Judge determines and records election results, and issues final resolution reciting results.

Annexation by Petition of 100% of Property Owners

Sections 11-42-20 through 11-42-24 of the Alabama Code allows annexation upon unanimous consent of the persons owning property in the area. The area to be considered for annexation must actually be contiguous to the corporate limits of the municipality.

Priority Expansion Areas

Priority Expansion Area 1

Priority Expansion Area 1 includes territory immediately east of and adjacent to the current City Limits of Daphne. This area includes the important inter-sections along the Highway 181 corridor.

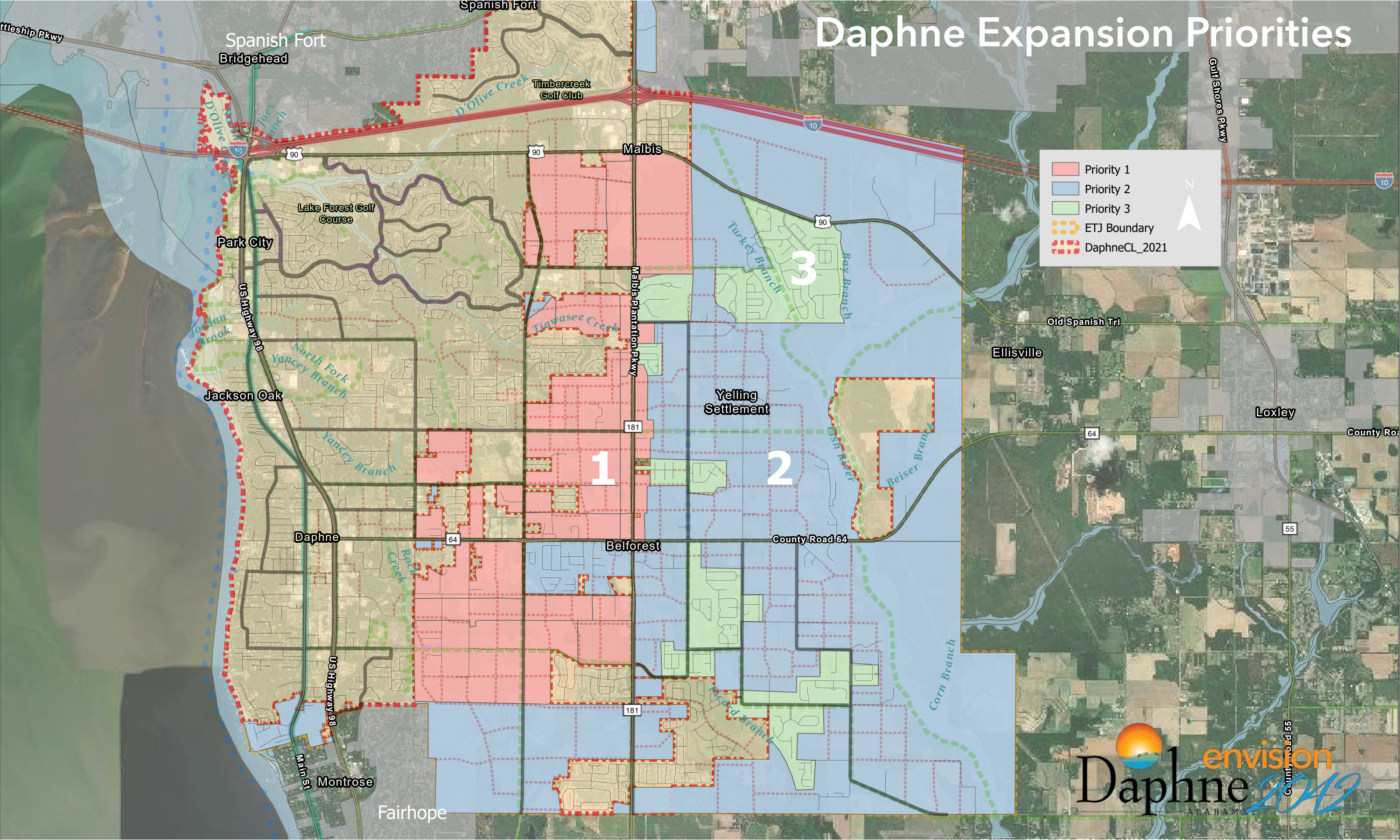
Priority Expansion Area 2

Priority Expansion Area 2 consists of land to the east of the Highway 181 corridor and lands south of the Bellaton neighborhood. This expansive area extends eastward to the limits of the planning area.

Priority Expansion Area 3

Priority Expansion Area 3 constitutes the balance of the land in the planning area. These areas are characterized by mature development.

Daphne Expansion Priorities







6. IMPLEMENTING ENVISION DAPHNE 2042



An aerial photograph of a suburban neighborhood, tinted in a monochromatic blue color. The image shows several houses with varying rooflines, including a prominent one with a large gabled roof on the left. A road with a few cars runs through the center. Lush green trees are scattered throughout the landscape, casting shadows on the ground. The overall scene depicts a typical residential area.

***"Vision without implementation is a
hallucination***

Thomas Edison

ORGANIZING FOR IMPLEMENTATION

Comprehensive implementation can be organized in a variety of ways. Recommendations can be organized by priority, type of strategy, plan goal, or developmental characteristic. The method used for Envision Daphne 2042 is to organize recommendations according to Daphne’s planning principles cross-referenced to the relevant sections of Envision Daphne 2042. The plan’s implementation recommendations are cataloged in the implementation matrix that follows.

Plan implementation is the ultimate goal of the planning process. While identification of key strategies is important, the plan can only facilitate the achievement of Daphne’s development goals if tasks or actions are implemented. This implementation section is a working document used to implement the vision and strategies expressed in the previous sections. As a working document, the expressed intention is that the plan be used regularly and frequently. The implementation section should be updated regularly and systematically through

the following actions:

- Measuring and reporting the progress of implementation
- Adding new tasks or actions which will help accomplish the overall goals of Envision Daphne 2042
- Refining tasks or actions already under way in order to enhance their implementation or improve their effectiveness
- Removing tasks or actions completed satisfactorily.

The process is intended to elevate the plan and the planning function in the overall budget, policy and management decisions of Daphne. For this approach to succeed, strategies, decisions, and policies must be periodically evaluated and revised to respond to changing conditions.

Implementation is an incremental process. Some recommendations will be carried out in a relatively short period of time. Others are long-term in nature. Policy strategies can range from cost neutral for some implementation actions, to those that may require more detailed study and significant budget commitments. Some recommendations will require the partnership, cooperation and action of other local boards and commissions. The plan ultimately is to serve as a guide to all persons and entities interested in advancing the quality of life in Daphne.

Annual Work Programs

Using Envision Daphne 2042 as a basis for organizing the annual work programs of local departments, boards, and other agencies will help accomplish the goals and objectives of the plan. If the activities of all municipal organizations are coordinated, there can be significant benefits in efficiency, economy, and outcomes. The Implementation Matrix assigns responsibilities and priorities to implementing the recommended strategies and tasks. These recommendations can and should be used by other organizations when

preparing and evaluating their capital planning and work programs.

Reference for Proposed Actions

Envision Daphne 2042 is intended to guide the future growth and development of Daphne. Using the comprehensive plan as a basis for land use, zoning, development and other decisions within the city will help accomplish the goals and objectives of the plan. All land use and development proposals should be evaluated in terms of compliance with Envision Daphne 2042.

Annual Operating Budget

The annual operating budget sets forth planned expenditures for municipal spending over the coming fiscal year. Plan recommendations should be considered during formulation of the city’s annual operating budget so that the overall objectives of the plan will be accomplished.

Capital Improvement Programming

A capital budget (or Capital Improvement Program) is a tool for planning the major capital expenditures of a local government that identifies and prioritizes local capital needs and the manner in which they will be financed. Envision Daphne 2042 anticipates that its recommendations be included in the city’s capital budgeting process.

Implementation Partners

The list of potential partners provided in the plan identifies those individuals, groups, or organizations that can or should be involved in implementing the action. It should not be viewed as exclusive or comprehensive in that other partners who have not been listed may have an interest, skill, or responsibility for assisting with the action. New partners are always encouraged to play a part.

City as Prime Activator

Even with the listing of implementing partners for Envision Daphne 2042, it is stressed that the City of Daphne is the prime activator and motivator for plan implementation. It is intended that implementation be aggressively incorporated into and implemented through actions of the city and its appointed commissions and committees. These actions should include ordinance amendments, budget approvals, capital investments, and similar activities and products.

IMPLEMENTATION STRATEGIES

Implementation strategies are formatted in the form of a matrix in the following pages. Key features of the matrix include:

- Listing of the strategies
- Type of strategy (policy, project or management)
- Plan reference
- Prioritization
- Expected outcomes
- Next steps
- Progress metrics
- Intended time frame for action
- Status

An explanatory key to the matrix is on the following page. The implementation matrix follows and represents the concluding section of Envision Daphne 2042.



IMPLEMENTATION MATRIX KEY

1

The Action column lists the specific implementation strategy recommended.

2

Daphne planning theme serves as a heading under which actions are listed.

3

This column indicates if the action is policy, project, or management related.



IMPLEMENTATION MATRIX

Action	Type	Plan Section	Priority	Expected Outcome	Next Steps	Progress Indicators	Timeframe	Partners	Estimated Cost	Status
11.Ensure protection of Daphne's sensitive waterfront environment through environmental review.	Policy	2,4	2	• Preserved natural environment	• Review code for alignment	• Review initiated	OG	PC, , Council, Admin	See #6	Open
12.Create a Parks and Recreation Master Plan	Policy	2	1	• A master plan for the expansion of Daphne Parks	• Authorize plan	• Expertise retained	IM	Council, Admin	Not Determined	Open
13.Enhance the operations Daphne Education Committee	Policy	3,4	1	• Effective engagement in the education committee	• Ongoing monitoring	• Ongoing and active		Council	Budgeted Costs	Open
2 BUILDING AND REINFORCING DAPHNE'S COMMUNITY CHARACTER										
14.Establish design standards that extend Old Towne character to adjacent areas	Policy	4,5	1	• Preserved and extended historic character	• Initiate standards development	• Creation authorized	IM	PC, , Council, Admin	See #6	Open
15.Create design and identity standards for gateway development	Policy	4,5	1	• Gateway design standards	• Initiate standards development	• Creation authorized	IM	PC, , Council, Admin	See #6	Open
16.Establish public art as identity markers at key gateways	Project	4,5	2	• Clear identity markers	• Develop public art program	• Program initiated	ST	Council, Admin	Not Determined	Open
17.Establish single family design standards	Policy	4	1	• Single-family design standards	• Initiate standards development	• Creation authorized	IM	PC, , Council, Admin	See #6	In process
18.Establish standards for mixed-use retrofit of aging commercial centers	Policy	4,5	1	• Retrofit standards established	• Initiate standards development	• Creation authorized	IM	PC, , Council, Admin	See #6	Open
19.Establish Bayfront Drive as a community entertainment street	Project	5	1	• Mixed-use entertainment street	• Fund project	• Funding secured	ST	Council, PC, Admin	??	Open
CONNECTING DAPHNE'S PEOPLE AND PLACES										
20.Prioritize and fund overall trail system	Project	4,5	1	• Complete community trail connectivity	• Initiate trail plan schematic	• Expertise retained	ST	PC, , Council, Admin	Not Determined	Open
21.Ensure new growth provides for inter connectivity of streets and pedestrian facilities	Policy	4,5	1	• Complete pedestrian network	• Initiate standards review and revision	• Policy review initiated	IM	PC, , Council, Admin	See #6	Open
22. Align street design decisions with Envision Daphne 2042	Policy	4,5	1	• Complete pedestrian network	• Initiate standards review and revision	• Policy review initiated	IM	PC, , Council, Admin	See #6	Open

9

Likely partners to assist in action are identified.

8

Potential cost and funding source and current status.

7

Time frames for action are Immediate, Ongoing, Short Term, Medium Term and Long Term.

4

Plan reference indicates the source location in the plan for the action.

5

Intended outcomes, next steps and measures of progress are indicated in these columns.

6

The progress of achieving specific actions may be monitored in this space.

		IMPLEMENTATION MATRIX								
Action	Type	Plan Section	Priority	Expected Outcome	Next Steps	Progress Indicators	Timeframe	Partners	Estimated Cost	Status
UNIVERSAL IMPLEMENTATION PROVISIONS										
1. Adopt Envision Daphne 2042	Policy	1-6	1	• Official policy basis from which to achieve Daphne's Envision Principles	• Adopt Plan	• Adopted Plan	IM	Council	\$0	Open
2. Use the plan as a guide in all development decisions	Mgmt	1-6	1	• Plan compliant, strategic development decisions	• Decisions reference plan	• Referenced plan	OG	Admin, Council, PC	\$0	Open
3. Update and report on implementation progress annually	Mgmt	1-6	1	• Up to date and relevant planning	• Produce annual progress report	• Annual report	OG	Admin	\$0	Open
4. Use the plan to guide preparation of the annual and capital budgets	Mgmt	1-6	1	• Plan compliant capital budgeting	• Input projects into capital budgeting beginning 2023	• Budgeted per plan	OG	Council, Admin	\$0	Open
5. Convene a Partners Forum to promote the plan and identify opportunity for partnering	Project	1-6	1	• Leveraging opportunity	• Plan event	• Convene event	IM	Council, Admin	\$500	Open
6. Comprehensively revise the Daphne zoning code to align with Envision Daphne 2042	Policy	1-6	1	• Comprehensively revised zoning code aligned with Envision Daphne 2042	• Authorize revision	• Revision initiated	IM	Council, PC, Admin	\$150,000	Open
1 STEWARDING THE FUTURE OF DAPHNE'S CORE PLACES										
7. Continue the focus on Olde Towne preservation and development in a manner consistent with its historic character	Policy	4,5	1	• Preserved and vital neighborhood	• Maintain and enhance support	• Ongoing support	OG	Council, PC, DRA, Admin	Not determined	Open
8. Ensure the ongoing preservation and vitality of the Daphmont neighborhood by encouraging the formation of a neighborhood council	Policy	4,5	1	• Preserved and vital neighborhood	• Initiate formation	• Council formed	OG	Council, PC, Admin, NC	\$0	Open
9. Implement appropriate zoning code revisions that permit infill of commercial centers	Project	4,5	1	• Comprehensively revised zoning code aligned with Envision Daphne 2042	• Authorize revision	• Revision initiated	ST	Council, PC, Admin	See #6	Open
10. Expand the walkable and mixed-use character of Olde Towne neighborhoods	Policy/Project	4,5	2	• Expanded Olde Towne character	• Align code and public investment	• Revision initiated, investments aligned	ST	Council, PC, DRA, Admin	Not determined	Open

		IMPLEMENTATION MATRIX								
Action	Type	Plan Section	Priority	Expected Outcome	Next Steps	Progress Indicators	Timeframe	Partners	Estimated Cost	Status
11.Ensure protection of Daphne's sensitive waterfront environment through environmental review	Policy	2,4	2	Preserved natural environment	Review code for alignment	Review initiated	OG	PC, Council, Admin	See #6	Open
12.Create a Parks and Recreation Master Plan	Policy	2	1	A master plan for the expansion of Daphne Parks	Authorize plan	Expertise retained	IM	Council, Admin	Not determined	Open
13.Enhance the operations of the Daphne Public School Commission	Policy	3,4	1	Effective engagement with the School Commission	Ongoing monitoring	Ongoing and active	OG	Council	Budgeted Costs	Open
2 BUILDING AND REINFORCING DAPHNE'S COMMUNITY CHARACTER										
14.Establish design standards that extend Olde Towne character to adjacent areas	Policy	4,5	1	Preserved and extended historic character	Initiate standards development	Creation authorized	IM	PC, Council, Admin	See #6	Open
15.Create design and identity standards for gateway development	Policy	4,5	1	Gateway design standards	Initiate standards development	Creation authorized	IM	PC, Council, Admin	See #6	Open
16.Establish public art as identity markers at key gateways	Project	4,5	2	Clear identity markers	Develop public art program	Program initiated	ST	Council, Admin	Not determined	Open
17.Establish single family design standards	Policy	4	1	Single-family design standards	Initiate standards development	Creation authorized	IM	PC, Council, Admin	See #6	In process
18.Establish standards for mixed-use retrofit of aging commercial centers	Policy	4,5	1	Retrofit standards established	Initiate standards development	Creation authorized	IM	PC, Council, Admin	See #6	Open
19.Establish Bayfront Drive as a community entertainment street	Project	5	1	Mixed-use entertainment street	Fund project	Funding secured	ST	Council, PC, Admin	Funded	Open
3 CONNECTING DAPHNE'S PEOPLE AND PLACES										
20.Prioritize and fund overall trail system	Project	4,5	1	Complete community trail connectivity	Initiate trail plan schematic	Expertise retained	ST	PC, Council, Admin	Not determined	Open
21.Ensure new growth provides for inter-connectivity of streets and pedestrian facilities	Policy	4,5	1	Complete pedestrian network	Initiate standards review and revision	Policy review initiated	IM	PC, Council, Admin	See #6	Open
22. Align street design standards to Envision Daphne 2042	Policy	4,5	1	Appropriately designed complete streets	Initiate standards review and revision	Policy review initiated	IM	PC, Council, Admin	See #6	Open

		IMPLEMENTATION MATRIX								
Action	Type	Plan Section	Priority	Expected Outcome	Next Steps	Progress Indicators	Timeframe	Partners	Estimated Cost	Status
23. Ensure internal and external neighborhood pedestrian connectivity	Policy	4,5	1	Walkable, connected neighborhoods	Initiate standards review and revision	Policy review initiated	<i>IM</i>	PC, Council, Admin	See #6	Open
24. Ensure intra-development connectivity	Policy	4,5	1	Consistent cross connectivity among developments	Initiate standards review and revision	Policy review initiated	<i>IM</i>	PC, Council, Admin	See #6	Open
25. Create Pleasant Road Extension	Project	4,5	1	New street connection and extension	Design and initiate	Project authorization	<i>ST</i>	Council, Admin, MPO	Not determined	Open
26. CR 64 Widening	Project	4,5	1	Improved street connection	Design and initiate	Project authorization	<i>ST</i>	Council, Admin	Not determined	Open
27. Hwy 98 Access Management	Project	4,5	1	Safe and organized access and reduced traffic conflict	Design and initiate	Project authorization	<i>ST</i>	Council, Admin, MPO	Not determined	Current
28. Hwy 98 Sidewalk	Project	4,5	1	Enhanced pedestrian facilities	Design and initiate	Project authorization	<i>ST</i>	Council, Admin, MPO	Not determined	Open
29. Establish Blueway and launches	Project	4,5	1	Enhanced Bay access and recreational amenities	Design and initiate	Project authorization	<i>ST</i>	Council, Admin	\$350,000	Open
30. Establish Bayside Trail	Project	4,5	1	Enhanced pedestrian facilities	Design and initiate	Project authorization	<i>ST</i>	Council, Admin	\$12,400,000	Open
31. Establish Rock Creek Trail	Project	4,5	1	Enhanced pedestrian facilities	Design and initiate	Project authorization	<i>ST</i>	Council, Admin	\$5,400,000	Open
32. Enhance Joe Louis Patrick Park Trails	Project	4,5	1	Enhanced pedestrian facilities	Design and initiate	Project authorization	<i>ST</i>	Council, Admin	\$1,600,000	Open
33. Extend Lake Forest Sidewalks	Project	4,5	1	Enhanced pedestrian facilities	Design and initiate	Project authorization	<i>ST</i>	Council, Admin	\$460,000	Open
34. Establish Yancy Branch Trail	Project	4,5	1	Enhanced pedestrian facilities	Design and initiate	Project authorization	<i>ST</i>	Council, Admin	\$9,900,000	Open
35. Establish additional east-west connectivity	Project	4,5	2	New east-west connection	Conceptualize connection	Concept design initiated	<i>MT</i>	Council, Admin	Not determined	Open
36. Daphne Avenue and Pollard Road Intersection Roundabout	Project	4,5	2	Roundabout	Conceptualize connection	Concept design initiated	<i>MT</i>	Council, Admin	\$750,000	Open
37. Whispering Pines Road and CR 13 Intersection Roundabout	Project	4,5	2	Roundabout	Conceptualize connection	Concept design initiated	<i>MT</i>	Council, Admin	\$750,000	Open

		IMPLEMENTATION MATRIX								
Action	Type	Plan Section	Priority	Expected Outcome	Next Steps	Progress Indicators	Timeframe	Partners	Estimated Cost	Status
38. Lawson Road and CR 13 Intersection Roundabout	Project	4,5	2	Roundabout	Conceptualize connection	Concept design initiated	MT	Council, Admin	\$750,000	Open
39. Highway 90 Widening	Project	4,5	2	Improved street connection	Design and initiate	Project authorization	MT	Council, Admin	Not determined	Open
40. Lake Forest Trail West	Project	4,5	2	Enhanced pedestrian facilities	Design and initiate	Project authorization	MT	Council, Admin	\$3,000,000	Open
41. Tiawasse Branch Trail	Project	4,5	2	Enhanced pedestrian facilities	Design and initiate	Project authorization	MT	Council, Admin	\$3,000,000	Open
42. Park Drive Sidepath	Project	4,5	2	Enhanced pedestrian facilities	Design and initiate	Project authorization	MT	Council, Admin	\$2,000,000	Open
43. Lake Forest Trail East	Project	4,5	2	Enhanced pedestrian facilities	Design and initiate	Project authorization	MT	Council, Admin	\$3,000,000	Open
44. Pleasant Road Sidepath	Project	4,5	2	Enhanced pedestrian facilities	Design and initiate	Project authorization	MT	Council, Admin	\$2,000,000	Open
45. Champions Way Sidepath	Project	4,5	2	Enhanced pedestrian facilities	Design and initiate	Project authorization	MT	Council, Admin	\$2,000,000	Open
46. Wilson Ave/Well Rd Sidepath	Project	4,5	2	Enhanced pedestrian facilities	Design and initiate	Project authorization	MT	Council, Admin	\$2,000,000	Open
47. Daphne Avenue and CR 64 Sidepath	Project	4,5	2	Enhanced pedestrian facilities	Design and initiate	Project authorization	MT	Council, Admin	\$2,000,000	Open
48. Hwy 98 Sidepath	Project	4,5	2	Enhanced pedestrian facilities	Design and initiate	Project authorization	MT	Council, Admin	\$2,000,000	Open
49. I-10 Interchange at CR 13	Project	4,5	2	Additional interstate access and improved traffic flow	Obtain authorization	Project authorization	MT	Council, Admin	Not determined	Open
50. Fish River Trail	Project	4,5	3	Enhanced pedestrian facilities	Design and initiate	Project authorization	MT	Council, Admin	\$3,000,000	Open
51. CR 13 Sidepath	Project	4,5	3	Enhanced pedestrian facilities	Design and initiate	Project authorization	MT	Council, Admin	\$2,000,000	Open
52. State Highway 181 Sidepath	Project	4,5	3	Enhanced pedestrian facilities	Design and initiate	Project authorization	MT	Council, Admin	\$2,000,000	Open

4

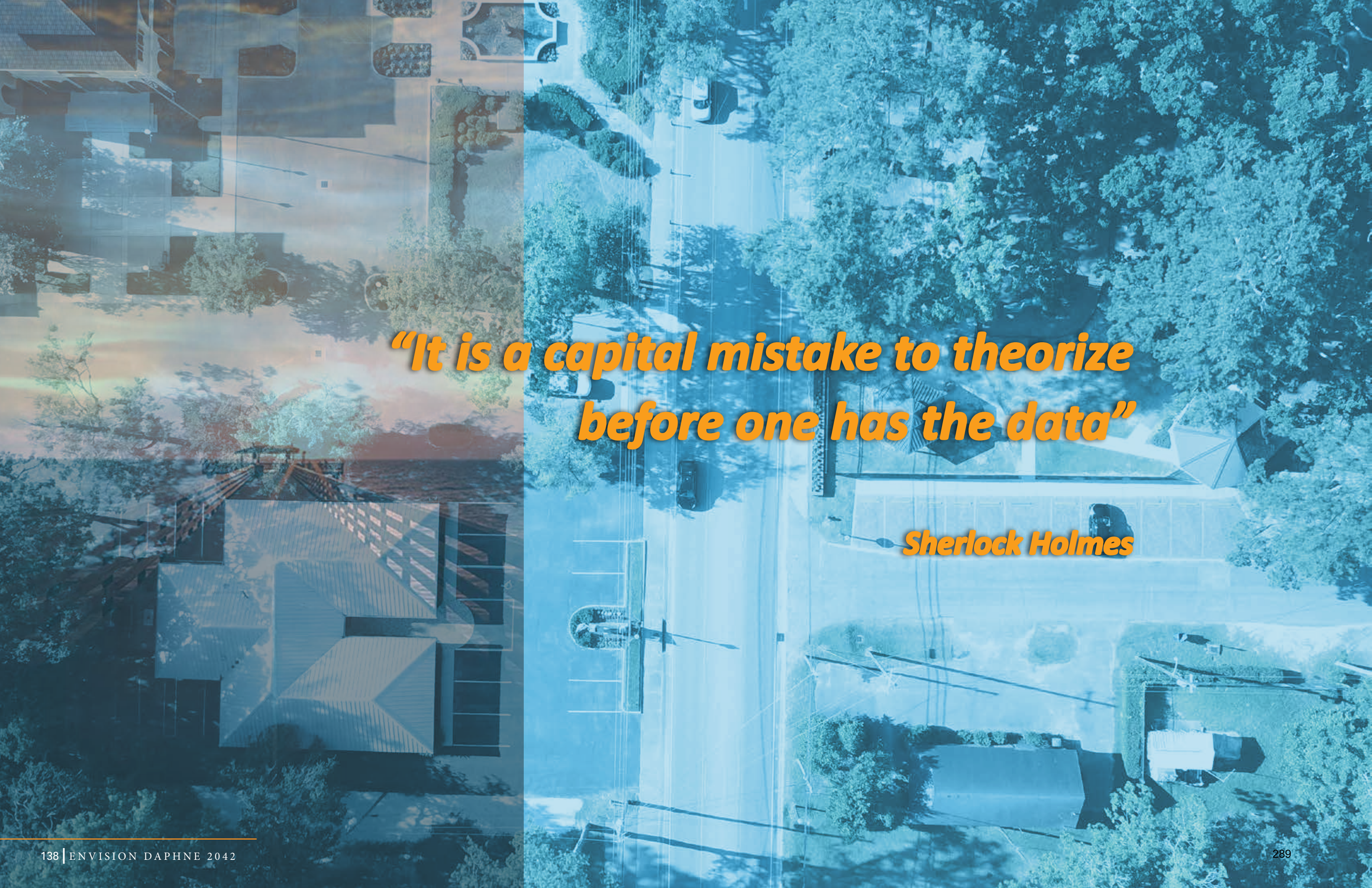
GUIDING GROWTH ON DAPHNE'S FRONTIER

		IMPLEMENTATION MATRIX								
Action	Type	Plan Section	Priority	Expected Outcome	Next Steps	Progress Indicators	Timeframe	Partners	Estimated Cost	Status
53.Expand Daphne City Limits to encompass prioritized sectors of the planning area	Project	5	1	Expanded city limits	Initiate annexation process	Process initiated	IM	Council, Admin	Not Determined	Open
54.Zone expansion areas according to placetypes illustrated on the Future Development Map	Policy	4,5	2	Well developed planning area consistent with Envision Daphne 2042	Initiate annexation	Annexation plan initiated	ST	PC, Council, Admin	Budgeted Costs	Open
55.Create a Parks and Recreation Plan for the planning area	Policy	2	1	A master plan for the extension of Daphne's park system into the planning area	Authorize plan	Expertise retained	IM	Council, Admin	Not Determined	Open
56.Establish residential component at the DISC site	Project	5	2	Mixed-use neighborhood	Solicit proposals	Process initiated	MT	Council, IDB	Budgeted Costs	Open
5 IMPLEMENTING DAPHNE'S COMMUNITY DEVELOPMENT VISION										
57.Comprehensively revise the Daphne zoning code to align with Envision Daphne 2042	Policy	1-6	1	Comprehensively revised zoning code aligned with Envision Daphne 2042	Authorize revision	Revision initiated	IM	Council, PC, Admin	See #6	Open





7. APPENDIX

An aerial photograph of a residential street, showing houses, trees, and a road. The entire image is overlaid with a semi-transparent blue filter. The text is centered in the upper half of the image.

***“It is a capital mistake to theorize
before one has the data”***

Sherlock Holmes

The following appendixes reflect essential data and information used to development Envision Daphne 2042. The series includes:

- Appendix A - Envision Daphne 2042 Discovery Engagement
- Appendix B - Envision Daphne 2042 Discovery Engagement Community Meeting
- Appendix C - Envision Daphne 2042 Community Survey Results
- Appendix D - Envision Daphne 2042 Growth Scenarios
- Appendix E - Preliminary Zoning Code Assesment and Alignment Review

APPENDIX A - ENVISION DAPHNE 2042 DISCOVERY ENGAGEMENT



Envision Daphne 2042 Discovery Engagement Overview

Report and Notes: 11.16.21 – 11.19.21 | City Hall

The first phase of envisioning Daphne to 2040 is "discovery." Discovery provides the community its first opportunity to express itself in the planning process and allows the planning team the opportunity to begin its data research and begin onsite conversations through a series of discussion meetings. For Envision Daphne 2040, the city established an Advisory Group to provide project input. The Advisory Group was surveyed, and a set of discussion topics was developed to explore in a series of focus groups. The topics chosen for discussion were:

- Local Economy
- Mobility
- Parks and Open Spaces
- Natural Environment
- Infrastructure
- Neighborhoods/Community Character
- Extraterritorial Jurisdiction

Focus Group Meetings - Focus groups were convened during the discovery visit. A simple conversational interview technique was used to engage the groups for insights related to Daphne's current circumstances and future. The facilitators documented key points in these conversations and summarized, with a primary goal of open input from the participants. Participant comments are summarized as understood by the facilitators. Some responses may reflect limited information or misperceptions of policies. Results as summarized are unfiltered. Approximately 70 participants engaged in focus group discussions.

Community Meeting - Focus group engagement was complemented with a general community meeting held on the evening of November 17. At this meeting, participants engaged in an online exercise identifying Daphne's general assets and opportunities. The community meeting hosted approximately 50 participants.

Advisory Group Meeting - The Discovery visit concluded with a meeting of the Advisory Group on November 19. The results of the focus group engagements, community meeting, and Advisory Group wrap-up meeting are reported in the sections that follow.

Envision Daphne 2042 Focus Groups

Local Economy Focus Group

City Hall | 11.17.21 | 1:30 – 2:30 p.m.
Summary of Comments

- Describe Daphne’s economic circumstances and current economic climate in your opinion.**
 - Ten years things were slow. Now custom builders are out of the market. Push back on production builders.
 - Two polarizing forces – New people who want to see new things and those who do not want it to change.
 - A gap of trust and understanding is wide. It has to be worked on.
 - Overheated. Booming. Sales tax has increased. Big boxes are booming.
 - People being added are educated and high-income earners. People of lower incomes are leaving.
 - There are many tourism transplants, 40% from outside of the state. Lots of retirees.
 - Housing product mix?
 - Does not have service providers. Where are moderate-priced houses. Need missing middle housing.
 - Attainable housing is important. Average sales are over \$400,000.
 - 45% of renters are cost burdened.
 - Would support anything that has a result. Advocated a component that requires affordable housing set aside.
- Are there any gaps in the residential market? What is needed?**
 - Rental - have to balance - section 8 housing - "got to control."
 - Price points - \$120k or less.
 - GAP - a lot of stuff I am seeing site plans = rental units - traditionally single-family subdivisions. Very narrow market.
 - Senior housing - definitely a need for it here.
 - Have great senior center here. Library programming is strong.
 - Housing is really a problem.
 - Very hard for elderly lady to find housing that she could afford. Had to move outside of the community. Passed of loneliness.
 - Need Tiered - age in place.
 - Seagrass (south part of town) will be tiered senior housing, but will some seniors be able to afford it? There is a waiting list.
 - If I want to get somewhere, I can get there, but not very well connected.
 - Have noticed a lack of bike accessibility.
 - Need dedicated corridors for bikes - if you build a road, have to have a bike path. EAST-WEST in particular
- Labor Market**
 - Lot of competition on the Eastern Shore for jobs. 2,000 jobs open. Service labor force being drawn away.
 - Foley has lots of affordable housing. Average commuter drives 27 minutes pre-pandemic.
 - Opportunity for person to start a career.

- School system of 2,200 seniors. 800 went straight into the workforce. I do not know what they are doing.
 - Career tech center needed. Pandemic shifted burden of few workers to all industries.
 - Idea of creating workforce bunk housing. Labor shortage.
 - Small business owner – No labor.
- What is the regulatory climate?**
 - Development standards make it problematic and push costs up for affordable stuff.
 - NIMBY (not in my backyard) is real. People oppose apartments.
 - South end of the county is looking at affordable housing.
 - Redeveloped trailer park and got push back.
 - 1,100 members in Chamber and local businesses were supported in the pandemic.
 - Small business is at risk. Have to pay them more. Inflationary pressures.
 - How does the character of the community contribute to local economic vibrancy?**
 - Very important that we do have an Old Daphne. Bay access is critically important.
 - Working on pedestrian plan for Old Daphne. Vacant buildings on the entryway.
 - What about charging stations for your car to revitalize. Needs to be reinvigorated.
 - Exit now has competition from others that exist.
 - What do we really have in old Daphne: Old Daphne is not really seen as core. Will take local people to invest in downtown Daphne.
 - Need a bigger, broader Old Daphne. How do we connect the pieces?
 - General apathy about what is going on.
 - Daphne is spread out and needs to connect to Old Daphne.
 - Daphne is very fragmented. How can we incentivize redevelopment? Mixed-use? Provide vision?
 - The eastern part of the city is an opportunity for growth. What are the future city limits?
 - Develop city-owned properties. Use RFP to solicit.
 - What draws people to Daphne? How do you describe community character?**
 - Congenial.
 - Family-friendly, pet friendly.
 - Wonderful school systems.
 - Growing and thriving
 - History of Daphne as a retreat - a safe place from Mobile - feel comfortable when you get here. It is not just Daphne but the Eastern Shore itself.
 - Real estate perspective.
 - Low property taxes.
 - Do get amazing city services - schools, parks.
 - Quality of life - saving money- people working remotely - enjoying salaries from other metro areas, living here.
 - Growing city does bring challenges.
 - Quality of people - "fun community to live in" - people get along, low crime area.
 - High school.
 - Safety aspects - feel comfortable walking around and do not think bad things will happen.
 - Physical characteristics - ie, Olde Towne - other character areas
 - Beautiful trees, except for new neighborhoods.
 - New development does nowat save trees.
 - Other key points
 - Trifurcated city.



- b. Olde Daphne fully developed, mixed-use.
- c. North Daphne - large shopping centers.
- d. East Daphne - half farmland and half-closed neighborhoods.
- e. Challenge is to put those three cities together in terms of common interest.
- f. East/west divide - east of 98 get the traffic, unbridled apartments.
- g. No local shopping - unless you want Dollar Store.
- h. Additional traffic, traffic jams.
- i. Need to keep 98 looking NICE, as 181 grows.
- j. Communities within communities have their own character. Positive and should be reinforced.
- k. Large lots - being subdivided and becoming smaller - not to have close neighborhoods
- l. Out east - no "Daphne" identity out there.
- m. Pockets that are county - chances are they are unzoned county.. House bill on ETJ
- n. Narrow band of housing available.
- o. Need sub \$120k, rental, senior housing.
- p. Lack of connectivity - all feeding on to key roadways/traffic. Lack of bike infrastructure.
- q. No “Daphne” identity in residential area to east (ETJ).



Mobility

City Hall | 11.18.21 | 9:30 – 10:30 a.m.

Summary of Comments

- 1. What are key mobility-related goals for Daphne?**
 - a. Create a safe, separated use path/network that connects all of the communities in the county (start at the YMCA?).
 - b. 54 West to Rigsby, county extending Pleasant Road to Rigsby right now (to Whispering Pines).
 - c. Regional trail connection (5-6 miles to get there) – county connectivity plan, ride from Bay Minnette to Fairhope and beyond.
 - d. Rails to Trails in Robertsedale.
 - e. East-west connectors in MPO plan. New roads.
 - f. Working on a bike/ped plan for the whole county. New sidepaths. Work in progress.
 - g. Eastern Shore trail. Almost unrideable. Goes to Weeks Bay. Public works directors coordinate the maintenance. Collaboration among public works directors.
 - h. No bike lanes. Lot of interest in this.
- 2. What are the access and connectivity problems and opportunities?**
 - a. Speeding in neighborhoods – how to use design to help with this?
 - b. Maxwell, Deer Avenue
- 3. Is it easy or difficult to walk and bike around the city? Can kids walk or bike to school?**
 - a. Put bikes in vehicles and travel down to Fairhope, Orange Beach sports complex.
 - b. Lowered speed limit in Old Towne Daphne – needs to be enforced.
 - c. Ditches for stormwater create travel issues for individuals with mobility issues, especially at crossings.
 - d. There are no designated safe routes to schools – sidewalk network is incomplete, especially along 98 corridor near elementary schools.
 - e. School traffic is really bad; how to solve it?
- 4. What is the experience on the City’s main streets? (Aesthetic, speed/safety/ walking-biking)**
 - a. Fairhope – narrow streets; need to adjust regulations, incentivize.
- 5. Do neighborhood streets feel safe? What are the elements you think contribute to pedestrian safety (based on your experience)**
 - a. Lake Forest has sidewalks being installed by city
 - b. Olde Towne Daphne is very unsafe for pedestrians
 - c. Uneven sidewalks, foolish crosswalk placement, no curbing to protect pedestrians, excessive vehicular traffic, especially around schools in Olde Towne (preschool, four schools, four churches, all in heart of Olde Towne)
 - d. Problem (to some) viewed as the drivers; how do we solve this (design)
 - e. Input on the MPO Long Range Transportation Plan.
 - f. County Road 13 entrance off interstate – very political, some wanted it, challenges with ALDOT (not on long-range MPO plan moving forward)
 - g. Eyesore coming into Daphne (right next to Bryant Bank, north side of the road) – is this a good opportunity for a gateway design?



- h. Circulation, signage is not good. Is this an ALDOT issue? How is the working relationship with ALDOT)
- i. Access getting on intersection near our hotel is especially bad, wreck waiting to happen
- j. I-10 beach traffic/tourism traffic creates major issues for traffic along highway corridor and impacts side roads when there is an accident
- k. Roundabouts – Pollard and Whispering Pines (people love them, so why not use them more?)
- l. City is good about replacing existing sidewalks in need of repair; parking on sidewalks (enforcement issues)
- m. May need to do sidewalk inventory to assess existing sidewalks vs. future needs – crosswalk study?



Environmental Focus Group

City Hall | 11.18.21 | 2:00 – 3:00 p.m.

Summary of Comments

- 1. What is the city's greatest environmental challenge? Why?
 - a. Influx of people - land coverage, reduced groundwater recharge, increased stormwater-- too many people too fast.
 - b. Habitat loss, in general.
 - c. Water management from storms, drainage, and erosion—responsibility falls on Daphne to deal with; rely a lot on grants.
 - d. Siltation in the marshes, turbidity in the bay, loss of submerged aquatic vegetation; sewer problem related to erosion (exposed sewer mains).
 - e. Balancing growth with livability and quality of life.
 - f. Doing the necessary things to hidden infrastructure.
 - g. The environment is essential to the quality of life; the setting.
 - h. Traffic/streets—air quality, bay runoff; need to establish a primary east-west corridor (you are not going to pave yourself out of congestion).
 - i. Balancing growth with livability, community values that we hold dear, community values the environment, habitats, why this area is attractive to current population and future generations.
 - j. Infiltration due to maintenance issues with sewer systems, causes problems when lack of maintenance (similar to what happened in Nashville); do not want to see Daphne become Franklin, TN.
 - k. Environment was a huge piece of the puzzle, attracted to Daphne because of the environment/setting.
 - l. Promoting infill and reuse is huge – should be a focus.
 - m. Create ways not to disturb new areas; the population is moving east and south, the hard boundary is going to become Hwy 181, have annexed large swaths of pocket neighborhoods that are incongruous to the city.
 - n. Development has not borne the cost to develop; believe the land use ordinance is "good," but need better melding of buffers (increase), protections for the environment into the ordinance – needs better "teeth."
 - o. 16 million spent on stream restoration.
 - p. County provides less environmental oversight.
- 2. What is the city's greatest environmental asset? Why?
 - a. The Bay—it makes Daphne special (need a unifying vision and the Bay is it).
 - b. Need to slow down development and have control over it.
 - c. Need more control over environmental impacts like intermittent streams.
 - d. Existing ecosystems.
 - e. Live oaks.
- 3. Are there coordination issues between the city, county, state, and federal agencies concerning protecting assets or enforcing regulations?
 - a. The city has done a great job with grants.



- b. Baldwin County cares much less about development than the city. Growth is the single biggest threat to the economy, the community's character; Baldwin County cares much less about the land use in the city/county. Does not want to see more development in Daphne, but if we do not accept some development, it is just going to go to the county (and they do not have as much interest in regulating impact, design, etc.).
 - c. There is not a lot of intergovernmental coordination.
 - d. MS4 compliance example out of Memphis – quarterly meetings about what various groups are seeing, endorsed complaints, coordinated on responses.
 - e. Cities and county need to coordinate using this model.
 - f. Protection of the Bay requires better coordination between jurisdictions because water quality does not stop at jurisdictional boundaries.
- 4. If Daphne could only do one thing to protect or improve its environmental resources, what would that be?
 - a. East/west corridors, connections between Lake Forrest and other development, need to think about means of getting around in Daphne.
 - b. Should there be one main east/west corridor? Highway 64? Sacrifice one primary thoroughfare for the benefit of the other corridors.
 - c. You are not going to pave yourself out of a problem, some congestion does shift mobility; this can be a good thing.
 - d. Raise the bar rather than just allowing things to happen; Hamburger Hill on Highway 98 (overlooks, lighting, special area planning, gateway entrance?).
 - e. Infrastructure (transportation) is at least 15 years behind – by vehicle.
 - f. Believe city has done a good job with sidewalks; vehicular infrastructure is behind, into Spanish Fork and Loxely as well.
 - g. Traffic congestion contributes to pollutants.
- 5. Describe resource protection efforts.
 - a. Resources are not protected.
 - b. No historic districts defined.
 - c. Locations in the current comp plan are still valid; there are more in the watershed plan.
 - d. Recreational components to restoration projects.
 - e. Need to emphasize Complete Streets, enmesh into land use ordinance.
 - f. TAP grants, trail systems on existing watershed connections.
 - g. Enjoyment without destruction of natural resources, lessen transportation impacts by encouraging alternative modes.
 - h. People are willing to go back outside if we create mechanisms for them to safely recreate.
 - i. Most developers want to know what the playing field is, want to know the rules and the standards (and have them applied consistently).
 - j. Protection is not going to happen until we can slow development and have more control over development that does occur.
 - k. Concept of “do no harm” to your neighbor – how do you sell this/reinforce this through development, the development community.
 - l. Front end user (developer) should be held accountable (cost), vs the backend user paying for the harm dealt.



- m. Advocate for strong jurisdictional control; Corps of Engineers is taking back jurisdiction of ephemeral streams, but this protects the bay; there should be heavy incentive to reconstitute loss in watershed – if you impact, then you must abate at a rate agreed upon by the community as appropriate (right now it is 9 to 1 in terms of quality wetlands).
 - n. Maximum buildout analysis – what is the total impact (to the environment)? City moratorium on rezoning for multi-family; believes we are at a tipping point and need to reassess multi-family units.
 - o. Define quality of life – ask constituents what “quality of life” means to them.
 - p. Impact fees – had a study and a draft ordinance (2005-2006 approved?); stayed the ordinance, what happened? Currently, no political will to pass them (but need them).
- 6. Are archeological resources protected in Daphne?
 - a. NO (resoundingly); no historic district protections, none defined (is there a need?). Not much in the way of protected archeological sites.
 - b. Some properties listed in the current comp plan but no teeth to protections.
 - c. Village Point, where Jackson Oak is, historic homes (only protected by article 106 for the purpose of public expansion or redevelopment).
 - d. Preserve Alabama; very little (if anything) regarding architectural components, no controls currently.
 - e. Endangered species.
 - f. Popcorn trees, privets.
 - g. Invasives – yupon holly (privet), taro in waterways.
 - h. Nature center (trying to get on national register).
 - i. Need education of new homeowners, on exotic invasives, regulate certain areas of the city for specific environmental preservation concerns.
 - j. Tree ordinance is very good at protecting significant trees, canopy.
 - k. Stormwater MS4/Watershed.
 - l. Coordination is key; wants to see everyone on the Eastern Shore come together to address issues—the Bay is an asset to everyone.
 - m. Creek restoration has been good, but no recreation component is enjoyed by not destroyed.
- 7. Other points of discussion
 - a. Need to promote infill.
 - b. The city has borne the cost of infrastructure for new development and is now more attractive for more development; need to keep the bar high and have strong standards—that is not business unfriendly.
 - c. Code is good but need better melding of issues into the code.
 - d. Buffers.
 - e. Infrastructure.
 - f. Stormwater.
 - g. How do we build standards into the code that protect what makes Daphne special? Complete Streets, walkability, stormwater, watershed.
 - h. Dollie? Bay Watershed; Tallahassee?
 - i. \$16 million in stormwater/stream improvements



- j. Lake Forest.
- k. Need east-west corridors.
- l. Transportation by vehicle is at least 15 years behind; the city is/has done a good job with sidewalks.
- m. Need to think creatively and strategically.
- n. Daphne has set the standard in Baldwin County for years.
- o. At a tipping point with multi-family.
- p. Limited access to the Bay.
- q. Need to define what quality of life means.
- r. Impact fees need to be studied.
- s. Threatened and endangered species.
- t. Invasive/exotic removal program—need to at least have a program for the nature preserve; need homeowner education.
- u. Tree ordinance is pretty good; Daphne is a designated Tree City USA.



Neighborhoods/Community Character Focus Group

Daphne Library | 11.29.21 | 8:30 – 9:30 a.m.

Summary of Comments

1) How would you describe Daphne’s character to someone who does not live here?

- a) Congenial, with the exception of large pickup.
- b) Wonderful school system.
- c) Has really drawn people to the area, almost 80% of people from out of state.
- d) Growing and thriving.
- e) History of Daphne is that it is a retreat; you feel comfortable, Eastern Shore.
- f) Beautiful trees, except in new neighborhoods, temperature shifts .
- g) Recent resident, came here for the lifestyle.
- h) Trees are a big draw.
- i) Trifurcated city; Olde Daphne (mixed-use), north Daphne (shopping centers, big box stores), east Daphne (disconnected developments in terms of utilities) – interest in pulling all cities together in some meaningful way.
- j) Eastside/west side (divided by 98) – east of 98 gets traffic, unbridled apartment development, no local shopping.
- k) Park system is unprecedented.
- l) Quality of life – being able to save money.
- m) Safe area – tight community, feel comfortable walking around.

2) Are there any gaps in the residential market? What is needed?

- a) Rental/ - have to balance - section 8 housing - "got to control".
- b) Price points - \$120k or less.
- c) GAP - a lot of stuff I am seeing site plans = rental units - traditionally single-family subdivisions. Very narrow market.
- d) Senior housing - definitely a need for it here.
- e) Have great senior center here and library programming.
- f) Housing is really a problem.
- g) Very hard for elderly lady to find housing that she could afford. Had to move outside of the community. Passed of loneliness.
- h) Need Tiered - age in place.
- i) Seagrass (south part of town)- going to be tiered senior housing.... but will some seniors be able to afford. Waiting list. a year.
- j) If I want to get somewhere, I can get there, but not very well connected.
- k) Have noticed a lack of bike accessibility.
- l) Need dedicated corridors for bikes - if you build a road, have to have a bike path, east-west in particular.
- m) Doesn't the 46% cost-burdened suggest that we need more rental units?.
- n) Lake Forest used to be a starter home neighborhood.
- o) Young professionals cannot afford to live in Daphne (not just the retail profession) – attainability.

3) What draws young professionals – connectivity?

- a) Bringing in fiber has been a challenge; if you do not build the fiber network, new development in the industrial will be tied to this, roads need to move people and data.
- b) Need to balance between crime problem – need to control the safety, walkability, how does term “affordable” factor in?



- c) Need to look at vacancy rates, too (for the rental market, vacancy rates are zero).
- d) A lot of the site plans coming in are multi-family, rental market.
- e) Need senior housing. Should we communicate with seniors at the senior center?
- f) Housing affordability and availability for them is a problem.
- g) Need to find sense of community for seniors, create connection.
- h) Tiered housing, from independent to assisted living.
- i) Only one facility in the whole area that accepts Medicare.
- j) Walkability.
- k) Really challenging to get between places, Olde Towne Daphne is easy to get around.
- l) Characterize bike accessibility.
- m) Need dedicated corridors, if you build a road, need bike path with it (not just walking paths).
- n) Need a network – Corte Road/Johnson Road would be a good east/west corridor.
- o) Three miles away from a completed sidewalk network in Lake Forest.
- p) Consulting group that came in and talked about traffic about six months ago, if you pooled all your money together, you could solve about.

4) Other points of discussion?

- a) Need to look at PUD standards – need to look at what we are asking developers to do? Ask more of them.
- b) Look at what Fairhope is requiring, what could we apply to new development
- c) Highway sign ordinance – need to be mindful of keeping 98 beautiful and other roadways.
- d) Each neighborhood has its own character – this is a positive, needs to be reinforced.
- e) Reinforced through Covid.
- f) Large lots in the City of Daphne – keep some of this in the heart of Daphne, not have close neighbors. This is still desirable.
- g) City district 4, on eastern edge of Daphne – concerned about how to make connectivity work, have NO identity out there (school borders and city borders confuse people, Fairhope issue).
- h) Want more of a city presence out in this area, to create identity, connection to city.
- i) Daphmont is a very close-knit community, and everyone knows everyone, have worked closely with Old Towne Daphne, major concern is traffic if Johnson Road is connected.
- j) Out of development space in the heart of Daphne, if you put too many restrictions on development, they will not want to come into the city.
- k) Pockets of county, many of them are unzoned, recent house bill (Elliot) to reduce the ETJ back to city limits unless city/county can agree.
- l) Eastside of Highway 98, four roads that struggle to get out on Highway 64 – traffic calming, lighting.
- m) Beach access.
- n) People are assets, and they are a resource we need to tap.
- o) Church community, what this provides, contribution to community.



Infrastructure Focus Group

City Hall | 11.18.21 | 11:00 – 12:00 noon

Summary of Comments

1. Who are the current utility providers within Daphne?

- a. Daphne Utilities
- b. Belforest Water
- c. Baldwin County Sewer
- d. Park City Water
- e. Fairhope Gas and Water
- f. Baldwin County Trash
- g. Loxley Water
- h. Riviera Electric
- i. Baldwin EMC
- j. Mediacom
- k. Century Link
- l. ATT
- m. City of Daphne Stormwater

2. Are there capacity challenges?

- a. No one present mentioned any significant capacity issues.
- b. Keeping up with the growth is the hard thing.
- c. The pace cannot keep up with the developers’ pace, meaning the developers can do their own utilities faster.
- d. Keeping up with what is coming is the challenge.
- e. Gone from 20 lot projects to 300 lot projects.
- f. Houses are coming on line 10 houses a week.
- g. Utilities are not out of capacity, just having a hard time keeping up with the pace.
- h. Water and sewer capacity is good for the next 10-20 years.

3. Is there capacity for other growth besides residential?

- a. There has been minimal industrial demand

4. What is the flooding frequency?

- a. City growth has out run the storm sewer run off.
- b. Daphne is way behind on stormwater infrastructure, putting band-aids on the issue.
- c. Park City: A typical 3-day rain will flood the streets.
- d. Having a lot of stormwater rushing through the community was not the case in years prior.
- e. Daphne has not maintained its infrastructure in years and is now playing catch up.
- f. Park City is having the same problem.
- g. Olde Town Daphne is way behind on stormwater infrastructure. Had manhole boxes drop 16-20 feet.
- h. Average rainfall will flood Park City.
- i. Culverts not being maintained, full of clay.
- j. Rainfall flooding the street and causing potholes.

5. Does capacity limit development?

- a. It has not, but growth is causing them to fall behind.
- b. Supply chain issues are causing a problem, PVC shortage, meter box shortage.
- c. Manpower is also an issue.



- d. Builders are going to have to slow down due to lack of materials.
 - e. Can not find enough pipe to keep up. Entertaining using other pipe materials just to keep up.
 - f. Supply chain is a real issue.
 - g. Has increased from 3,200 to 5,800 people in 6 years (not sure which neighborhood)
 - h. Sidewalks are not everywhere in the rural areas.
 - i. Bridges in Lake Forest need repair.
 - j. Daphne has a 3rd party doing inspections.
 - k. Daphne doing only small repairs to bridges.
 - l. New neighborhoods are doing a better job of sidewalks than the older neighborhoods.
 - m. There is a sidewalk plan in place in Daphne, and they are trying to do some improvements every year.
 - n. There have been some improvements to intersections for pedestrian crossings and sidewalks.
 - o. Not caught up yet but doing a great job of installing them.
6. Where do you feel unsafe as a pedestrian?
- a. Several projects are underway to repair sidewalks in several areas.
 - b. The intersection of 54 and 64 is dangerous (risk your life).
 - c. Some of the areas with the worst streets are being repaired.
7. Climate Change, how is it affecting Daphne?
- a. In good shape for sea-level rise.
 - b. See some higher intensity rain events as a result of climate change.
 - c. Storm events are different than 20 years ago.
 - d. They have 4 to 5, 100-year flood events every year.
 - e. LID practices have been occurring in new projects.
 - f. Some road projects, Well Road, got a grant to do a better LID type design.
 - g. Tiawasee restoration project was one example.
 - h. Doing natural stream restoration creating habitat.
 - i. Seeing more stormwater retained underground to not eat up real estate.
 - j. Daphne using some solar powered traffic calming measures.
 - k. The perception is solar does not pencil. It does.
8. Describe internet capacity.
- a. Lots of issues with cell coverage.
 - b. ATT is problematic for some.
 - c. The closer you get to the water you have more connection issues.
 - d. Several blank spots where there is no coverage.
 - e. Internet service is spotty.
 - f. There is some fiber optic where bandwidth is good.
 - g. Century Link is not popular.
 - h. Some old buying houses where Century Link exists.
9. Is there a need for free wireless?
- a. Not a lot of demand issues or complaints.
 - b. Baldwin County schools provide all the students with WIFI hot spots if they do not have internet.
 - c. Library has free WIFI where some kids will come use the Wi-Fi for those who do not have it at home.
 - d. The library has a 3D printer.
10. Where are turn lanes needed?



- a. East-west corridor needs turn lanes.
 - b. Van and 98 needs a turn lane as well as others.
11. Characterize fire protection.
- a. Fire protection and distribution are good right now.
 - b. But as growth occurs demand grows exponentially.
 - c. Emergency response times are 5.5 mins on average.
 - d. Insurance rating is a 3 currently.
 - e. About to be re-graded as a 2.
 - f. Hydrants are tested monthly.
 - g. Good flows for all water hydrants for fire.
 - h. Water systems are interconnected largely.
 - i. All surrounding communities are connected.
 - j. 100% hydrant use.

12. Sports Complex Matters

- a. Sports Complex need to look at the lighting.
- b. Vehicular issues seeing due to lack of lighting right around Sports Complex.
- c. Everyone using headlight brights and blinding other motorists.
- d. Really dark at that spot and everyone has their lights on bright.
- e. The amount of traffic it added and lighting issue creating a problem.



Parks and Open Space Focus Group

City Hall | 11.17.21 | 3:30 – 4:30 p.m.

Summary of Comments

- 1. Current Operations?
 - a. Have all the city programs and promote private information. Have athletic coordinator, crew of 12.
 - b. Submitted a comprehensive proposal to the recreation board. Comprehensive list of 60 items.
 - c. Community is younger family. Have an outlet for kids and family. The shoreline is special for the community.
- 2. How would you improve current Parks configurations?
 - a. Connectivity among all of the parks. Pedestrian connection among parks. Skelton sidewalk from Point Clear to Battleship. Could connect with that.
 - b. There is a sidewalk plan in place. \$200,000 each year for sidewalk Publix to Yacht Club Drive. Big discussion on sidewalks.
 - c. Access to Bay and access .
 - d. Equity – Alfonse Park.
 - e. There is no public pool.
 - f. Park Drive does not have sidewalk accessibility. Needs to go to a destination.
 - g. Weak neighborhood connectivity.
 - h. Dog park, playgrounds, green space, all need to go out east in the 181 corridor.
 - i. 8,000 people at the sports complex. Do a good job of drawing weekend tournaments.
 - j. Soccer and football facilities. Need to add these facilities.
 - k. Construction of a true recreation center. No indoor spaces now. #1 Priority.
 - l. Two courts, pool, track on top. Need to ask for.
 - m. There is a Senior Center that has a weight room.
 - n. Spanish Fort used to combine programs with Daphne.
- 3. Future Capacity
 - a. Cannot accommodate 20 percent growth. Beyond capacity on football and lacrosse.
 - b. Most underserved – athletics have had a big impact.
 - c. Need to do more for passive parks and facilities.
 - d. Gator Park is the gateway to Baldwin County.



Extraterritorial Jurisdiction Focus Group

City Hall | 11.18.21 | 3:30 – 4:30 p.m.

Summary of Comments

- 1. Annexation for the city - priority areas, concerns, places you do not think should be annexed.
 - a. Recent legislation – if the city law enforcement does not activate their jurisdiction .within (X) months, never able to take it "back."
 - b. Half property taxes are currently paid into the city; if annexed, all taxes.
 - c. Have not done a cost-benefit analysis for annexation.
 - d. Currently getting service that property owner does not pay for.
 - e. Outside of the city limits, Planning Board reviews any subdivision applications (larger developments, master plans in phases).
 - f. If a developer wants to come into the city, pre-zoning and zoning applications precede application, otherwise is annexed as R1.
 - g. Transportation – four-lane Route 64, 104.
 - h. Only about four state troopers assigned to Baldwin County tops 6.
 - i. Police assists outside city limits at least a dozen.
 - j. Lack of east/west Routes.
- 2. Annexation of the whole ETJ? What would this look like, is this desirable?
 - a. What are the benefits of living in the city limits; we need to highlight the positives.
 - b. Opportunity to vote, have a voice in city elections.
 - c. Belforest, no zoning, voted against annexation but now raising cane over land use regulation.
 - d. Expand facilities, parks, make the area feel more like they are part of the community.
 - e. Disconnect between the city and the county.
 - f. From a development standpoint, what would incentivize you to look to develop in the city vs. the county.
 - g. Want to look at area along Highway 64, 181, Whispering Pines – square off the jurisdictional boundaries here (to 181).
 - h. 181 and Milton Jones – area of new fire station.
 - i. Johnson Road connector – Some do not see the advantage of connection through the community; City of Loxley, development west, recently incorporated as a city (met population threshold), would expand possibly up until Daphne’s border, but do we want this?
 - j. Extend to Fish River – natural boundary.
 - k. Extend along 64 corridor as the priority.
 - l. Separate school systems, require payment to go to Daphne schools
- 3. Functional collaboration with the County - what would this look like?
 - a. If the county wants to do something, and has the authority to do that without input or approval from the city.
 - b. Water runoff – county, city, state have very little interaction, lots of finger-pointing front end coordination.
- 4. Why did the developers that pre-zoned and annexed choose to come into the city?
 - a. Need to establish an annexation plan, set of qualifications/requirements within 1 mile of city, developer must annex if they meet this? Can we do this?
 - b. Property taxes on a \$400k home in city are around \$2k; county is half.



- c. Smart growth is a priority; make new development, roads look great (interest in beautification).
- d. Investigate MOA/MOU option under Alabama state statute.
- e. Shared spaces, pocket parks – how can we include this?
- f. Impact fees for the development community.
- g. Satellite library – consider this for future development on the east side.
- h. Senior center/satellite branch.
- 5. Other points?
 - a. ETJ is a, if not the prime influencer of Daphne's community development future.
 - b. Explosive growth and its implications.
 - c. Challenge of lack of zoning control and potentially changing legal status.
 - d. Weak identity connection to Daphne and perceived inclusion in the City Limits.
 - e. Minimal physical east-west connecting corridors.
 - f. Opportunity to anchor the east side at key intersections (commercial mixed-use).



Envision Daphne 2040 Community Meeting

City Hall | 11.17.21 | 6:00 p.m.

During the community meeting of November 17, about 60 participants from throughout the community were asked to identify Daphne's assets, and the areas of opportunity as Daphne grows and changes over time. The results are listed in the table below and mapped.

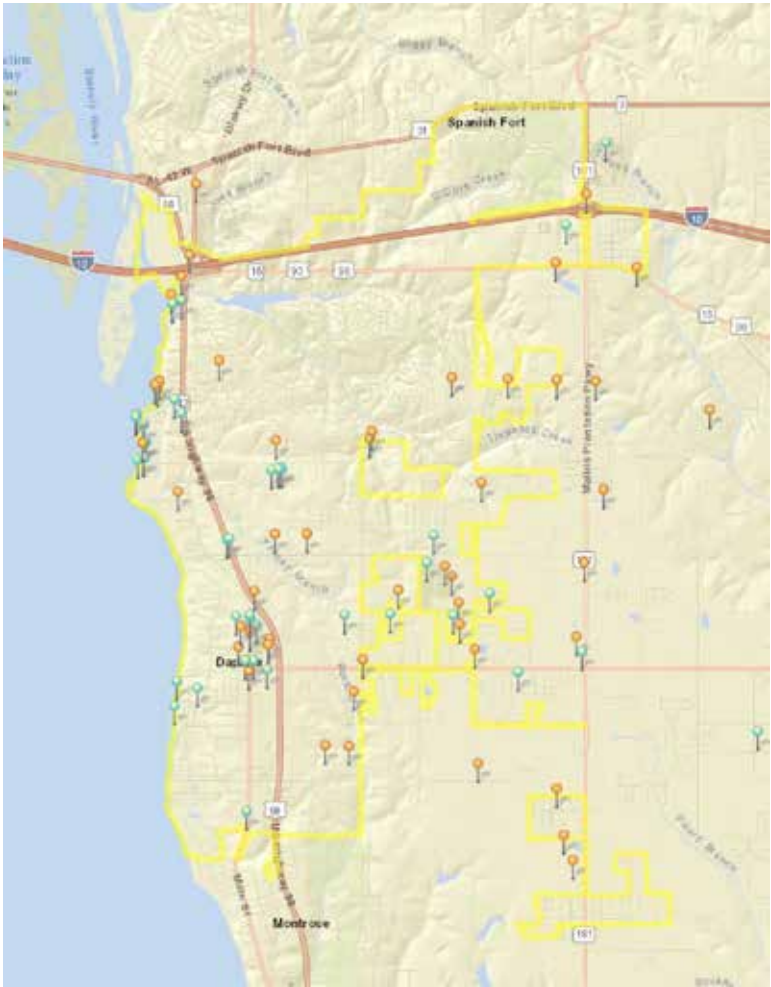


Figure 1 Crowd Sourced Community Assets and Opportunities Map



ASSETS	OPPORTUNITIES
The citizens and visitors who live in and visit Daphne	East-west connections
	Trails/bikeways/walkways
Bayfront	Turn lane is severely dangerous
Bayfront	Olde Towne Daphne needs more of a downtown scene. Additional shops, storefronts, and restaurants should be encouraged whenever possible. Many people pass on down to Fairhope for dinner, drinks and shopping.
	Bay walk
Tennis and pickleball courts	Traffic patterns that can be eased by more roads
Sports Parks	Traffic connectivity
Waterfront	Traffic gets really backed up on Hwy 64
Old Daphne character and architecture	Interstate exits (especially during beach weekends.)
Daphne Sports Complex. I have had the opportunity to travel to several fields locally and regionally. We have a phenomenal facility for baseball and softball.	Need park and recreation resources in this area
Waterfront Parks, Playgrounds, and Recreational Amenities Public Safety Services	Have individual community meetings
Commercial	Connectivity
Community Spirit Environmental Assets Schools	Sidewalks / walkability near Trione Park
Olde Towne	Hwy 98 redevelopment
Most special place in Daphne	With all the growth Daphne is experiencing, we need a better plan for traffic. Infrastructure development is far outpaced by subdivision development.
Beautiful scenery, historic	Lack of connectivity between old and new Daphne, particularly bike and walk
Potential access to the Bay	Growth of city
Dog park Waterfront Olde Towne	This place is a horrible entry point to downtown daphne
Daphne Sports Complex	Schools
Bay Access	



Utilization of zoning to encourage retail and restaurants in Olde Towne	Bike/walking paths and safe connectivity of 98 to 181
Lifestyle Environment Bayfront	Lack of walkable or drivable shopping
The parks, schools, location, etc obviously attract people from all over	Commercial growth
Mobile Bay	
Appreciate the agriculture in this area	Traffic issues at Roundabout on 64 / 13
Good Parks and recreation areas Access to Bay and beautiful beaches Climate	Growth Infrastructure
	Lack of high-speed internet throughout the community
The Bay Park system Local business	Shopping
Lott Park	Bayfront Park
Daphne Sports Complex	Daphne Public Boat Launch
Lott Park	Olde Towne Daphne retail, dining, and entertainment
Olde Towne Daphne	Smart growth for Olde Towne Main Street. I would like to see more development with shops. Lighting is a major issue for the Olde Town neighborhood.
Sports park including dog park	Public marina Dredging needed
Daphne Recreation Civic Center, Senior Center, Library	DISC project move forward
Civic Center	East /west mobility improvement.
Eastern Shore Center is a beautiful place for shopping and dining. I really hope it rebounds.	Further develop water access at Lake Forest Yacht Club and at Bayfront Park
I appreciate smaller grocery stores, like Allegri, and shop here often. I like to support locally owned businesses and restaurants.	There is a lack of restaurants, both chain and local, and I believe that the city should focus on attracting new restaurant owners to increase the options.
The geographic position of Daphne offers a great view of the Bay but also is positioned nicely for commuting to Pensacola or Mobile.	We are in desperate need of a recycling center.
	We must develop the retail center on Hwy 90 into a thriving walkable mall area. Too many empty buildings. We should encourage restaurants to the area.



	Walking and/or bike trails would be a great addition to this area. I believe at one time they were proposed here. If concrete is too expensive, perhaps asphalt would be an option. Actually, runners and walkers may prefer that.
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Envision Daphne 2040 Advisory Group Meeting

Daphne Library|11.19.21 | 11:45 – 1:00 a.m.

Summary of Comments

The Advisory Group met at 11:45 a.m. at the Daphne Library. The results of the focus group engagement and the community meeting were summarized by PowerPoint presentation, along with an overview of community research and analysis to date.

The Advisory Group then reviewed the results of Survey that targeted to the Advisory Group, the Planning Commission and the city. At the conclusion of the presentation, the Advisory Group briefly discussed the results and next steps. Key points in the discussion included:

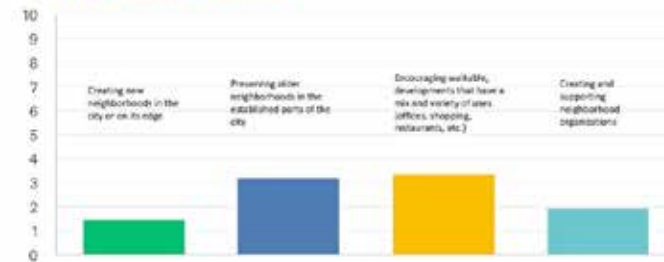
- 1. Future east-west connectivity
- 2. Bike and pedestrian connectivity to all parks
- 3. Ensuring the viability of the 98 corridor as the 181 corridor continues to develop
- 4. Preservation of key open spaces
- 5. Account for changing precipitation patterns
- 6. Enhance neighborhood character
- 7. Preservation and enhancement of Olde Towne

In your opinion, what is Daphne's greatest challenge as a community?

1. Continued, smart development that brings the community forward.
2. racial and cultural sensitivity and equity
3. Unifying all our neighborhoods to act as one
4. Growth leading to more traffic congestion
5. Managing growth and maintaining quality of life. 2. Working together to accomplish
6. Managing our small town way of life while accommodating the influx of new citizens to our area.
7. Incorporating the new neighborhoods into the community.
8. Controlling population growth - not that growth is bad, but infrastructure to support the growth. Traffic/roads are already crowded, not a
9. lot of options for things to do if you don't go to the beach/water. Restaurants are already crowded, etc.
10. Handling growth while keeping the quality of life high.
11. Rapid growth without proper infrastructure.
12. It would be to incorporate the rapid growth with maintaining the sense of place that has been Daphne. It is keeping a true community
13. feeling as so many newcomers become part of our community. Connecting the old and the new in a cohesive manner.
14. The urban and the effects of the rapid growth.
15. Proper planning for accommodating future growth with adequate infrastructure including roads, utilities (water, sanitary waste, power,
16. nature gas, drainage), and commercial resources, protection of the environment and maintaining continuity as a community in line of
17. random sprawl.
18. Inclusion of all backgrounds and financial situations.
19. Infrastructure
20. Over our political and environmental boundaries, we are only growing in one direction. We're growing fast and the decision makers may
21. have not the expertise to know when it's time to start hitting the brakes. What's the goal? Where are we heading and when
22. will we reach it?
23. Infrastructure one of Daphne's greatest problems is commuting, in your letter you said this is one of the fastest growing cities in the region,
24. but the infrastructure is not growing to accommodate the growth of people so every time we allow apartment buildings to be built in the
25. city we are increasing the traffic problem also it could be the lack of public transportation and the effects education.
26. Outside of managing growth/infrastructure lowering is a vision for Old town
27. Balancing growth while maintaining small town appeal. Protecting the identity of Daphne.

[illegible]

Neighborhoods

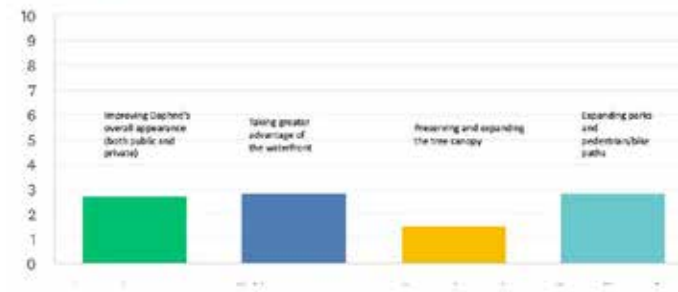


Mobility infrastructure (streets, sidewalks, bike lanes, etc.)



28

City environment and amenities?

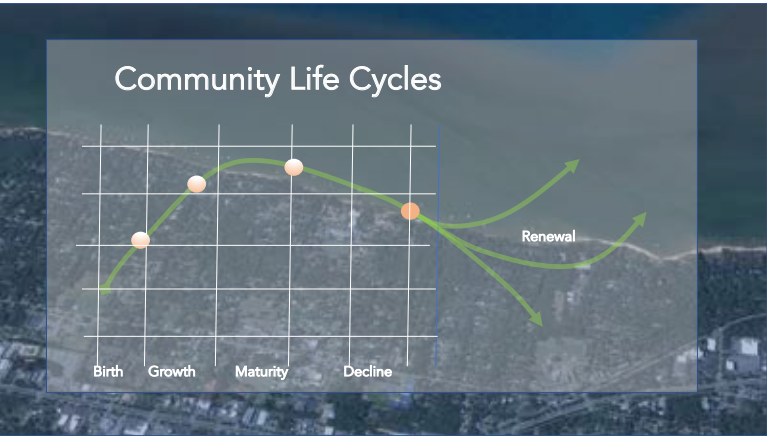
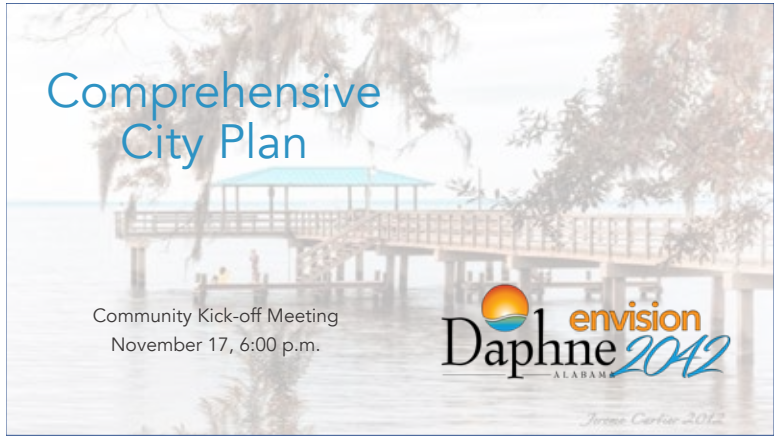


Community development activities?

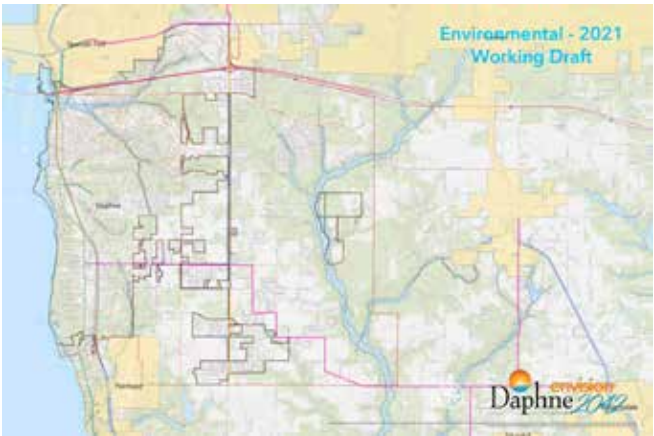


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APPENDIX B - ENVISION DAPHNE 2042 DISCOVERY ENGAGEMENT
COMMUNITY MEETING



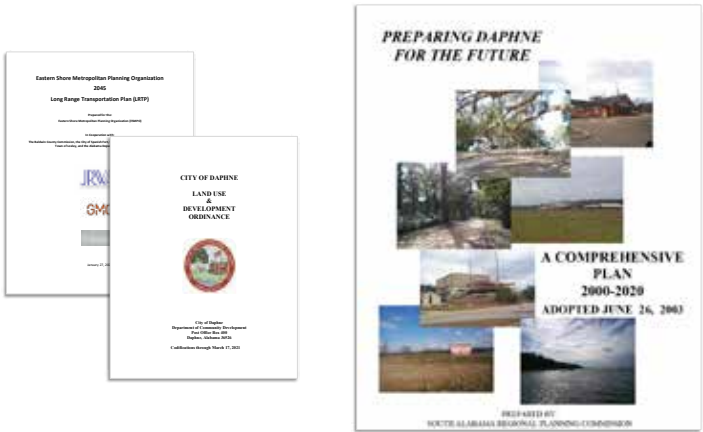
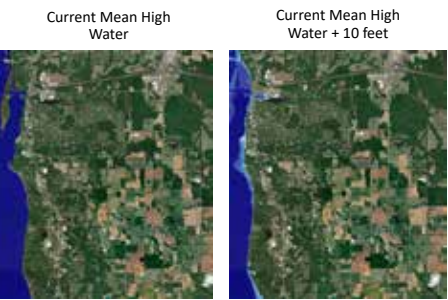
- Fact-Based
- Collaborative and Inclusive
- Vision-Driven
- Outcome-Oriented



Environmental Context

Projected Impacts of Sea Level Rise

National Oceanic and Atmospheric Administration, Office for Coastal Management, DigitalCoast, Sea Level Rise Viewer <https://coast.noaa.gov/slr/slviewer/slr/10/-97.9063,33.95098+19.3380637,37.97450884/133/satellite/none/0.81/2050/interHigh/midAccretion>

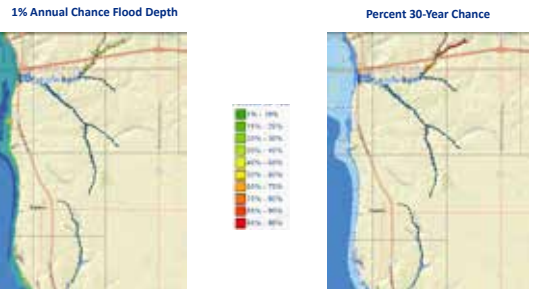


A History of Hurricanes in Mobile Bay



National Ocean Service, NOAA <https://oceanservice.noaa.gov/news/historical-hurricanes/>

Flood Risk



ADECA, Alabama Flood Map, <https://alabamaflood.com/map>

Initial Discovery Observations

- Natural Environmental
- Development Patterns and Community Character
- Mobility
- Economic Context
- Parks and Open Spaces
- Input and Guidance

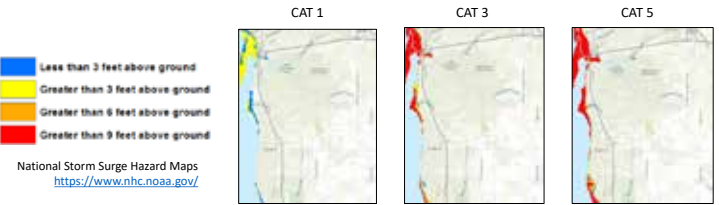


Hurricane Surge Impacts

Baldwin County Hurricane Surge Atlas <https://baldwincounty.al.gov/boc/default-source/fema/hurricane-surge-atlas.pdf?sfvrsn=2>

TABLE 2 – Baldwin County Time History Points

POINT #	POINT NAME	SURGE HEIGHTS IN FEET ABOVE M.S.L. BY HURRICANE STORM CATEGORY				
		CAT 1	CAT 2	CAT 3	CAT 4	CAT 5
46	FLORIAN (1962)	8.5	9.5	14.5	18.5	24.5
47	GUADALUPE (1961)	8.5	9.5	14.5	18.5	24.5
48	BOY (1961)	10.1	11.1	16.1	20.1	26.1
49	BOY (1961)	8.5	11.1	16.1	20.1	26.1
50	BOY (1961)	8.5	9.5	14.5	18.5	24.5
51	BOY (1961)	8.5	9.5	14.5	18.5	24.5



National Storm Surge Hazard Maps <https://www.nhc.noaa.gov/>

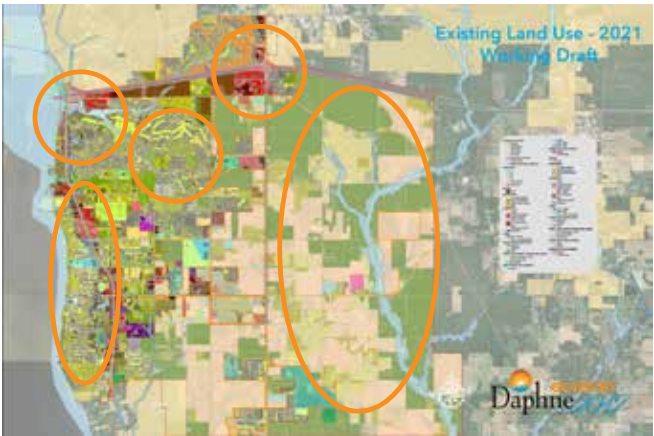
Threatened and Endangered Species

Eastern Black rail	Red knot	Bald eagle	Wood stork	Southern clubshell	Inflated heelsplitter
Gulf sturgeon	Saltmarsh topminnow	Alabama sturgeon	American chaffseed	Monarch butterfly	Alabama beach mouse
West Indian Manatee	Perdido Key beach mouse	Green sea turtle	Alabama red-bellied turtle	Hawksbill sea turtle	Kemp's ridley sea turtle
		Eastern indigo snake	Leatherback sea turtle		

National Wetlands Inventory



U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands_team@fws.gov



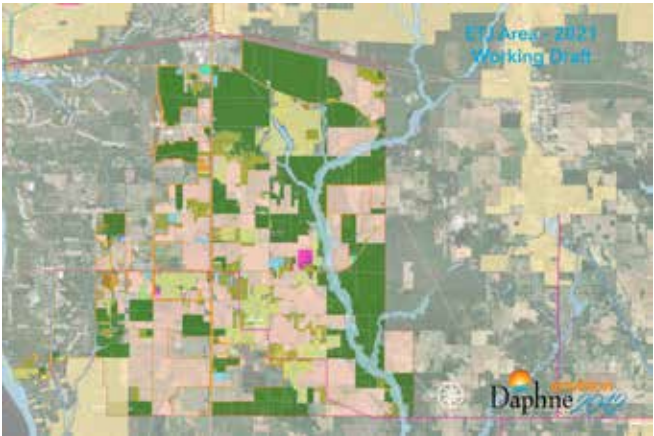
Development Patterns

Policy atlas

Tree Canopy

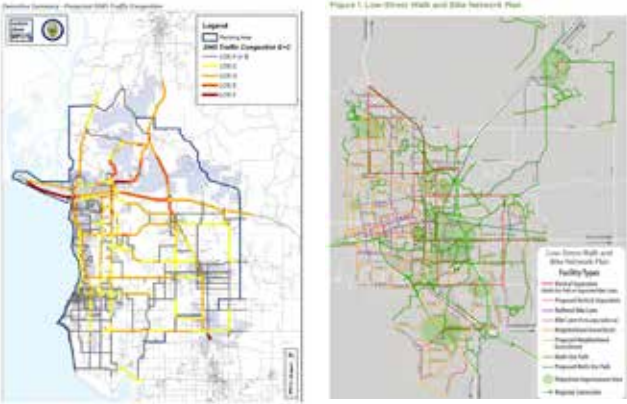


Google Earth, 2020

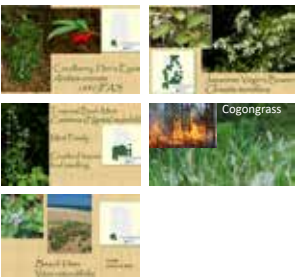


Development Patterns

Level of Service (LOS)



Invasive Plant Species



AL Invasive Plant Council, AL Forestry Commission, AL.COM

Invasive Animal Species



- Lionfish
- Amazonian Apple Snail
- Carp: common, silver, mix
- Nutria

AL Wildlife & Freshwater Fisheries, AL Extension, AL.COM



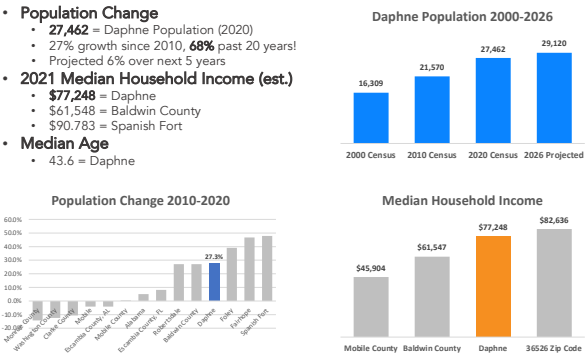
Streets as Public Spaces

Active Community

Connectivity

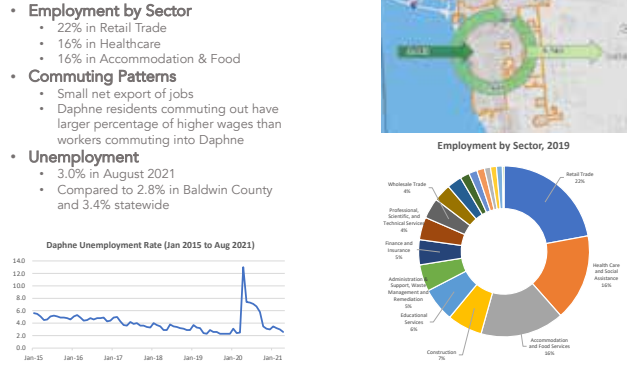


Demographic Snapshot



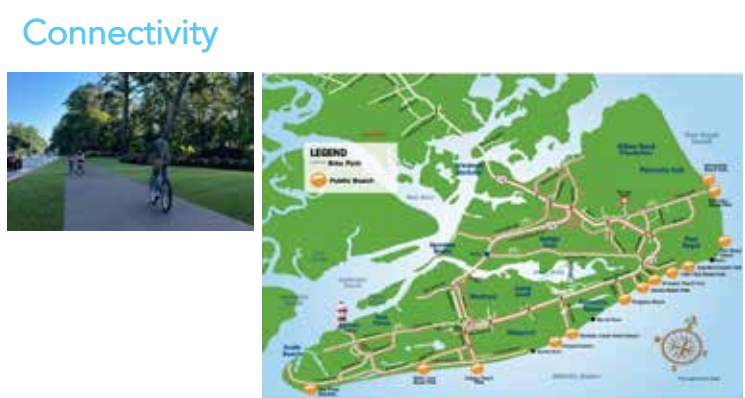
Economic Context

Employment Snapshot

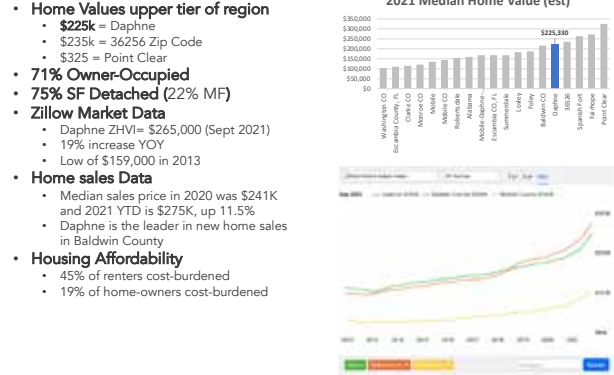


Economic Context

Connectivity

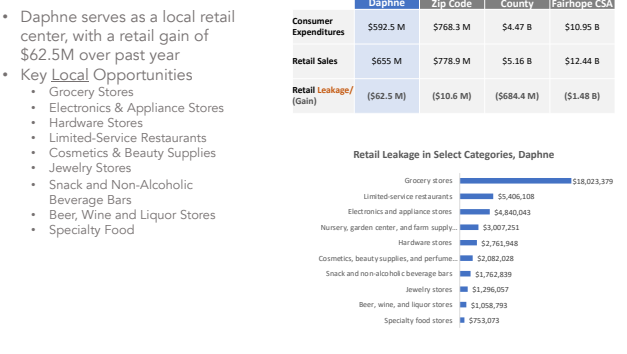


Housing Snapshot



Economic Context

Retail Snapshot

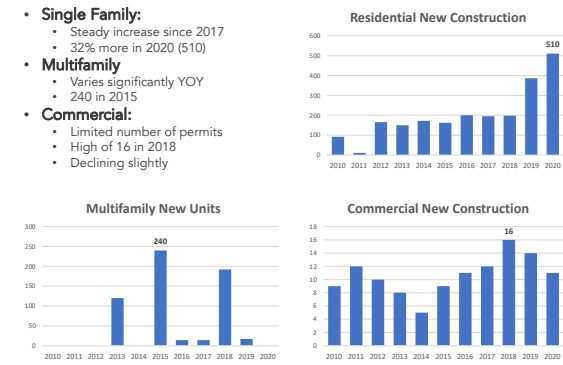


Economic Context

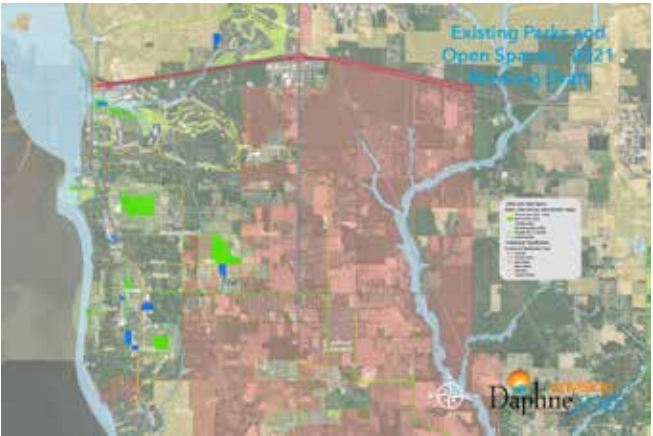
Safety



Housing Snapshot



Economic Context



Existing Parks and Open Space

Parks and Open Space



Parks and Open Space

Passive Parks & Bay

- Bayfront Park
- Belrose Bay Access
- Centennial Park
- Daphne Central Park
- Daphne Dog Park
- Gator Alley Boardwalk
- Dryer Avenue Bay Access
- Jubilee Courtyard
- McMillan Bluff
- May Day Park
- Park City Community Park
- Patriots Point Memorial
- Village Point Park Preserve

Playgrounds:

- Centennial Park
- Daphne Sports Complex
- Joe Louis Patrick Park
- May Day Park
- Park City Community Park
- W.O. Lott Park

Parks and Open Space

Potential Directions:

- Recreation Center w/Swimming Pool
- Gymnasium
- Expansion of Ballfields / Pickleball Courts
- Multi-Use Fields – Lacrosse, Flag Football
- Trails Network - Utility Easements for Connectivity



Parks and Open Space

- 13 Parks
- 4 Athletic Complexes
- 6 Playgrounds

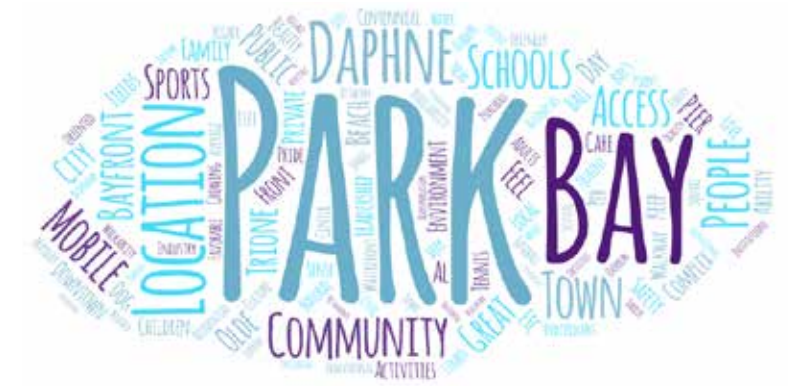
What is your favorite place in Daphne?



What is our favorite place and why?

- 1 Old Town. Walkability, proximity to Bay, vibrancy and energy created by restaurants, residents, people working in the area, and two schools.
- 2 Honestly, my favorite place is my home because I love my neighborhood and my location.
- 3 The lawn at city hall
- 4 May Day Park. Enjoy the pier and watching sunsets from this area. The park is great for kids and families.
- 5 May Day Park
- 6 Bayfront Park
- 7 Downtown, park for the children to play, restaurants to eat and drink.
- 8 Bayfront Park/Village Park Preserve- showcases the beauty of the area/bay - pier/beach/hiking trails
- 9 Daphne Central Park. It's beautiful and a great place to take the family to get outside and exercise.
- 10 May Day Park & Bay Front Park. Primarily because I believe we have such a natural beauty, which the City has ensured that its citizens may be able to enjoy with the development of piers, bridges, etc.
- 11 "The Bay", I grew up near the water in the old part of Daphne. I spent most everyday on the beach as a child. The beach and the bay change everyday and there is always something to see or study. I wish our public access areas were better kept especially May Day Park.
- 12 May Day Park on the bay overlooking the water, fishing, taking pictures, and watching a beautiful sunset. My family and I love walks at Bayfront Park and watching the sunsets.
- 13 May Day/Bay Front Parks (Parks on the bay). They provide a sense of escape & access to natural surroundings for both individuals along with their natural beauty and yet, close proximity, to neighborhoods, businesses and schools.
- 14 May Day park because of the sunsets.
- 15 Mayday Park. Unfortunately it is one of the few public access areas to waterfront in a city bordered on one side completely by water.
- 16 Village Point. It a quiet, peaceful place to go for a family walk or a bit of exercise. It's away from a busy street and the bonus at the end is the beautiful scenery at the beach.
- 17 Old town Daphne. Because it's where I grew up, there was one red light in the entire city and it was in old town Daphne and scenic 98 was the main stream of traffic going the city and it's where we used to catch the Greyhound bus to get to Mobile.
- 18 May Day Park- Public waterfront space with a playground pier and small amphitheater
- 19 May Day Park and Pier. Large pier, plenty of parking, great lighting and landscaping. Direct access from the road to the waters edge.
- 20 The schools. In many ways they are the center point of community life in Daphne.

What, in your opinion, are Daphne's top three community assets?



What, in your opinion, are Daphne's top three community assets?

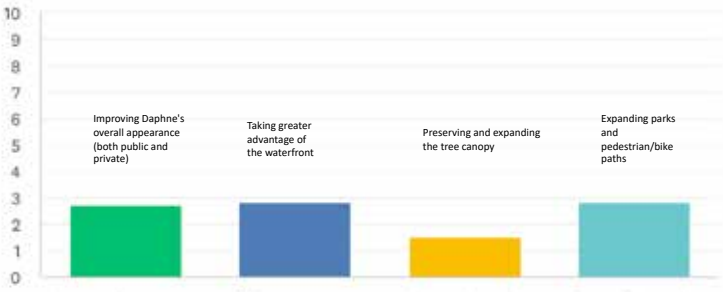
1	2	3
Mobile Bay	Old Town	City leadership
Location	Residential availability	Family oriented culture
Bay Front walkway and pier	Walkability of downtown	Feeling of safety in Daphne
May Day Park and Pier	Centennial Park	Trione Park/dog park.
Waterfront	People	Location
Great City Leaders	Beautiful Bay Front	Recreational activities for children & adults, ball fields, parks, tennis & pickleball courts
Bayfront park	Baseball fields	downtown
Mobile Bay's Parks - Bayfront, Mayday, etc.	People care about the community we live in	Bedroom community that isn't overrun with industry
The ability to keep a small town feel while growing	The bay	The sense of pride individuals have in their community
Natural Environment, i.e., Bay	Quaintness	Local Businesses and Restaurants
Mobile Bay Beach Access	Old Town Daphne	Sports Facilities
Public Safety Services	Educational Institutions	Parks and Playgrounds
The people - very friendly community environment & atmosphere	Location - near the water/beach & favorable weather	Schools - great public and private schools & community support
Trione Park	Jubilee Square	Downtown Daphne
Location	Quality of life	Schools
Daphne Sports Complex	Village Point/Bayfront Park	Civic Center Complex
It's people	It schools	And local businesses
Public Bay accesses	Quaint downtown	higher average income per household
Parks including but not limited to May Day Park, Lott Park, Bayfront Park, Al Trione and Daphne Sports Complex	Location and access to several modes of transportation	Great institutions (public / private schools, library and access to hospitals & healthcare)
Family	Natural Beauty - Bay	Location - Between Mobile and Pensacola on I-10

What, in your opinion, is Daphne's greatest challenge as a community?



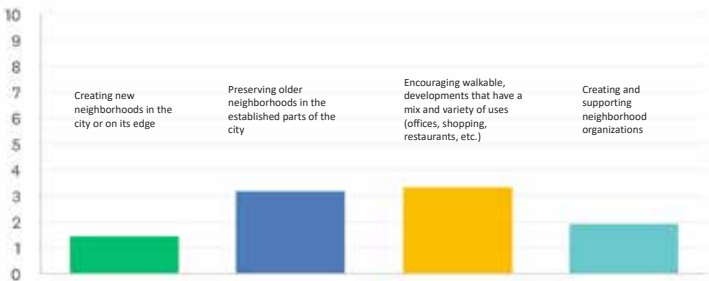
What one vital concern about Daphne's future would you want to see successfully addressed through the planning process?	
1	Is there a theme or architectural style the City wants for downtown? Does the City have a position on it? If so, publish it, and encourage smart development to these themes and standards.
2	Equity in accessibility of services for all citizens in every neighborhood
3	Another road running East/West
4	Smarter growth. We just issue building permits willy nilly with no consideration if city services can absorb them.
5	Downtown expansion and bayfront access
6	Traffic Control/flow - not sure how to do it, but beach weekends are awful for traffic.
7	Managing growth
8	Proper infrastructure that aligns with the growth of the City.
9	Preserving and enhancing bay and historic assets
10	Addressing the growth and infrastructure needs of our city are the vital concerns I would like to see addressed in this study.
11	Growth opportunities need to include consideration of and provisions for family activities including pedestrian friendly accessibility to schools, parks and businesses.
12	Making every aspect seem more accessible and friendly to people from all walks of life.
13	Infrastructure, water quality.
14	A future land use map with roadway development considerations.
15	I would love to see a family-oriented business such as bold and alleys, in a movie theater on the south end of Daphne to help the commute.
16	Place emphasis on re-purposing / re-developing dilapidated buildings.
17	Continued support for local schools.

City environment and amenities?

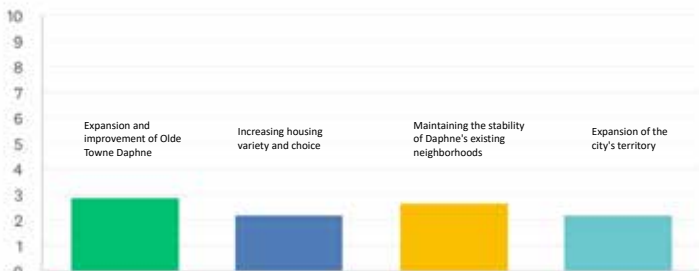


In your opinion, what is Daphne's greatest challenge as a community?	
1	Continued, smart development that brings the community forward.
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3	Unifying all our neighborhoods to act as one
4	Growth leading to more traffic congestion. We
5	Managing growth and maintaining quality of life. Z. Working together to accomplish
6	Maintaining our small town way of life while accommodating the influx of new citizens to our area.
7	Incorporating the new neighborhoods into the community.
8	Controlling population growth - not that growth is bad, but infrastructure to support the growth - traffic/roads are already crowded - not a lot of options for things to do if you don't go to the beach/water. Restaurants are already crowded, etc.
9	Navigating growth while keeping the quality of life high.
10	Rapid growth without proper infrastructure.
11	It would be to incorporate the rapid growth with maintaining the sense of place that has been Daphne. It is keeping a true community feeling as so many newcomers become part of our community. Connecting the old and the new in a cohesive manner.
12	The growth and the affects that are associated with rapid growth.
13	Proper planning for accommodating future growth with adequate infrastructure including roads, utilities (water, sanitary sewer, power, natural gas, drainage), and commercial resources, protection of the environment and maintaining continuity as a community in lieu of random sprawl.
14	Inclusion of all backgrounds and financial situations.
15	Infrastructure
16	Given our political and environmental boundaries, we are only growing in one direction. We're growing fast and the decision makers may not have the tools or the expertise to know when it's time to start hitting the breaks. What is the goal? Where are we heading and when can enough be enough?
17	Infrastructure one of Daphne greatest problems is commuting, in your letter you said this is one of the fastest growing cities in the region. but the infrastructure is not growing to accommodate the growth of people so every time we allow apartment buildings to be built in the city we are increasing to the problem also it contributes to overcrowded schools and that affects education.
18	Outside of managing growth/infrastructure investing in a vision for Old town
19	Balancing growth while maintaining small town appeal. Protecting the identity of Daphne.
20	Rapid growth not support by rapid infrastructure creation.

Neighborhoods



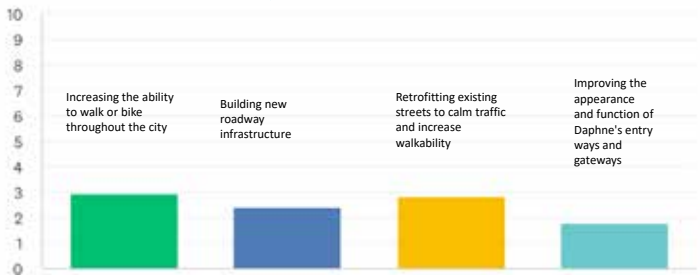
Community development activities?



What one vital concern about Daphne's future would you want to see successfully addressed through the planning process?



Mobility infrastructure (streets, sidewalks, bike lanes, etc.)



What do you think?

- Go to: www.envisiondaphne2042.com
- Click: "Engage" at the top of the page
- Click: Community Participation Map Link



APPENDIX C - ENVISION DAPHNE 2042 COMMUNITY SURVEY*

- Next Steps
- Continue engagement process
- Planning week



Q1--On a scale of 1 to 10 where 1 is very low and 10 is very high, how would you rate the quality of life in Daphne?

8.13

In a few words, how would you describe Daphne to someone who has never been to the community?
Small town, big heart. I love living in Olde Towne Daphne where the housing is as varied as our residents, but we all enjoy being together. It's a special, special place
great potential, location, and it's not Fairhope
Outdoorsy family focused community minded city, going through growth pains
A "Big" small town! Has everything you need without the hassles of a large city
A beautiful place along Mobile Bay with amazing schools and great people
A beautiful, friendly town where you can raise a nice family
A beautiful, safe and family oriented community
A big small town on beautiful Mobile Bay with great food!
A city by the Mobile bay with a different experience based on the neighborhood you live in and its surroundings
A close knit community filled with hard working people. Great schools and great events. We are pretty much full at this time and can't really fit any more people
A coastal fishing Village. Aka, the Jubilee City!
A community that meets all my needs
A fast growing community that is trying hard to maintain its identity and preserve the parts that make it unique
A fast growing suburb city. A very welcoming city but the original "locals" are feeling overwhelmed
A gem
A great community on the eastern shore of Mobile Bay that is growing exponentially
A great place to live
A great place to live with excellent schools. Close to the beach but feels like a small town
A great place to raise a family. It is a growing community but still remains one of the safest cities in Alabama
A large sprawling rapidly growing community in a beautiful location that is full of diverse interests and socio-economic levels which is outgrowing its infrastructure capacity
A nice city, but very spread out. There isn't really a central downtown area
A once great community now consuming by the chasing of tax dollars
A picturesque coastal community with plenty of outdoor activities in nature to explore
A quaint city filled with beauty
A quiet small city with community spirit
A quiet, friendly bedroom community with small city charm and modern day amenities
A residential small town that is a safe and nice place to raise a family, if you can afford it
A safe, quaint town that is losing its character due to uncontrolled growth
A small town feel with access to resources of a larger community. Beautiful natural resources
A small town on the eastern shore of Mobile Bay, about an hour's drive north of the beaches, north of the Gulf of Mexico. A very convenient community
A small town that is growing full of people who care
An ideal place to live in
Bayfront community; good schools, high quality of life
Beautiful city with a small town feel
Beautiful community with caring neighbors
Beautiful quiet community where you can fish in the bay, watch the corn grow, and listen to the cows moo.
Beautiful town on Mobile Bay that has grown beyond its means
Beautiful town on the Gulf Coast with a quaint and vibrant downtown
Beautiful town with great parks, awesome schools, good shopping, and near lots of attractions
Beautiful, safe, easy going, but it's moving towards congested roads, overcrowded schools, over-taxed residents, with inflated real estate prices trying to push locals out
Beautiful, friendly, safe
Beautiful, perfect size, great location



Beautiful, scenic, positive, strong sense of community involvement by the residents
Bedroom community of Mobile, AL on the best side of Mobile Bay
Bedroom community, which has been taken over by developers
Bedroom community/suburb
Best quiet town
Bustling family oriented high growth community
Busy
Busy roads. Overcrowding. Bad water and sewer system. Quiet at times if you can find an area that is developed
Charming and small bayside village with friendly people and community spirit
Classic Southern yet modern community charm, beautiful smaller city with diversity
Clean, beautiful community on the Bay
Clean, safe, relaxed
Close enough to everything but far enough at the same time
Coastal community that is attractive, clean and safe
Coastal town
Coastal weather retirement area
Comfortable, safe and convenient place to live
Commuter town. A little too practical (i.e., lots of strip malls and big box stores)
Convenient small town atmosphere in fast growing Eastern Shore area
Crammed packed schools, high traffic, great schools when they aren't being overrun with too many kids
Need another middle and high school and with as many new homes that are coming to the area will need a new elementary school. The infrastructure isn't able to handle the influx of people as is and there are still hundreds of homes that haven't been built yet that will only make driving in Daphne even worse. The sewer system needs updating. We love it here. We have enjoyed living here. But they can do better and need to start doing better for the residents of this town
Cute city on the Eastern Shore of Mobile Bay. We have Mardi Gras, Spanish moss, and lots of parks and green spaces
Daphne has all the charm of a quaint town coupled with the growth and bustle of a bigger city. Right off of Mobile Bay, Daphne offers top quality schools; housing of all kinds, shapes and sizes; and all sorts of hobbies to enjoy such as shopping, sailing, fishing, kayaking, walking, biking, sports, and tons more. We love our city and can't imagine living anywhere else
Daphne has two of everything and is five minutes from anything! It's also stunningly beautiful!
Daphne is a beautiful city that has suffered from overgrowth
Daphne is a beautiful place to live within minutes of almost everything
Daphne is a beautiful town on the Eastern Shore
Daphne is a friendly city and a great place to raise a family. The schools are wonderful
Daphne is a great place to live, great schools and Community. Our crime rate is very low. Great restaurants and seafood
Daphne is a growing city with still a small town feel. We greet neighbors, lend a hand, get along with those not like us and enjoy beautiful surroundings
Daphne is a pleasant, fairly safe city. Although we have a problem with speeders in our neighborhood Walking across the street to get mail can be frightening with people speeding on our street
Daphne is a quiet and lovely coastal town brimming with laughter, peace and sweet southern charm. Historic oaks and mossy shade comprise most of our scenic views. Upscale dining on the bay paired with a stroll through the neighborhood or a sunset with ice cream!
Daphne is a small but thriving community with a family focus
Daphne is a small town with very friendly residents. It is near more well-known communities but is quickly making a name for itself
Daphne is a uniquely small and growing community with friendly people, good schools, above standard athletic facilities for youth sports, passive parks with great views of Mobile Bay, strong public safety and historical community spirit
Daphne is a very friendly place to live
Daphne is a wonderful place to raise a family!
Daphne is an expanding city that is a safe and family oriented community. It has beautiful parks and offer recreational parks for the active community. There is not a variety when it comes to shopping, and restaurants. The infrastructure needs to improve due to the growth of the community. The schools system is working to keep up the growth of the community as well. Daphne has beautiful weather and friendly people. Eclectic, in as much as a small town feel, with plenty of amenities in and around the area Expensive to live and no public housing
Fairhope's hat
Family and friends who take care of each other and their children
Family and neighborhood atmosphere
Family friendly

Pg 156 column 1

Family friendly community with beautiful outdoor activities

Family oriented and safe

Family oriented town

Family oriented, preserves its history, educated community

Family oriented, slow paced, easy going, some place you wouldn't want to leave

Family town, close to interstate, shops and dining, beaches and clean

Fastly growing with small town feel

Friendly and clean with plenty of nice places to eat and shop

Friendly and quiet community with a beautiful view of the waterfront of Mobile Bay

Friendly community

Friendly little town

Friendly neighbors

Friendly, caring, with a casual lifestyle

friendly, convenient

Friendly, good school system, wide range of housing options, poor infrastructure in keeping with new neighborhoods

Friendly, quaint, growing

Friendly, welcoming community with beautiful parks and recreation opportunities—mostly free

Friendly, peaceful, quaint

Good place to raise a family. Accessible to a lot of recreation. Good mix of people (racial and financially diverse). Down to earth compared to nearby cities

Great community to live in and people are nice

Great community, but growing fast and needs a plan for future to keep up with the growth

Great community, excellent schools, conveniently located near I-10 for a short ride to Mobile, AL and a 45 minute drive to Pensacola, FL

Great Family Community in South Alabama. Great to enjoy the outdoors and raise a family

Great family town

Great little town that is experiencing unprecedented growth. Hard to find affordable living, though, and traffic is starting to really be an issue

Great location near the bay

Great people and safe

Great people, close to other cities that blend together well, banks and food, rec fields, but no swimming or diving and it's hot here. No Rex center like Fairhope

Great people. Great food. Great town

Great place to raise a family and has great natural resources in the area.

Great place to raise a family!

Great police, fire and library. Growth has been unregulated and done without concern for residents. Streets poorly maintained/parks does great job. Pity the day there is another major weather event that requires evacuation. City leaders want growth without infrastructure in place first

Great schools, low crime rate, up and coming city

great small southern town on the bay but struggling with lack of overall proactive planning and managing

Growth

Growing

Growing

Growing but still with the small town feel. Clean, safe feeling about our community

Growing city

Growing city, peaceful and good to raise a family

Growing community with beautiful surroundings and weather

Growing out of control with traffic congestion and little concern for environmental priorities like recycling!

Growing too fast

Growing too fast and infrastructure can't keep up

Growing too fast

Growing too fast. Traffic is a nightmare, tearing up all the beautiful farm land trees to build housing, which impacts traffic

Growing, pleasant, charming

Has a small town feel in some areas but growing rapidly in others not sure how the outcome would look.

Hidden gem with small town values and a gentle way of life

I already have relocated here and a friend of mine is relocating from MO

I describe Daphne often as the best place in the world to live!

It is a beautiful SMALL-ish town feel. The community is great with most amenities close by

It still has a smaller town feel even though it has more than doubled in the 23 years I have lived here. It does have nice park features and a good selection of stores and eating places

It used to be a good place to live, not any more. Too many people moving here, traffic is bad, but mostly crime is out of control. I've lived here for 42 years and have always felt safe, but not anymore. With the influx of so many people moving here it's not a nice small town anymore. I hate it here now

It used to be a lovely quiet little town but has been overdeveloped and lost its charm

It's paradise ... and expensive to live here

It's a Big area with a small town feeling

It's a nice, family community

It's a quiet and clean

Column 2 pg 156

First Block

It's nice in some ways but the sewage issues are destroying the bay. The planning board seems like it needs some work

Jubilee city. Then have to explain what a Jubilee is

Laid back, mid-upper scale, where the city meets the country

Laid back, relaxing, atmosphere with beautiful landscape (Currently)

Love living here. But we need to stop building more neighborhoods and apartments

Lovely Southern town adjoining Mobile Bay, historic sites, family friendly

Medium sized bedroom community with good schools

Modern day Mayberry

Multiple areas of interest; small historic district; mostly residential metropolis east

N/A

Nice people and beautiful place

Nice place to live

Nice residential community on Mobile Bay

Nice small town downtown area, great bay access parks. Quiet living. Busier area/shopping near the inter-state. Used to be a lot of farm land in the east but less and less as time goes on, being replaced with cheap DR Horton cookie cutter homes clumped together wherever they will allow land purchases and worse still large ugly apartments

Nice small town. Manageable traffic flow. Easy place to live. Very friendly and polite people. Nice location between Mobile, Fairhope, and the rest of the county and beaches

Nice town, nice people, but growing faster than infrastructure can handle

Not much to do with a lot of retired people and young families...not a place for singles

Olde Daphne is charming and inviting. Slow paced Bay life

On the bay, great neighborhoods & schools

Once a small and peaceful place, but high growth has taken its toll on the quality of life.

Peaceful, family and community oriented, with lots of new growth that should be contained to preserve the slow paced atmosphere

Perfect leadership plus conveniences plus economic diversity

Perfect sunsets, quaint

Picturesque; options of shopping, dining, and activities but maintains quaint small town feel

Place that has changed dramatically in the last 20 years, not for the better

Quaint

Quaint

Quaint and laid back

Quaint friendly town

Quaint little town on the bay down by Mobile. Bedroom community with good schools. Great place to live being right off the interstate. Small town charm, and what we don't have we're not a far drive from what you might need

Quaint small town conveniently located near recreation opportunities. great schools and a decent downtown

Quaint town but infrastructure not keeping up with growth. Streets need to be widened for over-crowded streets

Quaint, clean, growing

Quaint, quiet, beautiful, has character

Quiet coastal community

Quiet, but not very friendly. Religious

Quiet, family friendly

Rapidly growing, small town community

Residential community by the bay

Safe

Safe bayfront community but with an unattractive commercial looking entrance on 98 and not enough capitalization of the bayfront

Safe, friendly, and beautiful!

Small community, close to the bay, great place to live...convenient to the interstate and beaches

Small enough to feel like family but large enough to offer all the amenities

Small residential town near the water

Small town

Small town atmosphere although not small

Small town atmosphere with big town amenities

Small town community

Small town feel on the bay

Small town feel that has access to many of life's pleasures

Small town feel with a short drive to city life. Growing quickly

Small town feel with all the amenities. I've lived here 30 years and even though the growth takes adjustment for the most part it has been good

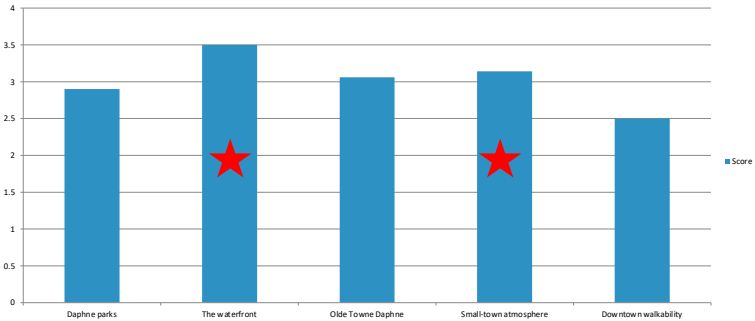
Small town feeling - family oriented

Small town on Mobile Bay

Small town on the Bay with great untapped potential
Small town with a lot of activities and great family vibe
Small town with close access to beach and larger cities
Small town, big flavor
Small town, friendly, great location, bayfront
Small, friendly. Daphne has good restaurants, shopping, and activities. Neighborhoods are varied for different goals/likes
Small, safe and family-friendly but within reach of larger cities
Smaller community with nice people, great weather, awful traffic in summer and spring break
Smallish community with many great people. Best community I've lived in
Southern Alabama with great people and water
Southern charm, sense of community, beautiful natural resources
Southern town on Mobile Bay
Spread out, family friendly, needs more restaurants and jobs
Suburb on the bay
Suburban community on Mobile Bay
Suburban. Run of the mill chains stores/restaurants. Lackluster art scene. Growing pains that show up in streets and lack of diversity
The Jubilee City! Quiet, yet strong with flavors of activities and the best people to be neighbors with. Low crime, high tide baby!
The Jubilee City. Small town, safe, convenient
The people are the best!
This is a beautiful and diverse community. The schools are wonderful. The high school is awesome, but it seems to be a community afterthought
Though certainly perceived as a commuter city, Daphne has vast natural resources and a clear commitment to increasing quality of life, including walkability and recreation options, for its residents
Too many new people clogging the roadways
Traffic is an issue, and the ongoing construction is concerning. The infrastructure seems stretched in general, and has potential to become more of an issue
Very beautiful town
Very friendly and safe city that focuses on education and recreation
Very friendly family focused community
Very modern community providing many ways to enjoy life and give opportunities for further career advancement and family togetherness now and into the future
Very nice area close to Gulf of Mexico. Offers a variety of parks for sports and passive activities
Very nice area to live, but growing too fast
Very quaint, quiet, bayside city, but no real tourist attractions to speak of
Warm, friendly and welcoming
Was a really nice place to live in the past until all this development which has caused gridlock on our roads
We are right on the Gulf of Mexico with sweet southern charm
We chose to make our home in Daphne 20 yrs ago because it was a quiet, family centric community with an amazing farming community just close to Mobile for "busy life". Now DR Horton and Truland are moving in, lowering our property values, building houses on top of each other, and we don't even have street lights.
Welcoming community with heart!
Wonderful town located off Mobile Bay in south Alabama



At the Envision Daphne 2042 community meeting, participants identified community assets. The top five assets are listed below. Please rank their importance on a scale from 1 to 5 with 1 being most important.



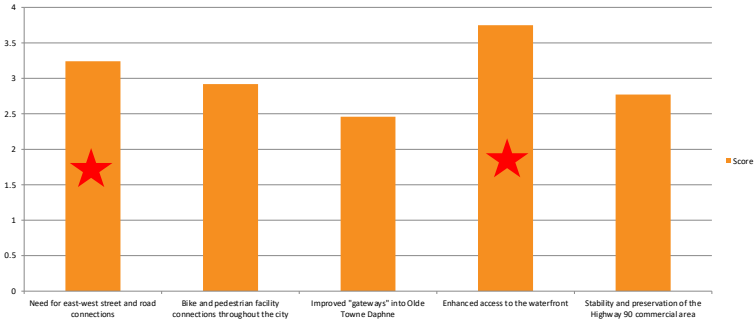
Is there an asset not listed in the ranking above that you believe to be very important to Daphne?

#1 Unclog Roads
98 is turning into another Airport Blvd. Also Daphne is not an old English Village, so what’s up with the “e” added to the end of Old and Town, plus why town? Can’t it just be Old Daphne? Who’s stupid idea was that? Too many new stop signs for no reason!
A walkable entertainment district with restaurants, bars, coffee shops, boutique stores, and a park for the kids
Accessibility...tolerable traffic levels
Address multiple sports. Not just football, baseball, soccer
Adequate infrastructure commensurate with growth BEFORE GROWTH IS ALLOWED; restricted growth to allow for the quiet country atmosphere to continue. It's going to be one big subdivision if we don't stop.
Affordable housing
Art center and Museum
Attracting more restaurants to our city
Better access to technology infrastructure that will help retain talent in the age of remote work
Biking/walking/nature paths
Building covenants and restrictions
City cleanliness
City govt does a great job
City landscaping
City school!!! We are growing so rapidly and let's face it BCBE is in it for the money not the education Clean and dependable water and sewage
Close to the beaches
Commercial building and signage regulations similar to Madison, MS.
Commercial development and proximity to I-10, Mobile/Pensacola
Community centers
Community involvement and inclusion
Convenient to larger municipalities like Mobile and Pensacola
Cottage/bay life architecture
Cultural activities
Daphne High School
Easy Access to I-10 comes up a lot with my clients who are moving to the area
Eliminate building plans that overcrowd people into our community
Emphasize SMALL town!
Entertainment
Entrance to city being more welcoming and cleaner. I-10 at 98
Excellent schools
Farming
Farms
Friendliness of residents and shop owners
Future need for more schools due to inevitable overcrowding
Good school system
Good schools
Good schools are our best asset
GREAT SCHOOLS
Great schools
Green area, parking, ease of getting around
Greenspace
Having roadways that can accommodate all the traffic
Highway (98 and 181) infrastructure

Historic homes and points of interest
Historical preservation
History
History culture sports
I think community walkability is as important to the City as downtown walkability is. Offering residents safer and more plentiful pedestrian options should be as much of a focus as the smaller population of downtown. I would like to use the beach
Infrastructure
Infrastructure
Keeping mom and pop stores over major chains
Keeping some farming fields and pastures
Keeping the small town feel
Keeping trash off the roads
Less development; save farmland. Road infrastructure to accommodate development!!!
Location
Location on the Eastern Shore
Lots of near-by shopping availability
Lots of shopping nearby
Low cost of living. The cost of living, particularly housing, has been rising faster than it has in surrounding areas. Low cost of living used to be a draw to this area, but it no longer is
Low crime
Low crime rate
Low crime small community
Maintenance of sidewalks, speed bumps to slow down cars. A lot of cars run the stop signs, thus making them ineffective
Maneuverability by traffic, very congested
Modern technology
More baseball/softball fields
More community activities
More playgrounds in addition to city park. Perhaps a splash pad
More retail in Olde Towne
Not that I can think of
Olde Towne development with shops and signage recognizing entering Olde Towne
Our rural areas staying rural
Our schools SHOULD be an asset but are not
Parking, parking, parking!
Parks
Parks and walking paths
Parks in any great city are of great importance, but the Daphne parks are not true nature parks in size or scope
Places families can gather for entertainment
Possible Eastern Shore Schools separate from Baldwin County
Probably
Proximity to other cities
Public safety
Public Safety
Rec center. Not just park needed
Recreation services
Recycling and faster speed internet
Restaurants
Restaurants
Roads!
Safe community
Safety
Safety from a crime perspective, cleanliness of waterfront/water/ pollution
School system
Schools, roads, law enforcement
Schools
Sense of community
Sewer Improvements
Shaded sidewalks! That makes the town and neighborhoods friendlier - safer and more valuable! Shopping and restaurants, but that could go into Olde Towne Daphne and walkability
Sidewalks on all the streets
Sidewalks everywhere! Scooter rentals. A legit recycling facility
Street maintenance and pedestrian safety
The acres of beautiful untouched farm land and wooded areas. These should remain untouched and pre-served as part of Baldwin County's agricultural heritage and rural roots
The citizens
The classic old town neighborhoods are very important to the look and feel of downtown. Please do not let this area become like Fairhope where the old houses are replaced with huge ugly houses

The dog park, would like to see more shade, working water fountains, less dirt/mud area
The family friendly city events
The naturalness (trees, woodlands). I am so sad to see another natural and beautiful parcel of land SOLD on Hwy. 13, can't we slow development and have natural spaces?
The people, we are welcome to growth. We understand that it’s a natural thing. But you have to let us know our voices are heard and our concerns with traffic and environmental impact
The school system is a major pull factor for parents and has contributed to the growth of the city. Also, maintaining clean waterways is of importance to the reputation of the city
The schools
The schools
The speeding cars and traffic being a danger to the people of Olde Towne Daphne and Main Street, with little to no police patrol to deter the speeders
The Sports Academy
Traffic
Traffic control
Traffic control
Undeveloped land
Walkability in ALL of Daphne. As Daphne expands east of 98 there are limited sidewalks. I know this has been an initiative but many 181 neighborhoods are locked in because of the traffic on 181 and no sidewalks on 181 connecting neighborhoods. While this expansion project of 181 may be an ALDOT project, much of the project still sits within Daphne City limits. That is one asset I feel the city should have requested. Imagine sidewalks connecting Old Field, Bellaton and all the way to Allegri.
Walkability outside of downtown area.
Walking trails
Walking trails. Not sidewalks along busy streets. Wilderness walking trails. Also more sidewalks needed We have been nearly hit by cars too often while out walking. More street lights
Walking/transportation/biking connectivity via sidewalks across Daphne
Wooded areas
Would like to emphasize when I selected Daphne parks I means dog parks. Adding new things to do would be nice too
Yes
Yes. Actual nature parks. Not just baseball fields and tennis courts, but green belts and linked natural parkland. Natural parks are very important to mental health and quality of life. There is a depressing lack of true parkland set aside in all of Baldwin County, and other than Bayfront Park, all of Daphne. Scattered tiny pseudo-parks are not the answer if we want to avoid being nothing but poorly planned sprawling suburbs and asphalt in 20 years. That would be a tragic mistake

At Envision Daphne's 2042 community meeting of November 17, participants also identified community opportunities. The top five opportunities are listed below. Please rank their importance on a scale from 1 to 5 with 1 being the most important.



Is there a concern not listed in the ranking above that you believe to be very important to Daphne?

Curb rapid development. There are so many empty retail locations within city limits and nearby areas There are enough houses already approved for this area. No more needed

#1 Unclog Roads

181 and 104 are way too congested and it is just going to get worse

Add more retail and activities in Olde Towne

An improved animal shelter completed more quickly than currently planned...it is a crisis situation

Animal shelter needs to be bigger, better run and have vet on staff

Appropriate speed limits. Some are too high and many are just police speed traps.

Basic infrastructure and the overdevelopment of the area

Being able to ride your bike or walk on the major roadways without worrying about being hit by a car

Better downtown

Build up downtown Daphne. So small. Create a downtown Fairhope feel

Building more schools and keeping the high schools state of the art

City growth

City of Daphne needs to improve upkeep of streets and walkways

City School System or Eastern Shore School System (SF, Daphne and Fairhope)

City schools

Comprehensive recycling program

Consideration for regulated growth

Control development and preserve quality of life and small town feel

Definitely clean up Hwy. 98 that runs through Daphne. More flowers, there are also too many empty store-fronts, just maintaining the side roads on 98 with landscape would look more appealing

Enhanced recreational facility with a pool for youth and seniors

Greener community

Growing population and traffic. Pressure on school capacity

Growing too quickly without proper infrastructure in place

Growing traffic congestion

Growth and expansion of Olde Towne Daphne

Growth is poorly planned. Our roads suck. Home builders should be required to also build and pay for better roads and new schools

Growth of Belforest. Too much too fast

Growth to quick infrastructure not keeping up

Historic preservation rules, perhaps parks added around historic sites. For example, Malbis land could be acquired and developed into an incredible park that becomes the center of that entire area. More museums and art centers could be added there

Hwy 98 congestion. Variety of food options near Olde Towne and target areas

I am excited to hear of the opportunity for a “downtown district” in Belforest. Would like to hear more on the proposal

I'd say very few people are concerned about Olde Towne Daphne as they are what you're doing to the rest of the city. Old Town is pretty irrelevant to me

Improve County Rd 64. Traffic flow is AWFUL!

Improve pedestrian crossings on Hwy 98

Improved intersections (More roundabouts and 4-way lights) from side roads onto main roads

Improved traffic flow, especially at the Publix intersection with Old Main St and Hwy 98

Increased local business venues

Increased numbers of distracted driving in the area results in a seeming increase in people running red lights.

More roundabouts to replace lighted intersections in high traffic areas would potentially reduce accidents.

Examples of locations include: Pollard Rd and Daphne Ave and N Main St directly southwest of Starbucks next to the Eastern Shore Shopping Center

Increased outdoor recreation opportunities (running/biking/kayaking/trails)

Infrastructure for traffic is not keeping up with population growth

Infrastructure improvements do not keep pace with growth

Infrastructure improvements! Too much building and not enough Infrastructure projects to handle the influx of new subdivisions

Infrastructure in general needs improvement

Infrastructure

Keeping areas out of construction - leaving some land for the beautiful view of it instead of developing it for more cookie cutter houses

Keeping the commercial businesses inside the city along Highway 98. Allowing areas like Malbis and Belforest to remain rural and residential

Keeping the county areas in Daphne

Keeping the trees preserved

Lack of sidewalks, police presence in school

Larger, more natural, connected parks throughout the city, coordinated with an overall Baldwin County parkland plan

Limit commercial building

Loitering

More community building. Diverse cities are stronger

More of a downtown area with more shops

More of a downtown with more shops and restaurants and employers

More of Daphne considered important and deserving of our tax dollars than just Olde Towne Daphne

More opportunities for boutique businesses. Less big box stores, banks, etc

More parks and a city pool

More restaurants to the area!

More retail and eateries in old Daphne

More sidewalks and street lighting

More waterfront access and views

Need a real recreation center

Need more restaurants

Need to have more environmentally friendly attractions on the waterfront, such as piers, scenic lookout towers, lighthouses, etc.

Nightlife

None of those are of great concern to me. We already have great public access to waterfront in my opinion

Older areas of town/ neighborhoods kept up to keep the quality of Daphne up

Open space

Overpopulation if Belforest area

Overdevelopment especially crowded subdivisions

Parking for Main Street downtown

Preservation of green areas between subdivisions, businesses

Preservation of old houses and buildings

Probably

Protect integrity of Olde Towne. Help decrease car traffic and increase leisure.

Public engagement events

Public safety of pedestrians in Olde Towne Daphne and in the surrounding neighborhoods because of people traveling at unsafe speeds in their vehicles. And a need for safer crosswalks in Olde Towne Daphne/Main Street

Quit building subdivisions!

Recreation Center

Recreation-city pool and Rec center

Regulate residential growth so that it doesn't add burdens to traffic and schools

Resurfacing and painting of major arteries. 64 from 98 to 13

Revitalization of the older strip/business center and improvement of the aesthetic appeal of Highway 98

Roads!

Schools

Schools

Schools

See prior comment about a proactive plan for green open spaces and true nature parks

Services like grocery and parks in the Belforest area

Several: Lack of vision for preserving nature, e.g. wetlands, trees, animal habitat, etc.

Sign police are way too strict and stringent

Since you asked, adding fruit trees to our city parks and city buildings (herbs in our flower beds) would enhance our city properties, add beauty and encourage others to grow something to share. (In Portugal and Spain, many town halls are surrounded with beautiful mandarin orange trees, it's truly breathtaking)

Site for future schools (public or private)

Size and growth of neighborhoods. New schools are going to be needed

Smart traffic control, i.e. traffic signals, roundabouts, ease of roads

Some sort of rework for Malfunction Junction. It kind of works, but I believe it could be improved

Something for the teenagers to do

Speeding in Lake Forest

Stability and preservation of the Highway 98 area (vs. 90) including riddance of existing and avoidance of future deteriorating/unsightly former businesses

Stop all of the new construction!!!

Stop building any more homes/commercial buildings until the infrastructure has 100% caught up. Traffic now is a nightmare. Can we please leave one inch of green space? Stop the developers from ruining our city! STOP DEVELOPMENT UNTIL INFASTRUCTURE IS PRESENT AND COMPLETE. It is completely unacceptable that it takes 38 minutes to travel 5.4 miles on 3 roads. 3 years ago it took 12 minutes. I am not against all development but you cannot flood areas with thousands of people and not make a single adjustment. Plans and rumors of improvements are not acceptable. The infrastructure must PRECEDE the growth or you create the nightmare we as residents have to live with daily. STOP ALL DEVELOPMENT IN BELFOREST AREA SPECIFICALLY UNTIL INFRASTRUCTURE IS 100% COMPLETE. Last but certainly not least, BELFOREST DOES NOT WISH TO BE ANNEXED INTO THE CITY.

STOP overdeveloping this area. Place a moratorium on neighborhood subdivisions. Create "green zones" that are protected from being developed. We do NOT need any further development in this area

The area of Highway 98 when you first get off the Bayway going south looks terrible. Numerous vacant build-ings, area looks rundown, this is the gateway, the first area people see when they enter our city

The growth has to be controlled before the city is defined by decaying D.R. Horton homes and increased crime

The roads make driving take too damn long

The roads need to be improved before any more development proceeds

The traffic on Highway 98 is terrible all day long

There is no need to focus much on East-west road connections. A deeper focus should be placed on the history and preserving it. Like the museums. We have to hold on to the Jubilee culture

To not increase traffic through Olde Towne Daphne, maintaining the small town charm

Too many new stop signs in Olde Daphne. New buildings do not always fit the Olde Towne Daphne architec-ture. It's important for us to preserve the charm that I've lived in for 40 years

Too much construction/apartments

Too much growth without an infrastructure to support it

Too much growth, too much traffic, 98 is as bad as Airport Blvd some days. We are losing the small city charm and values and becoming a drive through city just like every other city

Too much growth!

Traffic congestion on main Highway 98. Feels like Mobile's Airport Blvd. Better enforcement to keep Scenic Hwy 98 at 25 MPH with traffic calming, so drivers don't speed. Keep it pedestrian friendly

Traffic congestion

Traffic control is my highest

Traffic has become a nightmare for people living near State Hwy. 181 and 64

Traffic is congested because of all the new homes being added and new families settling here. The country life is quickly dissipating

Traffic issues, loss of green space, lack of infrastructure to support more residents and businesses

Traffic lights on 64 way too many wrecks at intersections

Traffic on main highways

TRAFFIC, specifically the 98/64 corridor. Moratorium on subdivisions and multi-family housing until infra-structure can catch up

Traffic. These roads cannot handle the influx of traffic. Red light cameras would bring this town a lot of mon-ey for road improvements.

Uncontrolled growth. I moved here because Daphne was a small town, that's what I liked about Daphne.

Underground power lines

Unsure

Wastewater management before allowing more multifamily development

Water fountains/refill stations on the west side on Main Street. All water fountains are located on the east side where the sidewalks don't connect all the way down Main. Even with the new signs, people don't stop for pedestrians at crosswalks

Water quality issues

Waterfront access is listed but I really wish we had an open pier area like Fairhope

We need a community gym and pool like Fairhope has.

We need a rec center. The YMCA does not cut it fully for this growing community or for the clubs and high school athletics

Widening of county road 64 to better handle traffic congestion

With most of the growth happening to the east, where should or shouldn't the commercial development follow?

Would love to see a commercial boardwalk with Bayview similar to areas in South Baldwin County or Florida, yes

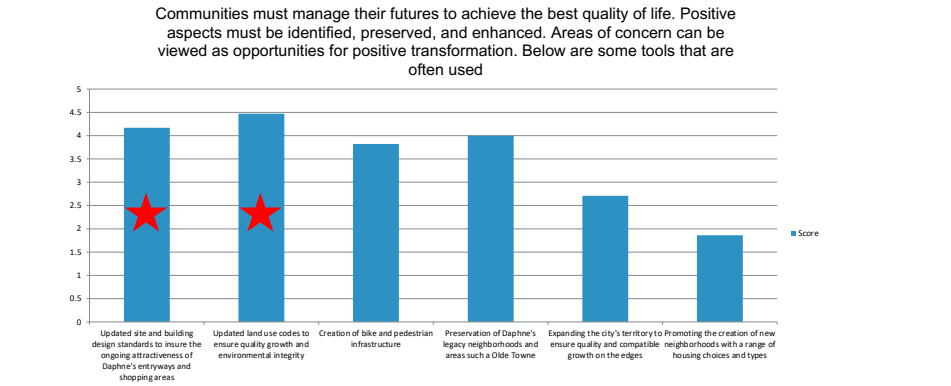
Yes our roads and schools are getting too crowded. The more apartments added the more trashy the city gets. Quit allowing the "cheap@ subdivisions" to drown us out.

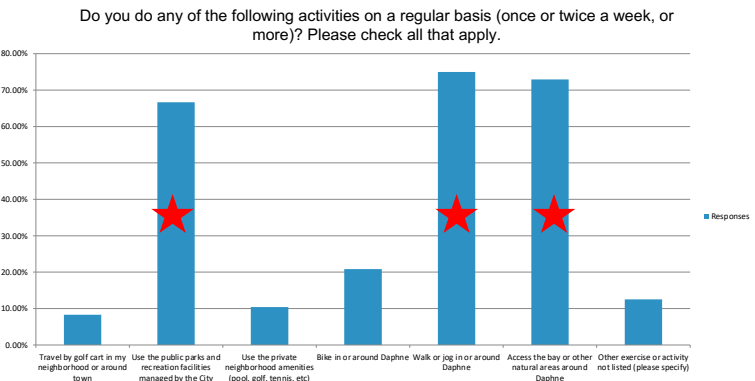
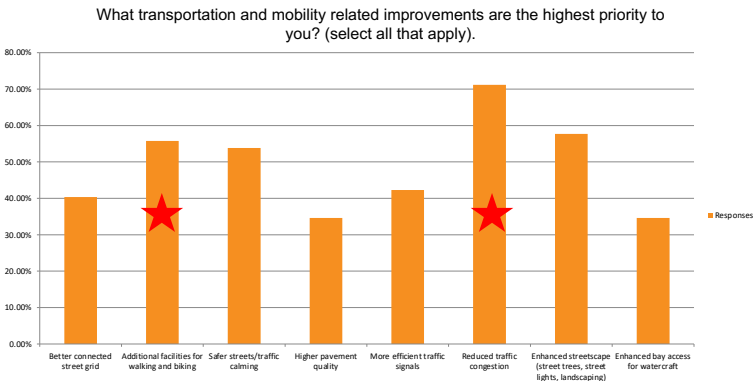
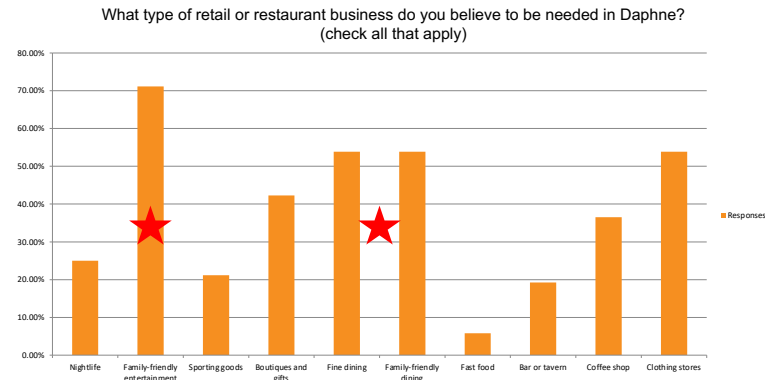
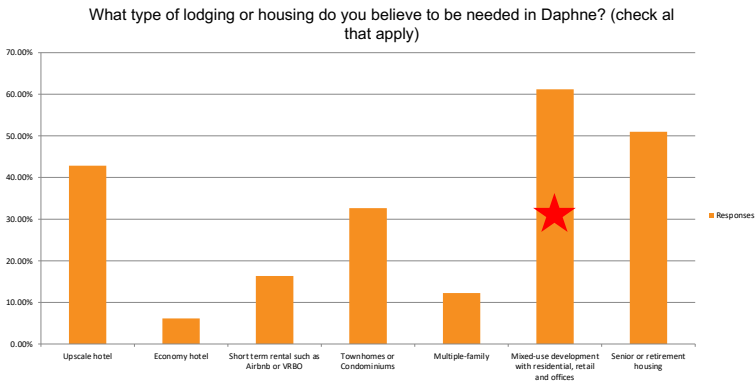
Yes, we need to expand roadways, specifically 64. We also need lights. At the intersection of 64 and 54E, 64 and 54W, 64 and Rigsby. Too many accidents are happening, it's too dangerous.

Zoning

Zoning changes to accommodate more high density housing, apartments, townhouses should be halted immediately

Zoning improvements and building moratorium is needed





Art Galleries
Boys and Girls Club
Daphne store (like The Fairhope Store)
Dave and Busters
Dining with views of Mobile Bay!
Dog friendly establishments
Dog friendly restaurants and areas, like Hop Hounds in Mobile
Everything we need is here
Fast food is fine but it should be built to a higher standard for an attractive roadside appearance
Grocery
Grocery store on 181
GROCERY STORES
Hardee's
Home decor
I think that the city has a fairly good balance of businesses
Indoor/outdoor live music venue on the water, Daphne's version of Florabama!
Kid-friendly activities such as mini golf, arcade (ex. Dave & Busters), updated movie theatre, bowling alley
Locally owned businesses
Low Cost or Free Family Friendly Outdoor Entertainment
Lowe's, Home Depot
More meat and three diners
More parks - too few with city of this size
More walkable shops on Main Street
NO MORE
None. We have plenty. Stop with the overdeveloping already. Please
Not chain restaurants
Rec center
Renovate the property across from the Daphne post office into a similar space like Fairhope has with multiple restaurants and gathering space (the white one on Section Street with the pizza and Mexican restaurant). We need this!!
Restaurants with outside eating areas
Stand-alone bakery
Too many chicken and burger fast food places, same old same old
Trader Joe's!!!

Do you have any additional comments that you believe would be helpful for planning Daphne's future?

Adding traffic lanes to Daphne Ave/Hwy 64 from US 98 to east of Hwy 181; connection from Johnson Rd to County Rd. 13; and connection of Pollard Rd to Lake Forest. Annexation of areas east of the current Daphne City Limit
A CITY SCHOOL SYSTEM
A community pool would be an excellent addition for residents not part of a subdivision or neighborhood with a private pool. Also, another area of town that could benefit from improved entry ways would be Daphmont, not just Olde Towne
A walking tour of historic sites. A bi-annual tour of historic homes and sites. Preservation of the aesthetic cottage/ bay style in old Daphne by having an architectural review board for new buildings and houses built from Santa Rosa to Maxwell to protect the character of Main Street and the entire neighborhood
Add more downtown (Olde Towne) retail and restaurant space, to make more appealing for both local residents to live in, and walk to retail/restaurants/events, as well as to attract tourism money to the city. Also, get rid of all the power lines, and improve the curb appeal of the area, so it's more picturesque, and walkable
Add more trees to Eastern Shore Trail section between Johnson and Ryan. It's a barren area and unpleasant to walk. Not inviting and doesn't feel safe due to lack of plantings or calming measures
Additional dog parks with walkable access; less decisions made by developers and developers made to follow a comprehensive plan that is already decided
Again, more green space. A big part of Daphne's charm are the woodlands, trees-seems like these natural places are dwindling way too fast. :(
Amphitheater
An additional dog park, pickle ball courts, and outside activities near 181 would be great
Annex in Belforest to generate more tax revenue for the City of Daphne. Stop allowing these cookie cutter builders (DR Horton and Truland) from buying up all the farm land to build more houses than we have infrastructure to support, then fix the roads and traffic issues in Belforest with those extra tax dollars. Street lights would be nice too
Another Chick-fil-a!! Take off congestion at current one and another Walmart
Another Senior Living Nursing Home that accepts Medicaid
Assess developers for infrastructure. Put in place and enforce uniform building engineering codes for subdivisions

Being such a large community, Daphne needs a better downtown area. Unfortunately if you aren't paying attention you pass right through it without knowing you did. We go to Fairhope to enjoy the downtown atmosphere. I wish we could do that in our hometown. Very limited choices
Bigger doesn't mean better. Slapping neighborhoods up on every piece of land does not improve quality of life for anyone. We need to utilize what we have and make it affordable for retail shops rather than leave businesses empty and deteriorating
City pool
Construction needs to be limited until infrastructure can catch up. Traffic is becoming impossible to navigate. Highway 64, 181, 54, are so congested you need to sit through several lights before going anywhere. Continue to improve city recreational facilities
Create a walking, jogging, biking corridor path along the length of Daphne, near the bayfront, Start with Old County Road
Daphne
Daphne is overgrown and as people outside of the city limits want to stay outside of the limits
Definitely more mixed use walkable, dining, shopping, residential spaces. Appearance code for commercial/retail spaces. Think Seaside, some of Fairhope, etc.
Do not let the private schools located on residential neighborhoods continue to expand!!! Bayside and Christ the King are traffic and litter nightmares for those who live close by!
Don't approve any building that impacts Belforest/CR 64 roads. We have a weak road system that is already overloaded for our steady growth
Find ways to reroute traffic coming in from the east so it does not all bottleneck on to 64 and 90
Get. It. Together. That is all
Golf carts could become a problem. Young kids driving them and golf carts on highway driving 15-20 miles, Hwy 98 is becoming more congested with traffic and trying to be like a freeway. There needs to be a long term plan for that traffic
I lived in Alexandria, VA for a while and every time I walked down King Street, I would think, "Daphne could be like this!" Now that I am back home, I'd love to see it happen
I moved here in Jan 2021 from California. The traffic is minimal compared to what I am used to - but - I agree that it would help to have more connections and more walking areas. Thank you so much for being such a welcoming community! I love the way you have done your neighborhoods so far
I think it will be good to slow the constructions of new subdivisions/apartment complex until roads, schools and parks/recreation are improved or taken care of. With the rapid grow and so many people coming to this area we are lacking family practitioners; almost nobody is accepting new patients and it is very difficult to find one that does
I think the City spends too much on Olde Towne Daphne, and forget about other neighborhoods
I understand the need to restore Old Towne, but additional parking is needed if this area is going to be really developed
I would assume that the ETJ would be made part of Daphne in this time frame. 181 and 98 are hard divisions for the city in terms of access to the Olde Towne area. You might have local bike paths, which are very good, and golf cart access but access east-west is going to be an issue and there is not good parking around the Olde Towne area
I would like to see limitation on neighborhoods and apartments. Overpopulated area strains traffic flow and environment. I would also like to see the Malbis plantation be protected by a historical society
I would put focus on existing buildings that need a facelift, rather than businesses building new buildings. We have plenty of space along 98 for businesses to land, but they insist on knocking down trees
If it's not broke, don't fix it. It is important to keep up with the imminent changes that comes with growth. However, we have to hold on to what history has placed in our hands. If it was good enough for them, it'll be good enough for me.... Now and in 20 years. The entire bay front should not be tampered with. Period. From where it touches Spanish Fort, to its meeting with Montrose, Don't bother the Bay! Maybe one or two more public access points will be fine
Implement words by action. That is, enforce zoning once on the books and plan to keep nature (e.g. trees) in place rather than clear cutting for new businesses and/or subdivisions!
Improve Roads!
Improve waterfront activity
Increased infrastructure resilience such as undergrounding of overhead utilities would reduce the impact of storms while acting to beautify the area
It's important to maintain the charm of Olde Daphne. Stop approving buildings that do not enhance the charm of our lovely town
Kayak access to Bayfront
Keep present Mayor
Keep the small town feel, manage growth carefully and thoughtfully. We're getting too crowded
Keeping our city safe and beautiful
Leave Belforest alone!
Less development. Residents should take priority over getting more people moving in
Less DR Horton developments or other builders who develop cookie cutter homes that all look the same!
These neighborhoods are not attractive!
less multifamily construction in the future
Let all classes of folks live here. Diversity equals strength
Listen to all of the residents of Daphne, especially the locals, not just the transplants and the wealthy Look at investing in the schools by forming Daphne City School

Love our city and hope to see more sustainable growth
Maintain the paint on crosswalks
Make it easier for food trucks to come to communities
More downtown Daphne shops and restaurants. More similar to Fairhope
More landscaping and flowers in roundabouts and intersections of city
More public transportation options to help reduce traffic congestion and fossil fuel usage
more uniformity to speed limits. Every road seems to have a different limit
Most citizens are worried about the city infrastructure not being about to keep up with the fast paced growth. This mainly includes traffic congestion
Need a usable boat launch at Mayday. Add concrete ping pong tables and corn hole near tennis courts
Need an area for events such as the arts and crafts festivals in Fairhope or Sausage Festival in Elberta, etc. Need to create community gardens for people to have access to healthy fresh food and to teach people and children about sustainable living
No more apartments and small homes. Apartments are never nice as the first day they open
No more subdivisions
Our street has not been paved for more than 30 years!
Over development is a concern for many citizens
Pass ordinances that require builders of subdivisions or large commercial projects to pay to widen the roads and build new schools
Please add stop lights off of 64. Please expand the roads at 64. There are too many accidents and too many cars, especially now that Belforest has been built
Please control the growth of our amazing city, preserving the beautiful land that is constantly dwindling. It is most important to maintain the ‘quaintness’ of our town before it is too late - fight the greed of developers and give incentives to the land owners and farmers so they don’t feel obligated to sell
Please do not let it become Fairhope, where downtown is incredibly congested due to the bike lanes. Keep downtown safe and have parking areas so as not to feel cramped. Encourage the mall area to continue to supply good shopping and parking. The mall is a great asset. Consider acquiring Malbis for a huge park, keep traffic flowing in the 90/181 area. Daphne has huge assets, they just need to be managed well. Please get a community pool!
Please grow with us
Please, please STOP the development of this precious little town!
Please see comment about property across from post office. This grows to be a larger eyesore. Also, the property on Main Street that has been under construction for three years. Property owners have a responsibility to their communities. Also, invite some of our young people to participate. Not only does this give them great experience, but it also provides a valuable Gen Z, futuristic perspective
Please utilize vacant (available) commercial properties before rezoning residential areas
Please, please bring us Trader Joe’s and other modern amenity stores. Many young families have moved back to the area, and we have to leave Daphne or shop online for many of the things we want
Please. Stop. Building
Power lines underground and a green screen/ trees for Hot Wheels corner would help aesthetically. Better care on power company/ AT&T's part to not chop up trees (as done in Fairhope)
Quit trying to be another City of Hoover
Recycling center would be great
Remember the “why” behind people’s reasons for moving here. Keep that priority high
Roundabouts! Definitely need one at 64 and Pollard. New intersection design at Old Main and 98 by Publix. Municipal pool/Rec center
Slow development have developers include sidewalks —ENVIRONMENTAL IMPACT AND TRAFFIC IMPACT STUDIES
Slow down the rapid growth, we are becoming another Mobile. Stop the apartments and cheap housing. Add a country club or other city recreation complex. The new park and splash pad is located in a dangerous area and scary to play in
Slow growth!
Slow or stop building until infrastructure can catch up!
Slow the growth
Slower growth, infrastructure, schools, and environmental concerns must catch up and be in place before new growth occurs
So excited City is doing this
Stop all housing development until you catch the infrastructure up. We cannot facilitate the people around here! If you plan more development then make sure your infrastructure accounts for your future plans as well
Stop all the building
Stop building apartments. I’ve been in a town where they did this and it turned into a nightmare. Crime went through the roof. Traffic was a nightmare. Schools were over crowded. That’s why we left. I don’t want that happening here too. I’ve seen what too many housing developments and apartments can do to a small town and it isn’t pretty
Stop the growth!
Stop the over-development and create a city that retains the beautiful small town charm
Stop the speeders on Fairway Drive in Lake Forest
Strict building codes and thorough inspections
Survey didn’t address resources for less fortunate

The current control of development needs to be reined in
The output is only as good as the input allows. Thanks for allowing for quality input
The small town, country feel is what makes living here so appealing compared to other places that are growing way too fast. We don’t want to lose that appeal and be packed in like sardines
There are good examples of communities across the US that have done development right, and then there are the communities that have failed. Unfortunately the people of Alabama always think they are right, even when they clearly have failed. Daphne needs to start their recycle program back up. It’s just a shame that it isn’t higher up on importance
There are more families moving here by the day! We need to have a plan for future growth & create a more family-friendly city in order to sustain our growth. Traffic and roadways are my main concern as we grow. There has to be something done about the traffic congestion throughout the city
Think broader. Walking, biking, ADA access ramps - wider pathways
Traffic cameras for those that run red lights. A yield sign at the Chick-fil-A exit. Caution lights for crossing traffic at Chick-fil-A crossover. Too many accidents
Traffic junctions are terrible. We have too many “malfunction junctions”. Main street ending at the mall is a night mare. Also, traffic signals are not timed right. Some let out too little traffic, while others you have to wait several minutes for a green light. Main street needs direct access to 98. (Period). I find myself cutting through business parking lots to access it
Upgrade the appearance of Olde Towne. This is where people come from other parts of the city to walk, eat and shop
Water quality is a big concern - and environmental pollution along the bayfront is unsightly if not simply dangerous. WHY DON’T WE WORK TO PRESERVE THE JUBILEE CITY for its tradition and bounty? Or, is it already unsafe to promote fishing or consumption of baycatch? If we overbuild and pollute the bayfront any more, we will lose the very best reason for living here. The silted infill and sewage spills along the shore are a disgrace
We don’t want to keep going to Spanish Fort or Fairhope, want to spend more money in Daphne
What happened to the March 2019 plan for Daphne’s future that was presented to the public? No one seems to know about it. Is the same thing going to happen with this plan? Put in some file cabinet and forgotten?
While growth might seem like opportunity, it is actually destroying the ideal Daphne area. Stop building houses!!
Widen 64 and pave 13 from Pleasant Rd to the high school! No more housing. Our streets can't handle any more congestion. More housing would cause the small town/country feel to quickly diminish
Work on improving traffic/road infrastructure
Would love to see a small commercial boardwalk with restaurants and music
Yes
Yes, PLEASE do what is right and in the best interest of the citizens and community here to keep Daphne a small town treasure

APPENDIX D - ENVISION DAPHNE 2042 GROWTH SCENARIOS



Envision Daphne Growth Planning Scenarios

Two growth scenarios have been developed as a basis for objective planning for the City of Daphne. These scenarios are intended to provide a rational growth forecast for the City of Daphne and its planning area for the ensuing 20-year period. This document outlines the methodology used to develop a growth scenario and presents the results. The quantitative outcomes of the analysis will be used to spatially allocate development types in Daphne and its planning area guided by Envision Daphne 2042’s framework planning values.

The first scenario forecasts community growth based on current conditions including population growth rates for the city and the planning areas, average household size, and per capita land consumption. The second growth scenario uses the same population growth rates as a base. However, it adjusts the household size, dwelling unit density, and per capita land consumption to reflect a more urbanized environment.

Methodology

Three fundamental data sets must be developed to forecast community growth accurately. These three data sets are population projections, per capita rate of land consumption by use, and average household size.

Table 1 - Envision Daphne 2042 Growth Scenarios					
Planning Factor		Scenario	Area		
			Planning Area	Daphne	Combined
1	Total Pop. Projection to 2041		6,958	10,532	17,490
2	Avg HH Size	1	2.76	2.39	
		2	2.40	2.20	
3	DU Forecast	1	2,521	4,407	6,928
		2	2,899	4,787	
4	DU/Acre	1	0.9	1.6	-
		2	2	3	
5	Retail Acres/ Person	1	0.017	0.026	-
		2	0.014	0.021	
6	Public Acres/ Person	1	-	0.004	-
		2	-	0.003	
7	Parks Acres/ Person	1	0.027	0.055	-
		2	0.022	0.044	
8	Institutional Acres/ Person	1	0.017	0.011	-
		2	0.014	0.009	
9	Ind. Acres/ Person	1	0.006	0.002	-
		2	0.005	0.002	
10	Infra. Acres/ Person	1	0.114	0.035	-
		2	0.091	0.028	



Population projections were developed for Daphne and its planning area by applying the annual population growth rate as calculated by ESRI. The planning team verified the ESRI rate by calculating annual growth from population increases reflected in the U.S. Census from the year 2000. These growth rates were applied separately to the 2021 (ACS data) population of each area (city and planning area) to arrive at a population forecast for the year 2040.

The population forecast was converted into the forecasted number of dwellings by dividing the forecasted population by the average size for the city and the planning area. Further, an existing land use survey was conducted to determine overall development patterns and the quantity of land devoted to specific uses. The number of residential acres in 2020 was divided by the number of households to calculate dwelling unit density. Dwelling unit density may then be applied to forecasted population to arrive at future dwelling units.

Land consumption rates for uses other than residential were calculated using current per capita land consumption in acres. The Envision Daphne 2042 Existing Land Use Survey provided the number of acres developed for specific uses. Total acres developed for a particular use were divided by the current population to derive a per capita land consumption rate. This rate can be applied to forecast the population to arrive at projected land consumption by use.

Envision Daphne 2042 Growth Planning Scenario Results

The results of Daphne’s growth scenarios are presented in Tables 1 and 2. Table 1 illustrates the projections and ratios developed for the data sets described in the Methodology section. Line 1 specifically shows the total population forecasted to be added to the city and the planning area over 20 years. Table 2 shows the results of applying the planning factors to the projected population to derive projected community development in acres.

Table 2 - Development Forecast by Use Category (acres)					
Land Use Category		Scenario	Area		
			Planning Area	Daphne	Combined
1	Residential Acres Developed	1	2,801	2,754	5,555
		2	1,449	1,596	3,045
2	Commercial and Mixed-Use Acres Developed	1	118	274	392
		2	95	219	314
3	Public Acres Developed	1	-	43	43
		2	-	35	35
4	Park Acres Developed	1	188	579	767
		2	150	463	614
5	Institutional Acres to Develop	1	118	116	234
		2	95	93	187
6	Infrastructure Acres to Develop	1	42	21	63
		2	33	17	50
7	Total Acres to Develop	1	3,267	3,787	7,055
		2	1,822	2,422	4,245
8	Available Acres to Develop		9,090	2,839	11,929



Observations for Scenario 1

Scenario 1 projects current conditions into the future. For the planning area, this projection results in the development of 2,801 acres of residential land, 118 acres of commercial land, 188 acres of parkland, 118 acres of institutional land and 42 acres of infrastructure for a total of 3,267 acres. This total represents just over one-third of the planning area and scales appropriately to the available supply.

However, for the City of Daphne, the projection yields a result that does not scale to the available land supply. Projections here indicate 2,754 residential acres, 275 commercial acres, 43 acres of public land, 579 acres of parkland, 116 acres of institutional land and 21 acres of infrastructure. This totals 3,787 acres, with only 2,839 acres available for development. Typically, as a city approaches buildout, its growth rate declines significantly. Based on this understanding, continued growth in Daphne will require expansion of its city limits to accommodate the results of this forecast. Short of expanded limits, the city's rate of growth will decline over the planning period.

Observations for Scenario 2

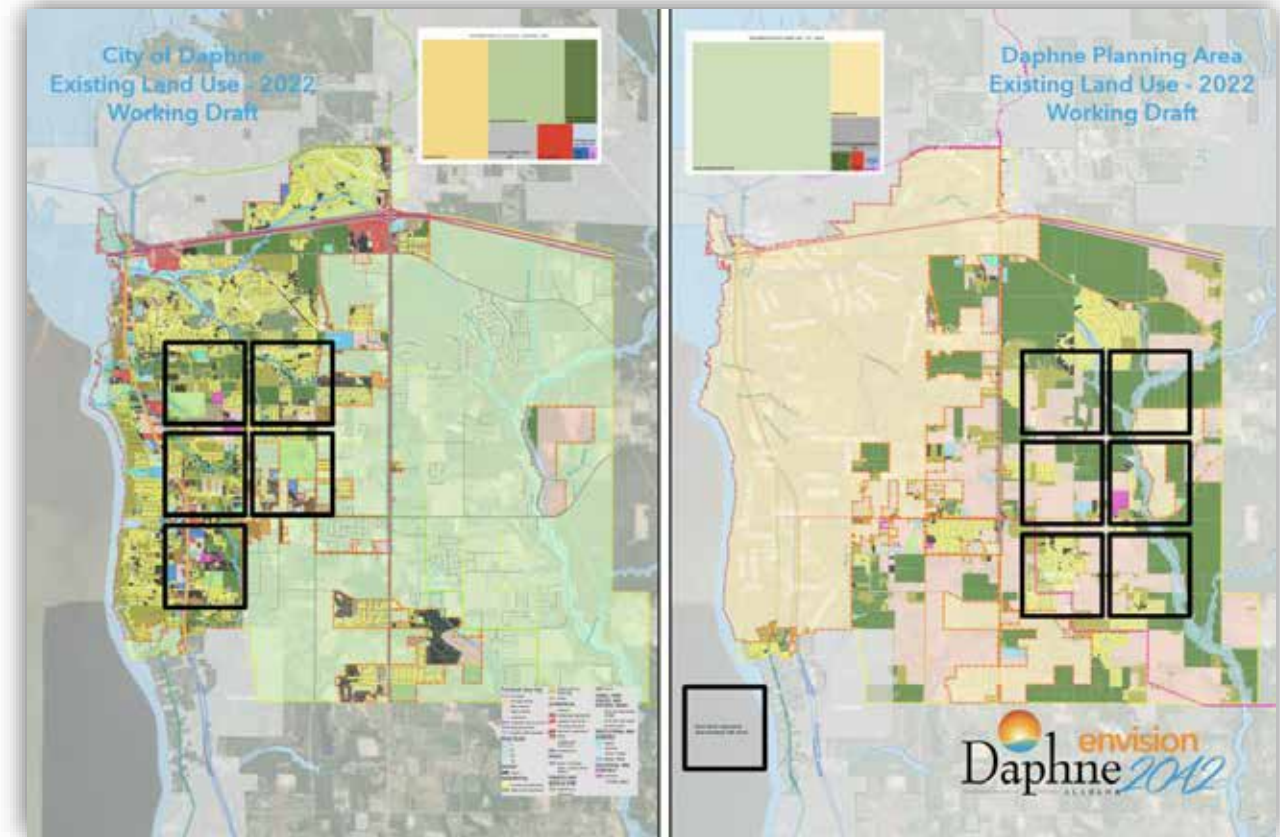
Growth rarely occurs on a straight-line increase. Multiple factors will change over time and impact growth rates. Scenario 2 provides an alternative to the straight-line method in Scenario 1 by changing several key variables. Though the underlying population projections remain the same for Scenario 1, Scenario 2 presents forecasts with increased housing density, reduced average household size, and decreased land consumption rates. These differences can be observed in Table 1.

After adjusting these variables, land development forecasts by area are reduced by almost half in the planning area. Results for the planning area forecast the development of 1,449 residential acres, 95 commercial acres, 150 park acres, 95 institutional acres, and 33 infrastructure acres, totaling 1,822 acres overall. This is well within the supply of 9,090 for the planning area.

Land development forecasts for the city are reduced by about 35 percent. This reduction yields development of 1,596 residential acres, 219 commercial acres, 463 park acres, 93 institutional acres, and 17 infrastructure acres, totaling 2,422 acres overall. This projection falls within the currently available land supply in Daphne.

Implications for the Envision Daphne 2042 Planning Process

The growth scenarios presented here provide quantitative targets to plan Daphne's future. However, quantifying future development does not answer qualitative questions of where the development should occur or how development should be designed. Questions of geography and design character will be posed in the Daphne Futures Workshops. Participants will be asked to site various type of developments and to indicate preferred design character. Results will guide the planning team in developing the completed Envision Daphne.



Map 1- Existing Land Use – Daphne and Planning Area 2022 illustrating scale of projected growth in the Scenario.

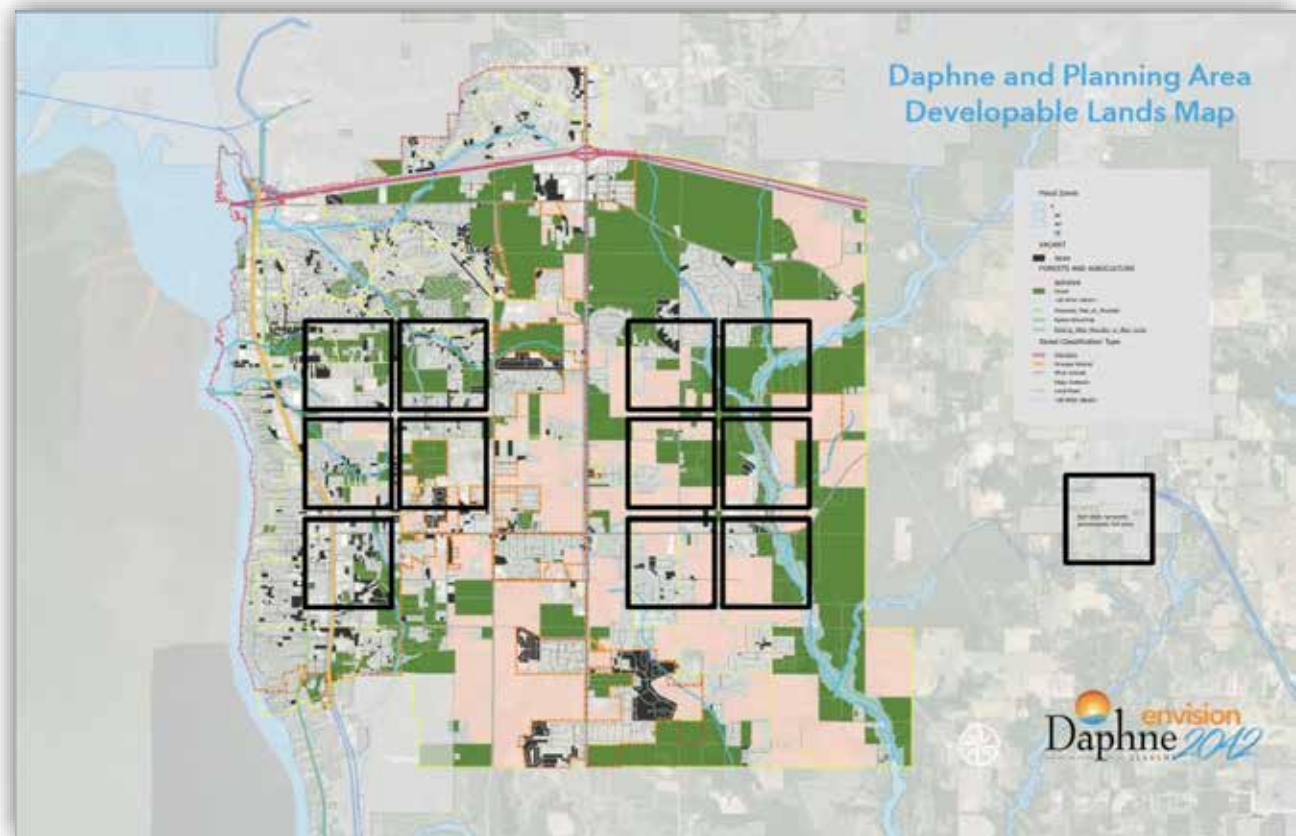
Planning Questions for Workshop Engagement

Based on growth forecasts developed in the Daphne growth scenarios, participants in the Daphne Futures Workshops will be asked to address the following:

1. Growth scenarios project a significant number of new neighborhoods. Please identify the best locations for three to five new neighborhoods in Daphne and 8 to 12 new neighborhoods in the planning area.
2. Growth scenarios indicate the need for 5 new commercial centers in the planning area. Where are the best locations?
3. Growth scenarios indicate the need for 4 to 6 future parks in Daphne and the planning area. Where should these parks be located?
4. Future growth will require new east-west connections, greenway network extension, and bay access to more fully integrate Daphne and its planning area. Where should these facilities be established?
5. Are there other special purpose institutions (college campuses, school, faith communities, medical facilities)?



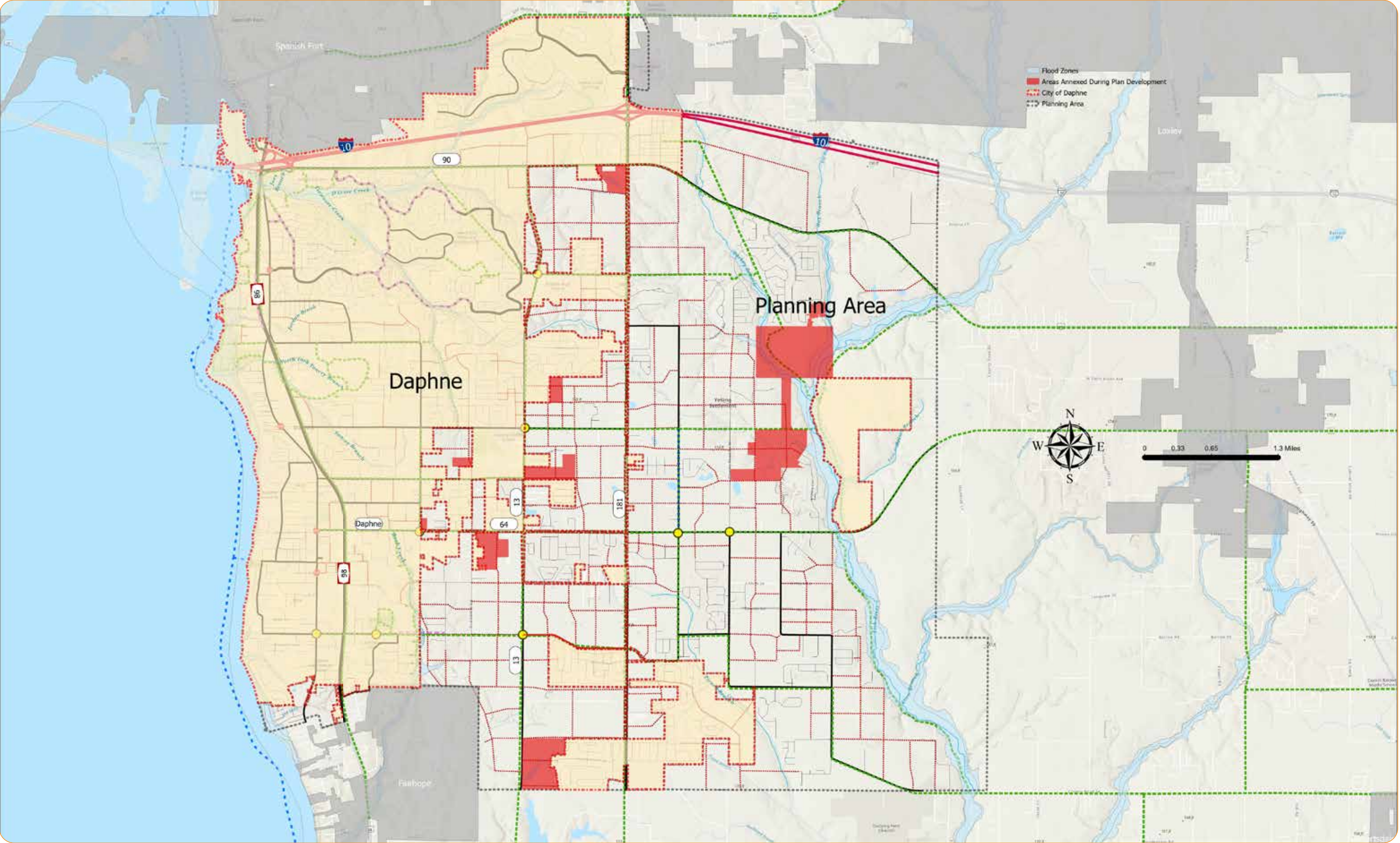
Additionally, participants will be asked to indicate preferred development patterns for the categories above by means of a visual preference survey.



Map 2 - Vacant, Agricultural, and Forested Lands – Daphne and Planning Area 2022 Illustrating scale of projected growth in the Scenario 1.

APPENDIX E - CURRENT CITY LIMITS AS OF JANUARY 2024

During the period of Envision Daphne 2042, the city annexed multiple parcels of land. The map at right indicates parcels annexed. The city limits as currently configured in January 2024 are represented on the map series in Section 4 of the plan.



APPENDIX F - PRELIMINARY ZONING CODE ASSESSMENT AND ALIGNMENT REVIEW

Daphne LUDO Notes

NOTE: Page number references are to the LUDO .pdf page numbers and not document pages unless otherwise noted.

General Summary

- There is a heavy emphasis on vehicles.
- There is virtually no building design except general compatibility statements and the encouragement of good design, whatever that is.
- There are relatively robust standards for environmental design.
- There are few opportunities for a real mix of uses—none by right.
- There is little mixed residential by right.
- There are no general or specific gateway design or use requirements—not knowing where you are looking or where the districts are located relative to potential gateways areas.
- The code is greatly in need of reorganization and consolidation. It also needs to reflect Reed v. Town of Gilbert and new FCC requirements.

Component Summary

- Sidewalks
 - a. Six-foot sidewalks required for front property line and interior of mixed-use developments in the Olde Towne District (p 150)
 - b. Sidewalks are addressed within many districts as well as within subdivision standards. Sometimes they conflict with the assumption that one overrides the other.
- Bikeways—the only reference to bikeways is:
 - a. Page 104, Section 11-11 (p 12 of Minimum Standards and Required Improvements): “New sidewalks shall connect to any adjacent sidewalks and/or bike paths and shall be interconnected within said development to allow for sufficient pedestrian access.”
 - b. The PUD district encourages connections (e.g., pedestrian and bicycle paths).
 - c. No other references to bikes or bicycles were found in the code.
- Mixed-Use
 - a. There is a mixed-use district. It is an overlay district with ties to B-1 B-1, Local Business, B-2, General Business, B-3, Professional Business, and either R-7(A) Apartments, R-7(M) Mid-Rise Condominiums, or R-7(T) Townhouses.
 - b. The PUD District allows a mix of uses but does not require it.
- Mixed Residential
 - a. Duplexes and multi-family are limited to R-4.
 - b. Apartments are defined separately from multi-family (regulating ownership). The R-7(A) district is for apartments.
 - c. Mid-rise condos have their own district: R-7M.
 - d. Townhouses have their own district: R-7(T).
 - e. There is a garden/patio home district (R-6).
- Design
 - a. Special Exception requirements include a general reference to design.
 - b. There is an “Innovative Design SF” district.
 - c. Design is generally referenced as a goal of the Olde Towne Daphne District: “Promote innovative and cost conscious approach to the design and construction of the District” (P140). Similar general refer-

- ences occur in other districts.
- d. Design is mentioned generally for accessory dwelling units: “The detached accessory dwelling shall be of similar style, design and material color as used for the principal structure and shall use similar architectural characteristics, including roof form and pitch, to the existing principal structure” (p. 143).
 - e. Stormwater/Sed & Erosion Control (Article XNIII) and Landscape Standards and Tree Protection (Article XIX) reference design elements both general and specific.
 - f. There are design standards for Mobile Home Parks in Article XXV.
 - g. Design standards for PUD districts are general.
 - h. There are limited/general design standards for uses in Article 31 (conditions).
 - i. There are general design standards for landscaping and parking.
 - i. P 151 Old Towne
 - ii. P 162, Parking: A parking deck design shall be compatible with the design of the principal structure
 - iii. P 167, Parking: This section details location, size, connectivity, paving, etc.
 - j. The Innovative Design Provisions in Article XXIX:
 - i. Require walls or solid fence screening
 - ii. Limited to 10 acres
 - iii. Maximum density limited to 5 dwelling units per acre.

• Environmental Standards

- a. Article 18 provides significant regulation related to erosion and sediment. Are these enforced?
- b. The Eastern Shore Park District requires a bond to help address “...land disturbing activity which may pose a risk of drainage and/or siltation damage outside the boundaries of the project...”
- c. The Coastal Protection District has an entire section dedicated to preventing or dealing with erosion (e.g., erosion control plan, shoreline erosion mitigation, bluff and ravine slope protection).

• Other Matters

- a. Uses are listed in district requirements and the table of uses (TOU) creating opportunity for conflict.
- b. The table of uses is arranged by type of approval. This is not a best zoning practice.
- c. The code regulates religious uses separate from other similar assembly uses.
- d. Sign regulations appear to need modification to conform to content regulation restrictions
- e. Limited tables and graphics.
- f. Fees are embedded in the code (Article XXXIV), not a best practice.
- g. Overall organization can be significantly improved. Disorganization is probably due to amendments over time:
 - i. Certain items such as uses, sidewalks, landscaping, etc., are addressed globally and then repeated for variation within some districts. This is confusing.
 - ii. It is hard to follow the districts. They are covered in articles 12, 14, 20, 24, 30, 36, 37, 38, and 39
- h. Low impact development is permitted generally and required in the Jubilee Retail Overlay District.
- i. Page numbers are not tied to articles but start over within each article. This is confusing when viewing the document as a whole.
- j. The reference to duplexes and other NSF dwellings as “fixed dwellings” is both interesting and confusing. Definition: “A dwelling unit (or structure containing several units) attached to a permanent foundation.” This appears to be a distinction between permanent and mobile units, but why?
- k. The definitions section is not alphabetical.
- l. Administrative and legal provisions are covered more than once (see the Coastal Protection District).

General District-Placetype Alignment Summary

See Table

Preliminary Daphne Zoning Code and Placetype Alignment Assesement																		
Current Zoning of Vacant Land	Ag/Rural	Estate Residential	Suburban Neighbor.	Mixed Residential	Olde Towne Neighbor.	Waterfront Neighbor.	Nbhd. Center	Suburban Center	Suburban Corridor	Olde Towne Gateway	Comm. Gateway	Olde Towne Core	Mixed-Use Corridor	TND	Empl/ Business Park	Empl. Ind./Service Comm.	Civic/Inst.	Parks/Rec
Residential Zoning Districts																		
R-1, Low Density Single Family Residential District	No	No	Yes	-	Partial	Partial		-	-	-	-	-	-	-	-	-	-	-
R-2, Medium Density Single Family Residential District	No	No	Yes	-	Partial	Partial		-	-	-	-	-	-	-	-	-	-	-
R-3, High Density Single Family Residential District	No	No	Yes	-	Partial	Partial		-	-	-	-	-	-	-	-	-	-	-
R-4, High Density Single and High Density Multi-Family Residential District	-	-	Yes	No	-	?		-	-	-	-	-	-	-	-	-	-	-
R-5, Mobile Home District	-	-	-	No	-	-		-	-	-	-	-	-	-	-	-	-	-
R-6 (D), Duplex-Two Family District	-	-	-	No	?	?		-	-	-	-	-	-	-	-	-	-	-
R-6 (G), Garden or Patio Home District	-	-	-	No	?	?		-	-	-	-	-	-	-	-	-	-	-
R-7 (A), Apartment District	-	-	-	No	?	?		-	-	-	-	-	-	-	-	-	-	-
R-7 (M), Mid-Rise Condominium District	-	-	-	No	?	?		-	-	-	-	-	-	-	-	-	-	-
R- 7 (T), Townhouse District	-	-	-	No	?	?		-	-	-	-	-	-	-	-	-	-	-
Business Districts																		
B-1, Local Business District	-	-	-	-	-	-	Partial	-	-	Partial	No	-	No	-	-	-	-	-
B-1 (a), Limited Local Business District	-	-	-	-	-	-	Partial	-	-	Partial	No	-	No	-	-	-	-	-
B-2, General Business District	-	-	-		-	-	-	Partial	No	-	No	-	No	-	-	-	-	-
B-2 (a), General Business Alternate District	-	-	-	-	-	-	-	Partial	No	-	No	-	No	-	-	-	-	-
B-3, Professional Business District	-	-	-	-	-	-	Partial	-	-	-	-	-	-	-	-	-	-	-
MU, Mixed Use and PUD, Planned Unit Development Districts																		
MU, Mixed Use District	-	-	-	-	-	-		-	-	-	-	Partial	-	Partial	-	-	-	-
Residential Component	-	-	-	-	-	-		-	-	-	-	Partial	-	Partial	-	-	-	-
Commercial Component	-	-	-	-	-	-		-	-	-	-	Partial	-	Partial	-	-	-	-
PUD, Planned Unit Development District	-	-	-	-	-	-		-	-	-	-	Partial	-	Partial	-	-	-	-
Industrial Districts																		
C/I, Commercial Industrial District	-	-	-	-	-	-		-	-	-	-		-	-	Partial	Partial	-	-
Outdoor Amusement District																		
C-2, Outdoor Amusement District	-	-	-	-	-	-		-	-	-	-		-	-	-	-	-	Yes
GC, Golf Course District	-	-	-	-	-	-		-	-	-	-		-	-	-	-	-	Yes



**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 LeJeune, Mayor

ATTEST:

Candace G. Antinarella, MMC, City Clerk

PROPERTY LIES IN FLOOD ZONE "X" UNINSURED AS SCALES 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 HIGHWAY SHOWN HEREON ARE BASED UPON THE RECORDS AND FIELD SURVEYS UNLESS REPEATING-OF-WAY MONUMENTATION IS ALSO SHOWN.
3. SURVEY WAS CONDUCTED IN MAY, 2022, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
4. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES AND ARE BASED ON STATE PLANE GROUND, ALABAMA STATE ZONE USING GPS OBSERVATIONS.
5. THIS SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS 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

[illegible]

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

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

⑤

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

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

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, BOW SUBDIVISION, AS SHOWN BY MAP ON PLAT THEREOF RECORDED AT SLIDE 2055-E, BALDWIN COUNTY PROBATE RECORDS, AND RUN THENCE SOUTH 89 DEGREES 30 MINUTES 22 SECONDS EAST, A DISTANCE OF 621.85 FEET, THENCE RUN SOUTH 00 DEGREES 08 MINUTES 04 SECONDS WEST, A DISTANCE OF 1519.16 FEET, THENCE RUN SOUTH 89 DEGREES 30 MINUTES 22 SECONDS WEST, A DISTANCE OF 624.91 FEET TO A POINT ON THE WEST MARGIN OF COUNTY ROAD 13; THENCE RUN NORTH 00 DEGREES 16 MINUTES 57 SECONDS EAST, ALONG THE WEST MARGIN OF COUNTY ROAD 13, A DISTANCE OF 1528.23 FEET TO THE POINT OF BEGINNING. 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

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

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

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

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

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

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

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

[illegible]

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

Boundary & Topographic Survey

68 Ventures



S.E. Civil
Engineering
& Surveying
1445 WINDHILL ROAD
FARMERSVILLE, AL 36731
(205) 936-6644

DRAWN	JAF
CHECKED	DES
PROJ/MGR	DES
SCALE	1"=200'
PROJECT	20221104
FILE	20221104-BANDY
SHEET	1 OF 1

**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

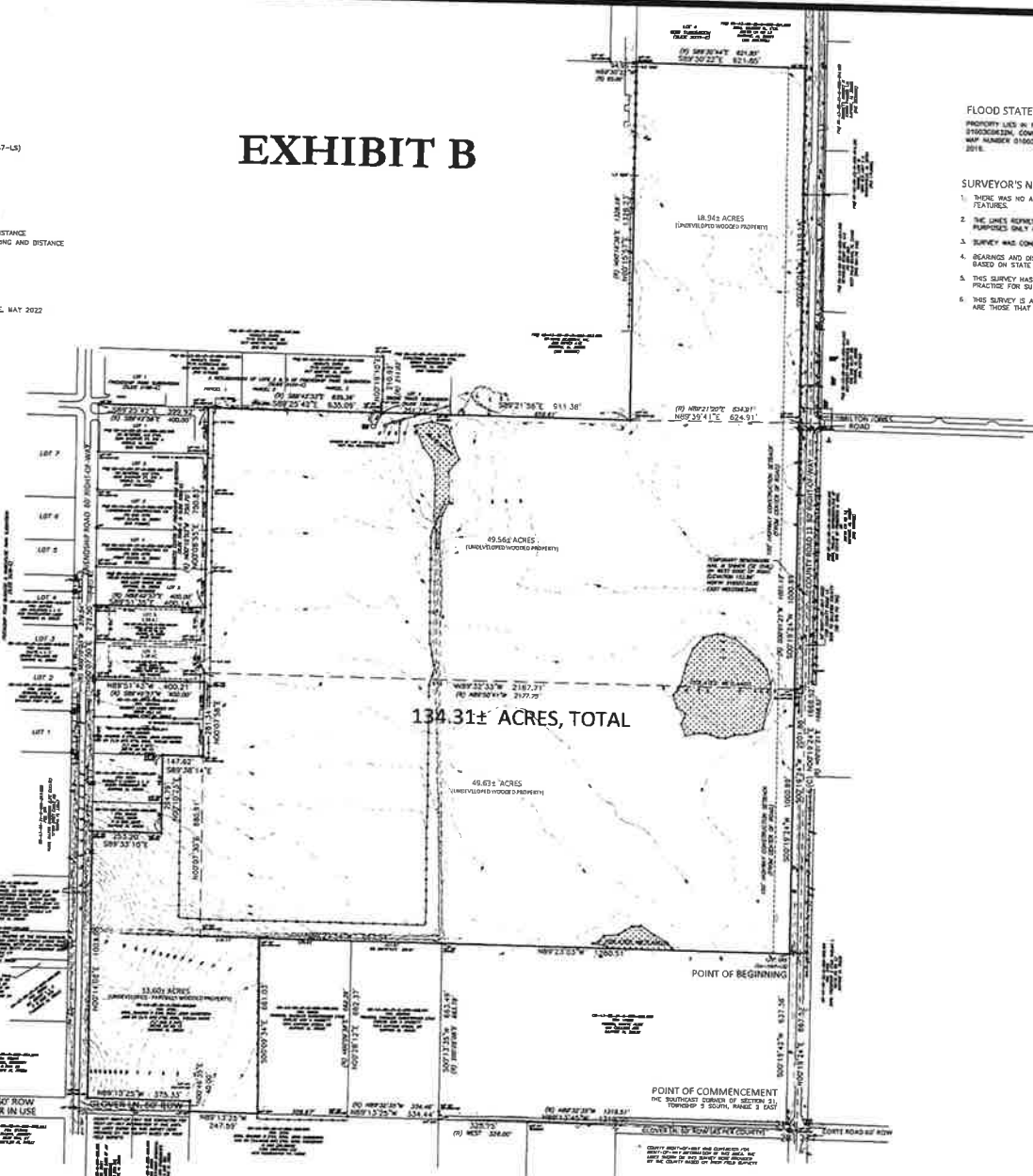
This Ordinance shall become effective upon its date of publication as required by Section 11-42-21 Code of Alabama (1975), as amended, and the property described herein shall be then annexed into the corporate limits of the City of Daphne, and a certified copy of the same shall be filed with the Office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

ATTEST:

Candace G. Antinarella, MMC, City Clerk

[illegible]

PROPERTY LIES IN FLOOD ZONE "V" UNSHEDD AS SHELLED FROM FLOOD INSURANCE RATE MAP NUMBER
 01600000224, COMMUNITY NUMBER 015000, PANEL 0632, SUFFIX "A", REVISED DATE APRIL 18, 2019 AND
 MAP NUMBER 01600000255, COMMUNITY NUMBER 015000, PANEL 0655, SUFFIX "A", REVISED DATE APRIL 18,
 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 REQUIRED BY BEST PRACTICES. A ALSO SHOWN.
3. SURVEY WAS CONDUCTED IN DAY, 2024, AND IS RECORDED IN AN ELECTRONIC FIELD BOOK.
4. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM Aerial FIELD TRANSDUCERS, AND ARE BASED ON STATE PLANE GCS, ALABAMA STATE ZONE USING GPS OBSERVATIONS.
5. THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE JANUARY 1, 2017.
6. THIS SURVEY IS A PROPERTY BOUNDARY SURVEY FOR RECORDING. THE ONLY IMPROVEMENTS LOCATED HEREON ARE THOSE THAT DEFINE THE BOUNDARIES.



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]

DAVID E. DEER AL. P.L.S. NO. 26014 03-26-2023 DATE

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL



68 Ventures

S.E. Civil
Engineering
& Surveying
1005 WYNDHILL ROAD
FALCONSVILLE, TX 77626
(281) 764-1444

GRAPH	1/5
CHKD	DED
PROJ MGR	DED
SCALE	1"=200'
PROJECT	20221124
FILE	1221154-020
SHEET	1 OF 1

**CITY OF DAPHNE, ALABAMA
ORDINANCE 2024-08**

**Ordinance to Pre-Zone Property Located Northeast of County Road 64 and Alabama
Highway 181
The Estate of Georgianne Simms**

WHEREAS, Estate of Georgianne Simms by Carl E. Johnson, 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 B-3, General Business, Baldwin County District 15, in the extraterritorial planning jurisdiction of the City of Daphne, be pre-zoned as B-2(a), General Business Alternate, prior to annexation into the City of Daphne; and

WHEREAS, said real property is located Northeast of County Road 64 and Alabama Highway 181, being more particularly described as follows:

Legal Description for Property to be Pre-Zoned:

Lot A of Simms Subdivision, By Map Or Plat Thereof Recorded At Slide 2929-E, Probate Records, Baldwin County, Alabama. Being A Resubdivision Of Lot 1C, Simms-Foster Subdivision As Recorded In Slide 2825-A, A Resubdivision of Multiple Parcels, Including Lot 1, Simms Orchard, As Recorded At Slide 1844-A.

WHEREAS, at the regular Planning Commission meeting on February 22, 2024, the Commission considered said request and voted to set forth an unanimously favorable recommendation to the City Council to pre-zone the property B-2(a), General Business Alternate; and,

WHEREAS, due notice of said proposed pre-zoning has been provided to the public as required by law through publication and open display at City Hall, and a public hearing was held before the City Council on April 15, 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 B-2(a), General Business Alternate, 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 B-3, General Business, 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 LeJeune, Mayor

ATTEST:

Candace G. Antinarella, MMC, City Clerk

**CITY OF DAPHNE, ALABAMA
ORDINANCE 2024-09**

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

**Property Located Northeast of County Road 64 and Alabama Highway 181
The Estate of Georgianne Simms**

WHEREAS, on the 17th day of January, 2024, the Estate of Georgianne Simms, being the owner of certain real property hereinafter described, did file with the City Clerk a petition requesting that said tracts or parcels of land be annexed into and become part of the City of Daphne, Alabama (the “City”); and

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

WHEREAS, said petition was presented to the Planning Commission of the City of Daphne at a regular scheduled meeting on February 22, 2024, and the Commission set forth a unanimous favorable recommendation for the City Council of the City of Daphne to consider said request for annexation of said property; and

WHEREAS, after proper publication, a public hearing was held by the City Council on April 15, 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-__ was adopted pre-zoning the said property as B-2(a), General Business Alternate, 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:

Lot A Of Simms Subdivision, By Map Or Plat Thereof Recorded At Slide 2929-E, Probate Records, Baldwin County, Alabama. Being A Resubdivision Of Lot 1C, Simms-Foster Subdivision As Recorded In Slide 2825-A, A Resubdivision of Multiple Parcels, Including Lot 1, Simms Orchard, As Recorded At Slide 1844-A.

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 LeJeune, Mayor

ATTEST:

Candace G. Antinarella, MMC, City Clerk