



**CITY OF DAPHNE
1705 MAIN STREET, DAPHNE, AL
CITY COUNCIL BUSINESS MEETING AGENDA
MONDAY, JULY 20, 2026 at 6:00 PM**

1. CALL TO ORDER

A. ROLL CALL

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

2. PROCLAMATIONS/RECOGNITIONS/PUBLIC HEARINGS

A. PROCLAMATION: Purple Heart Month

B. PUBLIC HEARING: Pre-Zoning Amendment for the James A. Conaway and Barbara Conaway Trust dated June 17, 2010, for Property Located Northeast of the Intersection of County Road 54 and Centipede Drive

C. PUBLIC HEARING: Annexation Petition for the James A. Conaway and Barbara Conaway Trust dated June 17, 2010, for Property Located Northeast of the Intersection of County Road 54 and Centipede Drive

D. PUBLIC HEARING: Zoning Amendment for DAK Investments, LLC for Property Located at 805 Randall Avenue, Northeast of the Intersection of Randall Avenue and Main Street

E. NUISANCE ABATEMENT HEARING: 29049 US Highway 98

i. **Resolution 2026 - 44 - (Option 1)** - Resolution Ordering Demolition of a Building or Structure located at 29049 US Highway 98

ii. **Resolution 2026 - 44 - (Option 2)** - Resolution Taking No Action on a Building or Structure Located at 29049 US Highway 98

3. APPROVE MINUTES

A. June 8, 2026 Work Session and July 6, 2026 regular meeting

4. REPORTS OF STANDING COMMITTEES

A. FINANCE COMMITTEE – Conaway

B. BUILDINGS & PROPERTY COMMITTEE- Messinger

Review the June new Construction and Building Report.

Certificates of Occupancy: 18

Permits Issued: 195

New Residential Home Permits: 19

Total Fees: \$117,351.66

- i. Review the minutes from the June 8, 2026, meeting

C. PUBLIC SAFETY COMMITTEE - Green

- i. Review the minutes from the June 8, 2026, meeting

D. CODE ENFORCEMENT/ORDINANCE COMMITTEE - Roberts

E. PUBLIC WORKS COMMITTEE - Coleman

- i. Review the minutes from the June 1, 2026, meeting

5. REPORTS OF SPECIAL BOARDS & COMMISSIONS

A. BOARD OF ZONING ADJUSTMENTS - Adrienne Jones

B. DAPHNE PUBLIC SCHOOL COMMISSION - Messinger

C. DOWNTOWN REDEVELOPMENT AUTHORITY - Olen

D. INDUSTRIAL DEVELOPMENT BOARD - Coleman

E. LIBRARY BOARD - Olen

F. PLANNING COMMISSION - Olen

G. RECREATION BOARD - Green

H. UTILITY BOARD - Coleman

- i. Review the minutes from the May 27, 2026, meeting

6. PUBLIC PARTICIPATION

7. MAYOR'S REPORT

8. CITY ATTORNEY REPORT

9. DEPARTMENT HEAD REPORTS

10. CITY CLERK'S REPORT

- A. MOTION** to approve the 700 - Specialty Retailer of Consumable Hemp Products to MELDI 9912 Inc dba Moon Smoke located at 9912 Dimitrios Blvd, Ste 103, Daphne, Alabama.

- B. MOTION** to approve the 990 - Tobacco and Alternative Nicotine Products to MELDI 9912 Inc dba Moon Smoke located at 9912 Dimitrios Blvd, Ste 103, Daphne, Alabama.
- C. MOTION** to approve the 011 - Lounge Retail Liquor - Class II (Package) and 991 - Specialty Retailer of Electronic Nicotine Delivery Systems to MELDI 9912 Inc dba Moon Smoke located at 9912 Dimitrios Blvd, Ste 103, Daphne, Alabama.
- D. MOTION** to approve the Walk for Life for Women's Care Medical Center on March 13, 2027 from 7:30 - 10:00am at Village Point Park.
- E. MOTION** to approve the Back to School Bash at Joe Louis Patrick Park on August 14, 2026 from 5:00 - 8:00pm.

11. RESOLUTIONS

- A. 2026-41** - Resolution Declaring Certain Personal Property to be no Longer Needed for Public or Municipal Purposes and Authorizing the Sale Thereof of a 2025 Street Sweeper - V#2530
- B. 2026-42** - 2026-H-Daphne Search and Rescue Building
- C. 2026-43** - Appropriation: Daphne Search and Rescue Building in the amount of \$328,003 from the General Fund and transferred to the Capital Reserve Fund

12. 2nd READ ORDINANCES

13. 1st READ ORDINANCES

- A. 2026-23** - Ordinance to Pre-Zone property located Northeast of the Intersection of County Road 54 and Centipede Drive - James A. Conaway and Barbara Conaway Trust dated June 17, 2010
- B. 2026-24** - Ordinance to Annex Property Contiguous to the Corporate Limits of the City of Daphne - Northeast of the Intersection of County Road 54 and Centipede Drive - James A. Conaway and Barbara Conaway Trust dated June 17, 2010
- C. 2026-25** - Ordinance to Rezone Property Located at 805 Randall Avenue, Northeast of the Intersection of Randall Avenue and Main Street - DAK Investments, LLC

14. COUNCIL COMMENTS

15. EXECUTIVE SESSION

16. ADJOURN

CITY OF DAPHNE, ALABAMA

Proclamation

WHEREAS, the City of Daphne, AL, has always supported its military veteran population; and

WHEREAS, the Purple Heart is the oldest military decoration in present use and was initially created as the Badge of Military Merit by General George Washington in 1782; and

WHEREAS, the Purple Heart was the first American service award or decoration made available to the common soldier and is specifically awarded to members of the United States Armed Forces who have been wounded or paid the ultimate sacrifice in combat with a declared enemy of the United States of America; and

WHEREAS, the mission of the Military Order of the Purple Heart is to foster an environment of good will among the combat-wounded veteran members and their families, promote patriotism, support legislative initiatives, and most importantly – make sure we never forget; and

WHEREAS, the City of Daphne has a largely, highly decorated veteran population, including many Purple Heart recipients; and

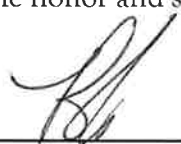
WHEREAS, the City of Daphne appreciates the sacrifices our Purple Heart recipients made in defending our freedoms and believes it is important that we acknowledge them for their courage and show them the honor and support they have earned; and

WHEREAS, August 7th each year is Purple Heart Day.

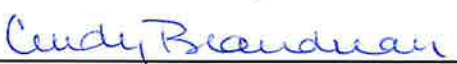
NOW,
THEREFORE; I, Robin LeJeune, as the Mayor of the City of Daphne, together with the Daphne City Council, do hereby proclaim August 2026 as

Purple Heart Month

in the City of Daphne and encourage our citizens to show their appreciation for the sacrifices all Purple Heart recipients have made in defending our freedoms, to acknowledge their courage, and to show them the honor and support they have so selflessly earned.



Robin LeJeune, Mayor



Cindy Beaudreau, City Clerk





**COMMUNITY DEVELOPMENT
INTERNAL MEMORANDUM**

DATE: June 8, 2026

TO: Office of the City Clerk

FROM: Adrienne Jones, AICP, Director of Community Development 

SUBJECT: James A. Conaway and Barbara Conaway Trust Dated June 17, 2010 Pre-Zoning Amendment

PRESENT ZONING: RSF-2, Residential Single Family District

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

LOCATION: Northeast of the intersection of County Road 54 West and Centipede Drive

RECOMMENDATION: At the May 28, 2026 regular meeting of the City of Daphne Planning Commission, six members were present. The motion to set forth a favorable recommendation to the City Council to pre-zone the subject property to R-6(G), Garden or Patio Home, failed due the lack of a super majority vote of the Planning Commission. Six affirmative votes are needed, three affirmative votes were cast and three 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/ja



JAMES A. CONAWAY AND BARBARA CONAWAY TRUST DATED 6/17/10
PREZONING REQUEST

Zoning Classification:

RSF-2, Residential Single Family

Surrounding Zonings:

- **North** – RA, Rural Agriculture
- **South** – RA, Rural Agriculture
- **East** - R-6(G), Garden or Patio Homes
- **West** - RSF-2, Residential Single Family

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

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

Proposed Zoning:

R-6(G) Garden or Patio Home

Development Concept:

Single Family Residential

Council District:

4

Existing Conditions:

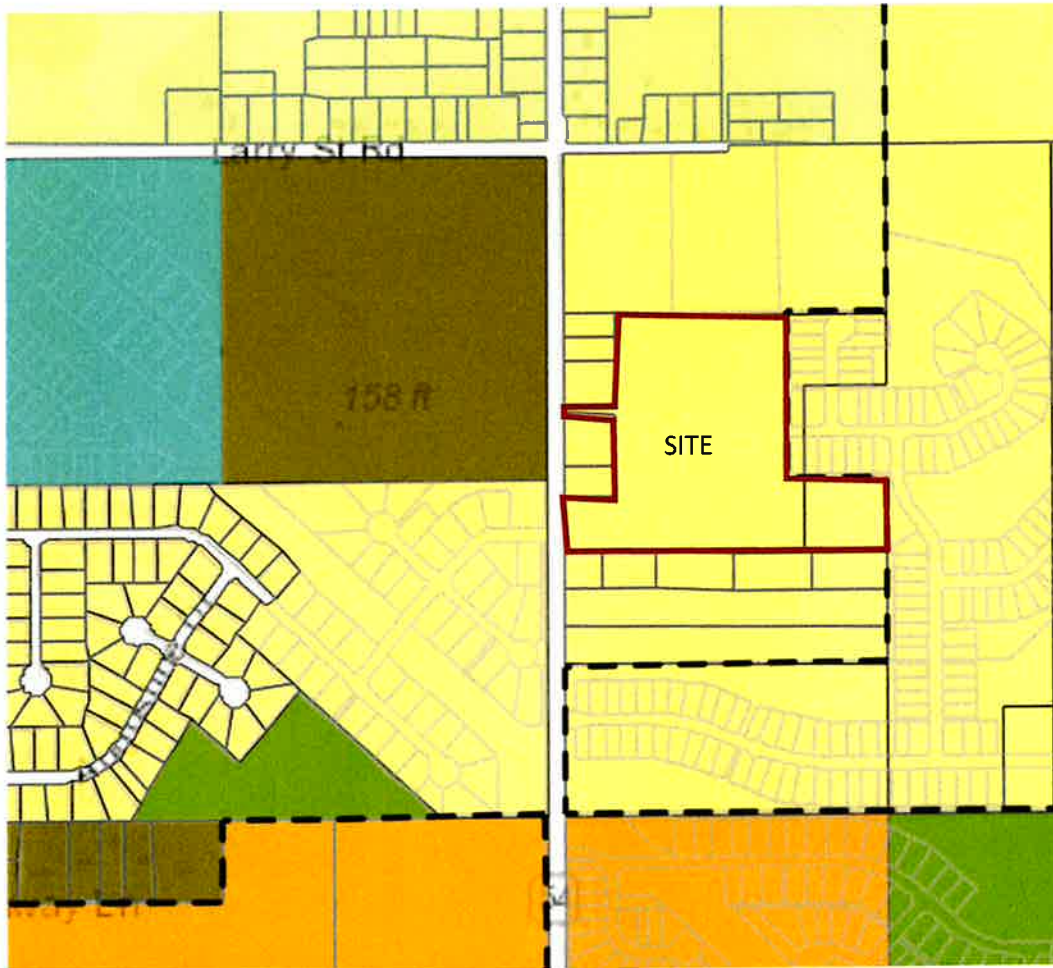
18.61 ac

PC Recommendation to Council:

Lack of supermajority vote to constitute a favorable recommendation

PROPOSAL:

The applicant proposes to pre-zone the subject property to develop a single family residential subdivision. The development will connect to the western boundary of Phase 3 of the Reserve at Daphne subdivision, which is also zoned R-6(G).



Envision Daphne 2042 Comprehensive Plan

This proposal is consistent with the existing Suburban Residential placetype identified in the Comprehensive plan.

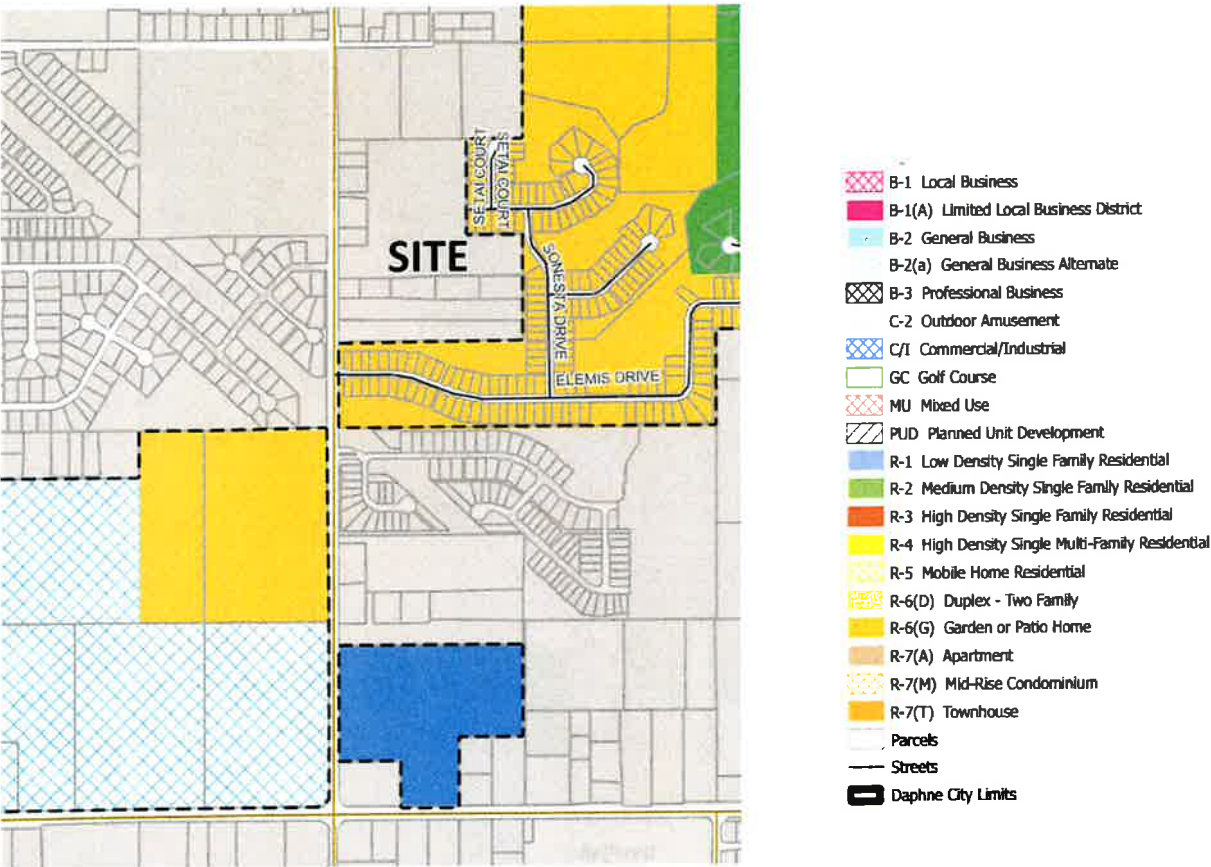
Pre-Zoning

The subject property is zoned Baldwin County's RSF-2 and proposed to be pre-zoned R-6(G). Land to the east was annexed into the City and is now the Reserve at Daphne (a single family development zoned R-6(G). Staff rendered to the Planning Commission a favorable recommendation because the proposed zoning is consistent with that of the Reserve at Daphne (approved master plan and subdivision plat are provided for reference) and the comprehensive plan designation.

Planning Commission Recommendation

A motion to set forth a favorable recommendation to rezone the property from R-2 to B-3 did not receive a supermajority vote. **The Planning Commission's** vote was 3 in favor and 3 opposed.

CITY ZONING MAP EXCERPT



13-4 - Requirements for lot area, width, coverage, density, height and other factors.

The following shall apply in districts as outlined, except planned unit developments or innovative design for single-family, and as provided below:

MINIMUM LOT REQUIREMENTS

	Minimum Lot Area Square feet (sq. ft.)	Minimum Lot Width at Setback Line (ft.)	Maximum Lot Coverage Percent (%) ^a	Maximum Density;sup\sup; (units/acre)	Maximum Height ^e (stories);eo; (ft.)
R-1, Low Density Single-Family	20,000	100	25	2.0	2.5 stories 35 ft.
R-2, Medium Density Residential	15,000	90	25	2.5	2.5 stories 35 ft.
R-3, High Density Single-Family	12,000	80	30	3.5	2.5 stories 35 ft.
R-4, High Density Single-Family— Multi-Family—	5,000 7,500 ^c	50 85	38 35	8.0 14.0	3 stories 50 ft.
R-5, Mobile Homes	See Articles XXV and XXVI for Details				
R-6(G) Garden/Patio Homes	5,000	50	38	8	2.5 stories 35 ft.

13-6 - Minimum zoning district setback requirements.

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

SETBACKS

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

NOTES FOR PREVIOUS TABLE:

- (a) Side yards shall be ten (10) feet plus two (2) additional feet for each floor above two (2) stories, but not exceeding twenty (20) feet; when the dwelling unit faces the side yard, the dwelling unit shall be at least twenty-five (25) feet from the side lot line.



The Reserve at Daphne

Master Plan
Daphne, Alabama

(REVISED SEPTEMBER, 2021)

Development Summary

Current Zoning: PRD
Streets: 15,820 LF.
Total Acreage: 186.55 Ac.
Density: 1.8 Units per Acre

Land Use:
Active Open Space: 24.64 Ac. (11.7%)
Passive Open Space: 30.96 Ac. (14.6%)
Wetlands (J.D.): 20.93 Ac. (9.9%)
TOTAL: 76.53 Ac. (36.2%)

Lot Summary
100' Lots: 76 (22.5%)
52' Lots: 136 (40.2%)
62' Lots: 126 (37.3%)
TOTAL: 338

Phasing Summary

PHASE	2	3	4	5	TOTAL
Acreage	73.31 Ac.	36.39 Ac.	46.28 Ac.	30.57 Ac.	186.55 Ac.
100' x 150'	26	0	9	41	76
62' x 135'	100	0	26	0	126
52' x 125' Min	8	88	40	0	136
TOTAL	134	88	75	41	338

Existing Phase One Summary

Number of Lots: 78
Total Area: 81.1 AC

100' x 150'	62' x 135'	52' x 125'
Setbacks:	Setbacks:	Setbacks:
Front: 30'	Front: 30'	Front: 25'
Rear: 30'	Rear: 30'	Rear: 25'
Side: 10'	Side: 6'	Side: 6'
Sidestreets: 20'	Sidestreets: 20'	Sidestreets: 20'

James & Barbara
Conaway Trust 6-17-10
shown
above

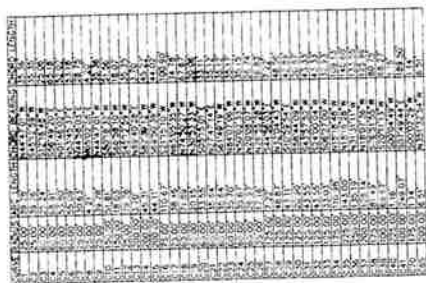
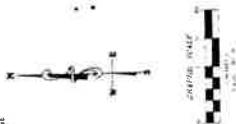
- Original Master Plan -
Map from City Archive
provided for Reference



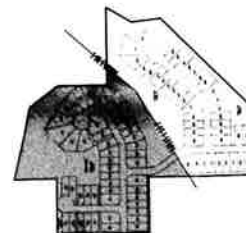
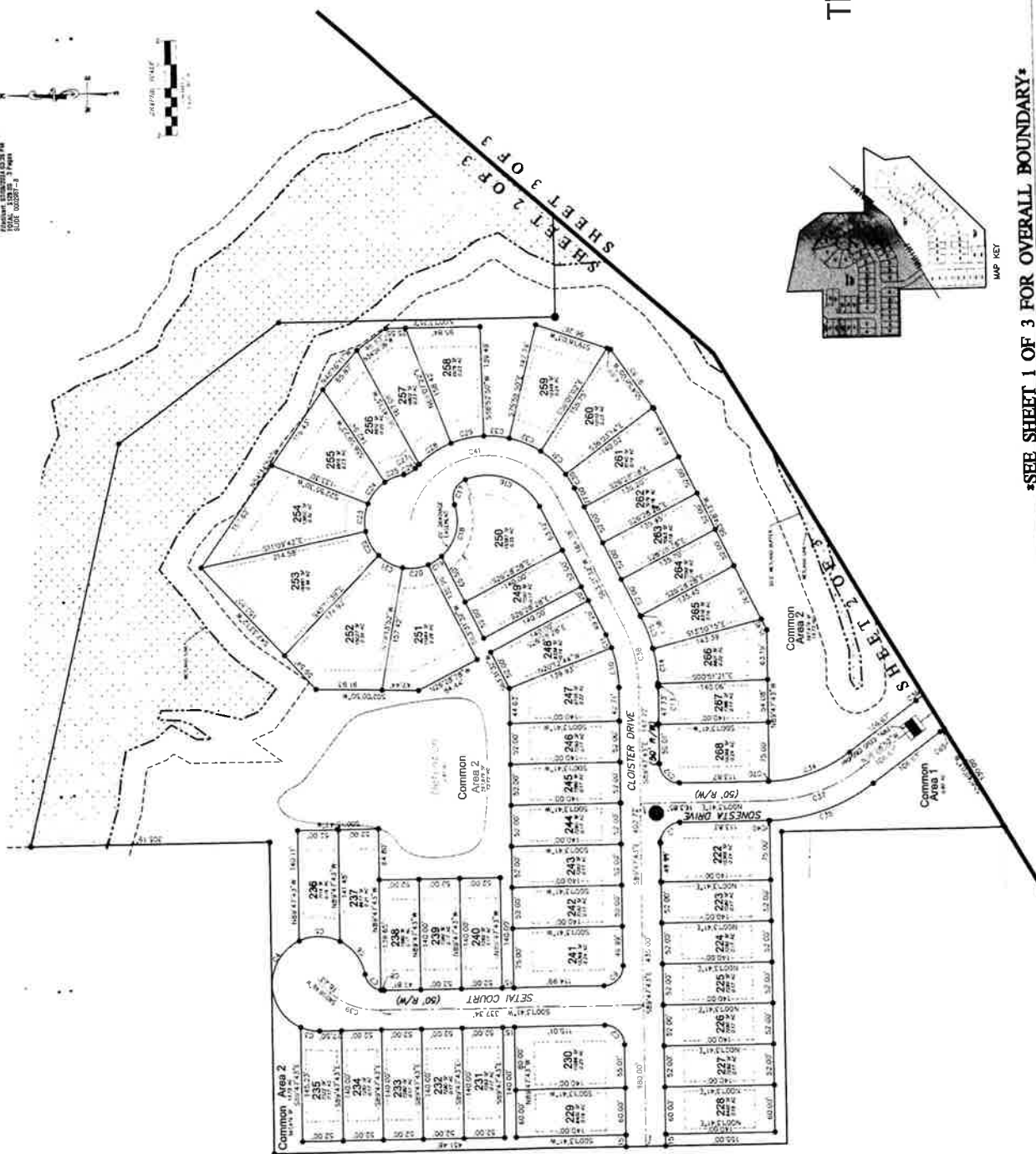
Dewberry

25353 Friendship Road
Daphne, Alabama 36526
251-990-9950

2134203
 ALABAMA COUNTY, ALABAMA
 PLANNING AND ZONING DEPARTMENT
 PLANNING AND ZONING DEPARTMENT
 JUNE 2023-7-3



- LEGEND:
- Level 1000' (1000' ELEVATION)
 - Level 1100' (1100' ELEVATION)
 - Level 1200' (1200' ELEVATION)
 - Level 1300' (1300' ELEVATION)
 - Level 1400' (1400' ELEVATION)
 - Level 1500' (1500' ELEVATION)
 - Level 1600' (1600' ELEVATION)
 - Level 1700' (1700' ELEVATION)
 - Level 1800' (1800' ELEVATION)
 - Level 1900' (1900' ELEVATION)
 - Level 2000' (2000' ELEVATION)
 - Level 2100' (2100' ELEVATION)
 - Level 2200' (2200' ELEVATION)
 - Level 2300' (2300' ELEVATION)
 - Level 2400' (2400' ELEVATION)
 - Level 2500' (2500' ELEVATION)
 - Level 2600' (2600' ELEVATION)
 - Level 2700' (2700' ELEVATION)
 - Level 2800' (2800' ELEVATION)
 - Level 2900' (2900' ELEVATION)
 - Level 3000' (3000' ELEVATION)
 - Level 3100' (3100' ELEVATION)
 - Level 3200' (3200' ELEVATION)
 - Level 3300' (3300' ELEVATION)
 - Level 3400' (3400' ELEVATION)
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 - Level 3600' (3600' ELEVATION)
 - Level 3700' (3700' ELEVATION)
 - Level 3800' (3800' ELEVATION)
 - Level 3900' (3900' ELEVATION)
 - Level 4000' (4000' ELEVATION)
 - Level 4100' (4100' ELEVATION)
 - Level 4200' (4200' ELEVATION)
 - Level 4300' (4300' ELEVATION)
 - Level 4400' (4400' ELEVATION)
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 - Level 4600' (4600' ELEVATION)
 - Level 4700' (4700' ELEVATION)
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 - Level 5100' (5100' ELEVATION)
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 - Level 6300' (6300' ELEVATION)
 - Level 6400' (6400' ELEVATION)
 - Level 6500' (6500' ELEVATION)
 - Level 6600' (6600' ELEVATION)
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 - Level 7000' (7000' ELEVATION)
 - Level 7100' (7100' ELEVATION)
 - Level 7200' (7200' ELEVATION)
 - Level 7300' (7300' ELEVATION)
 - Level 7400' (7400' ELEVATION)
 - Level 7500' (7500' ELEVATION)
 - Level 7600' (7600' ELEVATION)
 - Level 7700' (7700' ELEVATION)
 - Level 7800' (7800' ELEVATION)
 - Level 7900' (7900' ELEVATION)
 - Level 8000' (8000' ELEVATION)
 - Level 8100' (8100' ELEVATION)
 - Level 8200' (8200' ELEVATION)
 - Level 8300' (8300' ELEVATION)
 - Level 8400' (8400' ELEVATION)
 - Level 8500' (8500' ELEVATION)
 - Level 8600' (8600' ELEVATION)
 - Level 8700' (8700' ELEVATION)
 - Level 8800' (8800' ELEVATION)
 - Level 8900' (8900' ELEVATION)
 - Level 9000' (9000' ELEVATION)
 - Level 9100' (9100' ELEVATION)
 - Level 9200' (9200' ELEVATION)
 - Level 9300' (9300' ELEVATION)
 - Level 9400' (9400' ELEVATION)
 - Level 9500' (9500' ELEVATION)
 - Level 9600' (9600' ELEVATION)
 - Level 9700' (9700' ELEVATION)
 - Level 9800' (9800' ELEVATION)
 - Level 9900' (9900' ELEVATION)
 - Level 10000' (10000' ELEVATION)



SEE SHEET 1 OF 3 FOR OVERALL BOUNDARY

The Reserve at Daphne Phase Three

A Planned Residential Development

FINAL PLAT

JUNE 27, 2024 - SHEET 2 OF 3 SHEETS

PLAT OF SUBDIVISION

DESIGN	DATE	BY	CHKD	VLG
BMV	JNE	JNE	BMV	JNE
ENG	JNE	JNE	ENG	JNE

Dewberry

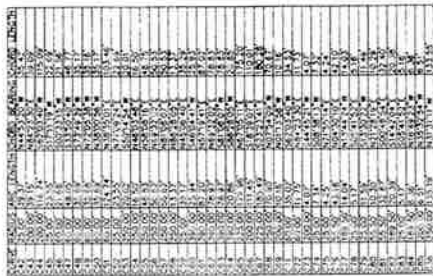
15015 Main Street, Suite 100, Dallas, TX 75244
 (214) 416-1000

* James & Barbara
 Conaway Trust
 Property
 Location

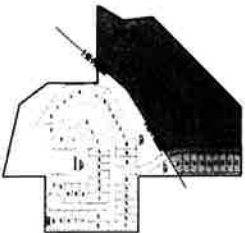
Map provided
 for reference

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GENO.



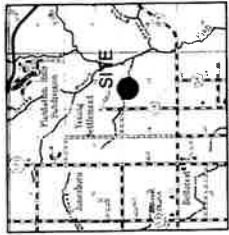
The Reserve at Daphne Phase Three

FINAL FLAT
JUNE 27, 2024 - SHEET 3 OF 3 SHEETS
PLAT OF SUBDIVISION

PLAT OF SUBDIVISION			
SECTION	B.M.A.	DEAN	A.E.F.
1	J.N.E.	SUBDIVISION	V.L.G.
PROD MCR		V.L.G.	
J.N.E.		V.L.G.	
SCALE		1"=60'	
PROD NO 50130882		V.L.G.	
FILE 50130882-1943		V.L.G.	
SHEET 3		3	

SEE SHEET 1 OF 3 FOR OVERALL BOUNDARY

2194203
HARRIS & SONS, INC. PROJECT NO. 2194203
TOTAL 123 SHEETS 9 Pages
SHEET 000001-4



SURVEYOR'S NOTES
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL CORNERS ARE BENCHMARKED TO THE NATIONAL ADJUSTED MEAN SEA LEVEL.
3. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD OR RAILROAD.
4. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD OR RAILROAD.
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10. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD OR RAILROAD.

GENERAL NOTES
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
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10. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD OR RAILROAD.

SURVEYOR'S CERTIFICATE
I, the undersigned, being a duly licensed Surveyor of the State of Alabama, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my records.

LEVELLING
689 RESERVE AT DAPHNE 2071, LLC
707 BELMONT AVE
DAPHNE, AL 36526
SURVEYING ENGINEER
2842 PARKWAY ROAD, DAPHNE, AL 36526
ALSO A CERTIFIED ALA. REG. NO. 2774

OWNERS:
689 RESERVE AT DAPHNE 2071, LLC
707 BELMONT AVE
DAPHNE, AL 36526
PROJ. 43-00-13 0-000-002 011
689 RESERVE AT DAPHNE 2071, LLC
DAPHNE, AL 36526
PROJ. 43-00-13 0-000-002 010

The Reserve at Daphne Phase Three

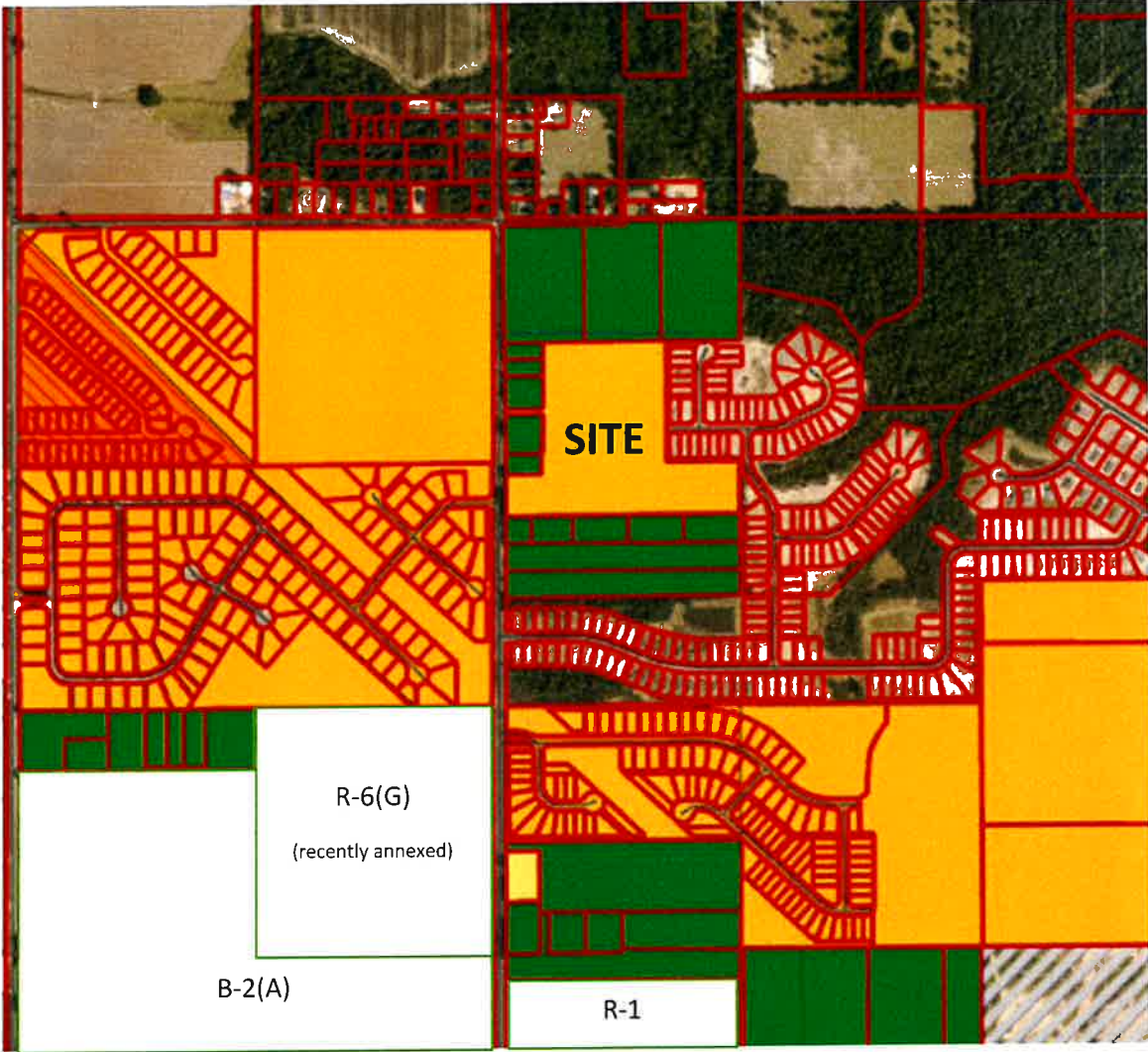
A Planned Residential Development
FINAL PLAT
JUNE 21, 2024 - SHEET 1 OF 3 SHEETS

OVERALL PLAN					
DESIGN	B.M.A.	DATE	CHKD	V.L.G.	
ENG	JUN	JUN	PROJ. MGR	J.M.E.	
			SCALE	1"=100'	
			PROJ. NO	50130002	
			FILE NO	50130002-PH3	
			SHEET	1 OF 3	

**Dewberry**
14315 Highway 90, Suite 200, Birmingham, AL 35243
PROJ. NO. 50130002
FILE NO. 50130002-PH3
SHEET 1 OF 3



COUNTY ZONING MAP (updates required to reflect Daphne's new corporate limits)



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

Section 4.3 RSF-2, Single Family District

4.3.1 Generally. This zoning district is provided to afford the opportunity for the choice of a moderate density residential environment consisting of single family homes.

4.3.2 Permitted uses. Except as provided by Section 2.3: *Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted:

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) The following agricultural uses: Silviculture.
- (d) Single family dwellings including manufactured housing and mobile homes.
- (e) Accessory structures and uses.
- (f) The following institutional use: church or similar religious facility.
- (g) Agricultural uses, on RSF-2 zoned parcels that otherwise meet the minimum area and dimension requirements for Rural Agricultural District under Section 3.2.6 herein, agricultural uses shall be permitted uses, except that the minimum front yard for barns and other agricultural structures shall be 100 feet when constructed on an RSF-2 zoned parcel where no primary dwelling currently exists.

4.3.2 Conditional Use Commission Site Plan Approval. Except as provided by Section 2.3: *Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses may be allowed by the site plan approval process:

- (a) Outdoor recreation uses.
- (b) The following institutional uses: day care home; fire station; school (public or private).
- (c) The following general commercial uses: country club.
- (d) The following local commercial use: bed and breakfast or tourist home (see Section 13.10: *Bed and Breakfast Establishments*).

4.3.3 Special exception. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following use and structures designed for such use may be allowed as a special exception: Not Applicable

4.3.4 Area and dimensional ordinances. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section 12.6: Coastal Areas*, *Section 12.8: Highway Construction Setbacks*, *Section 18.5: Variances*, and *Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure	35-Feet
Maximum Height in Habitable Stories	2 ½
Minimum Front Yard	30-Feet
Minimum Rear Yard	30-Feet
Minimum Side Yards	10-Feet
Minimum Lot Area	15,000 Square Feet
Minimum Lot Width at Building Line	80-Feet
Maximum Ground Coverage Ratio	.35

Section 4.4 RSF-3, Single Family District

4.4.1 Generally. This zoning district is provided to afford the opportunity for the choice of a moderate density residential environment consisting of single-family homes.

4.4.2 Permitted uses. Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted:

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) The following agricultural uses: Silviculture.
- (d) Single family dwellings including manufactured housing and mobile homes.
- (e) Accessory structures and uses.
- (f) The following institutional use: church or similar religious facility.

APPLICATION & SUPPLEMENTAL INFORMATION

APPLICATION & SUPPLEMENTAL INFORMATION



APPLICATION FOR REZONING OR PRE-ZONING

Office use only: Rev. 072816

Date Submitted April 28, 2026

Application Number:

Planning Commission Public

ZA- or PZA- 26-04

Hearing Date:

May 28, 2026

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):

COUNTY RD 54W ACROSS FROM CENTIPEDE DR.

63341

Gross Site Area (acreage): 18.61

Requested Zoning or Pre-Zoning: R26(G)

Current Zoning Designation(s):

Amended Request:

BALDWIN COUNTY RSF-2

Initials: Date: 4/28/26

Current Land Use: VACANT

Anticipated Land Use: RESIDENTIAL SUBDIVISION

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

SEE ATTACHED

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

Annexation

Subdivision

Site Plan

Special Exception

Variance

Specify Other

APPLICANT & AGENT INFORMATION

*If an LLC or LLP or Corporation, provide name and signature of Registered Member or Agent and provide a copy of Articles of Incorporation. JAMES A. CONAWAY AND BARBARA TRUST, DATED JUNE 17, 2010

Name of Current Owner:

JAMES & BARBARA CONAWAY TRUST

Mailing Address:

129 LAKE POINTE GREENE HUNTSVILLE AL 35824

Phone/Fax: 734 645 9969

E-mail: orlandoat11@yahoo.com

Name of Authorized Agent:

KENNETH WHITE FLOWERS & WHITE ENGINEERS

Mailing Address:

PO Box 231286 MONTGOMERY AL 36123

Phone/Fax: 334 356 7600

E-mail: kwhite@flowersandwhite.com

Name of Developer*:

LYNN LEE LAND COMPANY, LLC

Phone/Fax: 225 337 0471

E-mail: brad@dodsongrp.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: [Signature]

Date 4/28/2026

Agent's Signature: [Signature]

Date 4/28/26

BEGIN AT AN IRON PIN LOCATED AT THE NORTHWEST CORNER OF THE COMMON AREA 2 OF THE RESERVE AT DAPHNE PHASE AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA ON SLIDE 2957-A-C; THENCE FROM SAID POINT OF BEGINNING, S00°12'34"W, 656.44 FEET TO AN IRON PIN; THENCE S89°47'51"E, 395.63 FEET TO AN IRON PIN; THENCE S00°11'09"W, 284.17 FEET TO AN IRON PIN; THENCE S89°48'40"W, 1279.44 FEET TO AN IRON PIN LOCATED ON THE EASTERN RIGHT OF WAY OF COUNTY ROAD 54 WEST (80' RIGHT OF WAY WIDTH); THENCE ALONG SAID RIGHT OF WAY N00°31'40"E, 230.90 FEET TO AN IRON PIN; THENCE LEAVING SAID RIGHT OF WAY S89°53'12"E, 202.80 FEET TO AN IRON PIN; THENCE N00°08'53"W, 327.02 FEET TO AN IRON PIN; THENCE N89°49'07"W, 201.54 FEET TO AN IRON PIN LOCATED ON SAID EASTERN RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY, N00°16'14"W, 32.03 FEET TO AN IRON PIN; THENCE LEAVING SAID RIGHT OF WAY S89°48'39"E, 201.78 FEET TO AN IRON PIN; THENCE N00°03'37"E, 359.95 FEET TO AN IRON PIN; THENCE S89°43'43"E, 682.59 FEET TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND CONTAINS 18.61 ACRES MORE OR LESS.

[illegible]

STATE OF ALABAMA)

WE HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS AND SPECIFICATIONS OF THE NATIONAL SURVEYING BOARD OF ALABAMA TO BE ELIGIBLE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ACCORDING TO MY SLAVEY THIS WILL BE THE DAY OF APRIL 23RD

Errol W. Thomas
1000 E. W. HARRIS, JR.
ALABAMA 35202-1107

GRAPHIC SCALE

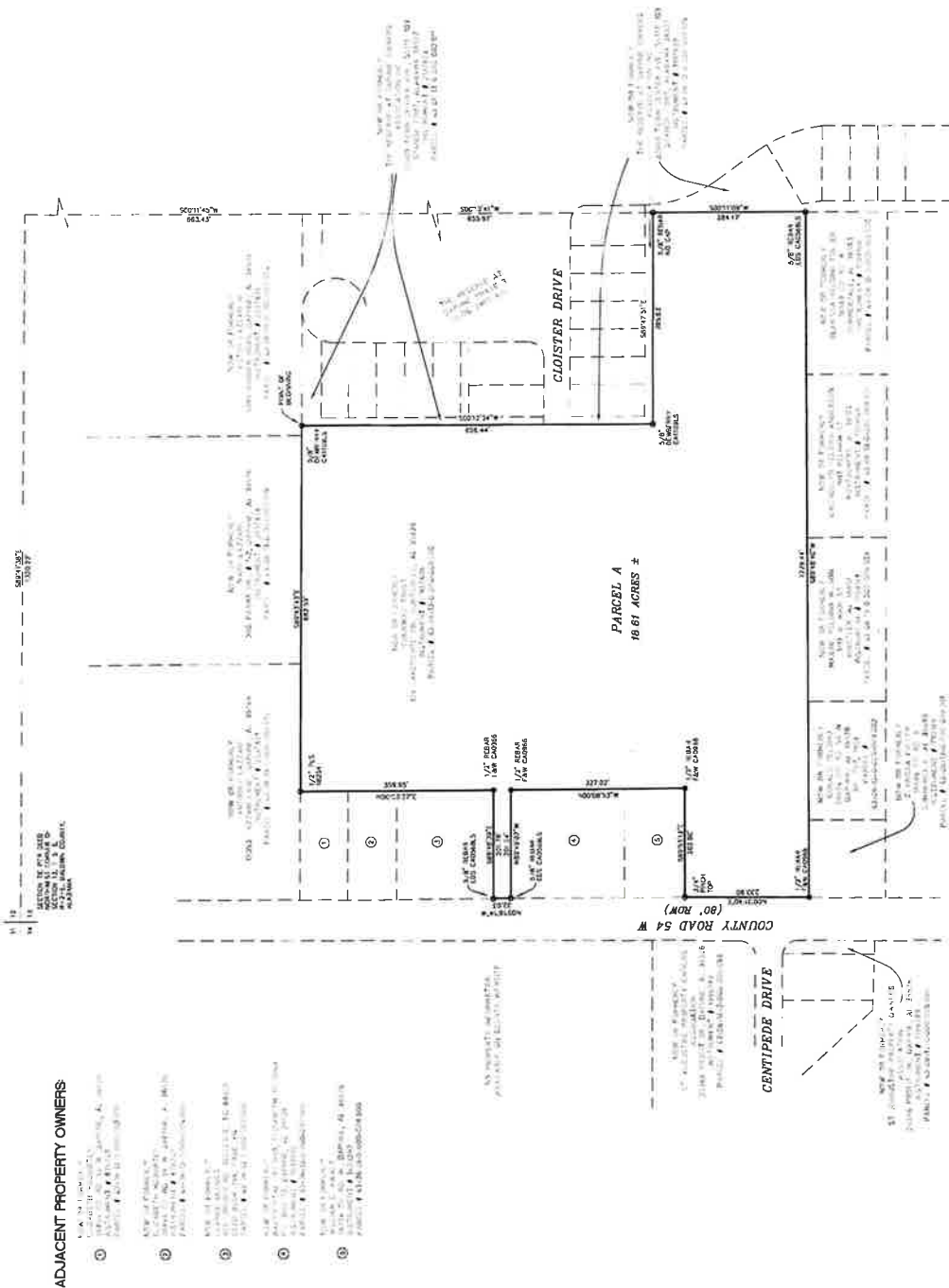
(IN FEET)

ΔΕΦ ΠΑΟΕ, 25-516



FLOWERS & WHITE
ENGINEERING LLC

06/06/08 10:07 AM 0140.914 447 cm
width 76.4810721608 40.517 4070



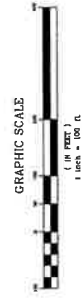
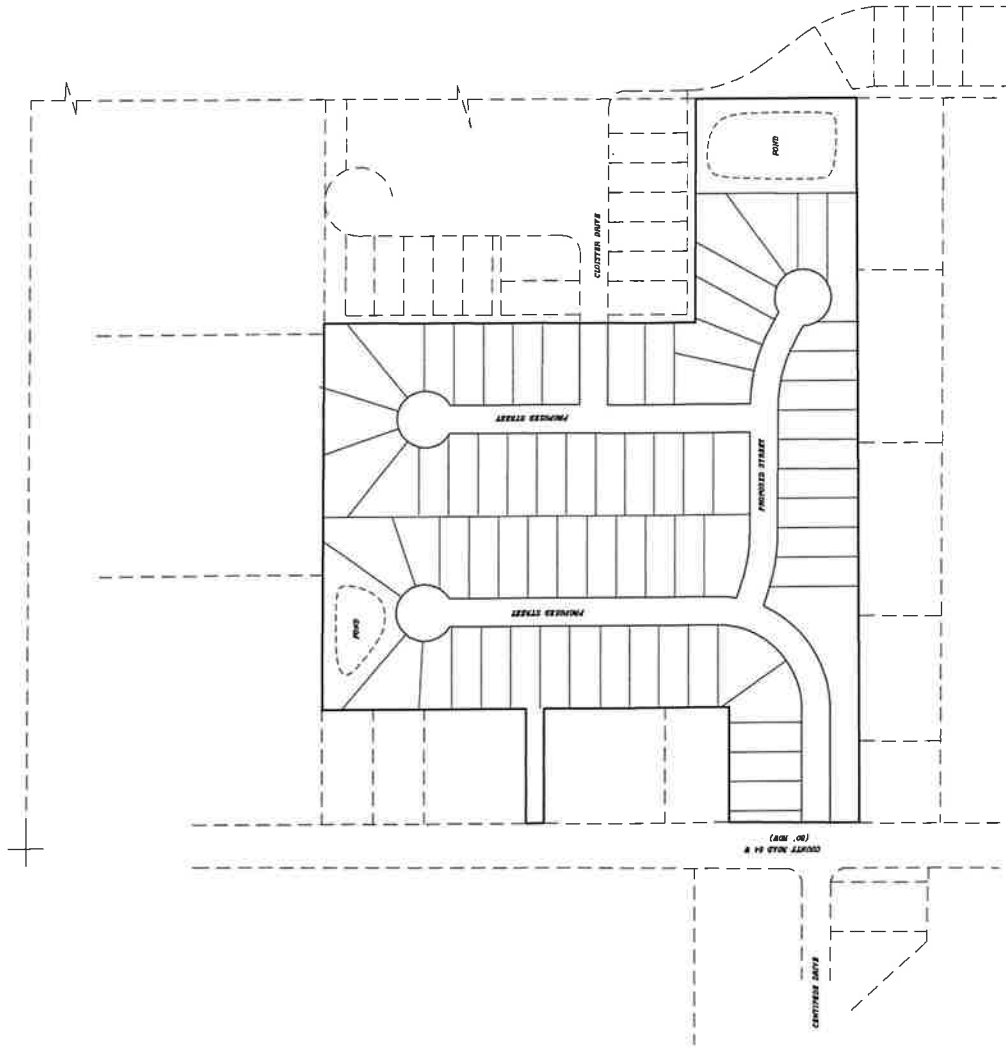
LEGEND

READING / DISTANCE

EXHIBIT C CONCEPTUAL SITE LAYOUT



VICINITY MAP



FWP PROJ. 20-118



FLOWERS & WHITE

ENGINEERS & ARCHITECTS
10000 W. GULF SHORES BLVD., SUITE 100
GULF SHORES, AL 36526
TEL: 251.934.1100 FAX: 251.934.1101

LEGEND

PROPERTY LINE	BEARING / DISTANCE
1" = 100' FT	ADJ. PLOT SET (AS NOTED)
1" = 100' FT	PROPERTY LINE
1" = 100' FT	ADJACENT PROPERTY LINE
1" = 100' FT	ADJ. PLOT SET (AS NOTED)

COMMUNITY DEVELOPMENT



May 15, 2026

Dear Sir/Ma'am,

NOTICE OF PUBLIC HEARING

A petition for PRE-ZONING will be considered by the Daphne Planning Commission for James A. Conaway and Barbara Conaway Trust Dated June 17, 2010 containing 18.61 acres +/-, located northeast of County Road 54 West and Centipede Drive to be pre-zoned as R-6(G), Garden or Patio Home. A petition to annex said property has also been submitted.

Said petition will also be considered by the Daphne City Council pursuant to Code of Alabama. 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, May 20, 2026 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, May 28, 2026 at 5:00 p.m. in the Council Chambers of City Hall. You may submit your views in writing, in person, send an email to ajones@daphneal.com, or by representation.

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

James A. Conaway and Barbara Conaway Trust Dated June 17, 2010 Pre-Zoning Amendment

James A. Conaway and Barbara Conaway Zoning Amendment	16589 County Road 9	Summerdale	AL	36580
Clarissa Yelding Fuller	1017 Pelham Street	Montgomery	AL	36104
Gwendolyn Yelding Anderson	3113 W Main Street	Whistler	AL	36612
Maxine Yelding Wilson	26674 County Road 54 W	Daphne	AL	36526
Donald A Etux Theresa W Yelding	16589 County Road 9	Summerdale	AL	36580
Clarissa Y Etal Singleton , Jean Fuller	25366 Profit Drive	Daphne	AL	36526
St Augustine Property Owners Association and Inc	26734 County Road 54 W	Daphne	AL	36526
William E Awalt	PO Box 72	Daphne	AL	36526
Bailey Etal Yelding, Elizabeth Yelding	903 Lincoln Road	Bellevue	NE	68005
Clarice Lucious	26844 County 54 West	Daphne	AL	36526
Elizabeth Bryant A/K/A Mcquit and Ery, Elizabeth McQuirtey	12050 Lazzari Lane	Daphne	AL	36526
Anthony Lazzari	200 Parma Drive #1-2	Daphne	AL	36526
May Lazzari	5385 Rodger Road	Daphne	AL	36526
Victor Lazzari III	22500 Town Center Avenue Suite 103	Spanish Fort	AL	36527
The Reserve at Daphne Owners Association Inc.				
Conaway, James A etal Conaway, Barbara A Trust Dated June 17 2010	129 Lakepointe Circle	Huntsville	AL	35824

**COMMUNITY DEVELOPMENT
INTERNAL MEMORANDUM**



DATE: June 8, 2026
TO: Office of the City Clerk
FROM: Adrienne Jones, AICP, Director of Community Development 
SUBJECT: James A. Conaway and Barbara Conaway Trust Dated June 17, 2010 Annexation Petition

PRESENT ZONING: RSF-2, Residential Single Family District

LOCATION: Northeast of the intersection of County Road 54 West and Centipede Drive

RECOMMENDATION: At the May 28, 2026 regular meeting of the City of Daphne Planning Commission, six members were present and the motion to set forth a favorable recommendation to the City Council to annex the subject property into the City limits carried unanimously.

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

JAMES A. CONAWAY AND BARBARA CONAWAY TRUST DATED 6/17/10 ANNEXATION PETITION

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

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

23-2 PROCEDURE FOR ZONING NEWLY ANNEXED LAND

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

**JAMES A. CONAWAY AND BARBARA CONAWAY TRUST DATED 6/17/10
ANNEXATION REQUEST**

The applicant proposes to annex the subject property into the corporate limits. The site meets the contiguity requirement because it abuts the Reserve at Daphne Subdivision which is already inside the city.

RECOMMENDATION

The Comprehensive Plan encourages expansion and annexation of land contiguous to the existing corporate limits. The subject property is located within Priority Expansion Area 1.

Staff recommended approval of the request to annex this site to the Planning Commission. The Planning Commission unanimously set forth a favorable recommendation to the City Council.

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**

(JAMES A. CONAWAY AND BARBARA TRUST, DATED JUNE 17, 2010)
The undersigned, JAMES A. CONAWAY AND BARBARA TRUST, files this petition with the Clerk of the City of Daphne requesting the property hereafter described, commonly referred to as, CONAWAY TRACT, to be annexed into the City of Daphne, a municipal corporation incorporated under the laws of the State of Alabama, and submits the following in support of its petition:

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

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

3. **Owner:** The petitioner, JAMES A. CONAWAY AND BARBARA TRUST, DATED JUNE 17, 2010, 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: R-6 (G)

Any other conditions which may apply upon annexation:

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

DATED this 28 day of APRIL, 2026

Respectfully submitted by,

Trustee of James
Barbara Conway
Trust

Orlando Conway

Name of Owner (Print)

Orlando Conway

Name of Owner (Signature)

~~MICHIGAN~~ MI
STATE OF ~~ALABAMA~~
COUNTY OF ~~BALDWIN~~
WAYNE

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

Given under my hand and official seal this the 28 day of APRIL, 2026.

Jeffrey M Mitchell
Notary Public, State of MI
County of Oakland

My Commission Expires Oct. 25, 2028
Acting in the County of Wayne

[Signature]
NOTARY PUBLIC

My commission expires: 10/25/2028

Owner's Address

35643 Abbey Dr

Romulus, MI 48174

DATED this 27 day of April,

Respectfully submitted by,

Name of Owner (Print) Langdon B. Conaway

Name of Owner (Signature) Langdon B. Conaway

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Noah Morgan Peak, the undersigned Notary Public in and for said county and state, hereby certify that Langdon B. Conaway 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 27 day of April, 2026



NOTARY PUBLIC Noah Morgan Peak

My commission expires: Oct. 16, 2029

Owner's Address

ADDITIONAL INFORMATION

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

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: LBC

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

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: LBC

Option# 1: We do hereby request pre-zoning of the subject property to the following zoning classification(s): R6(G), and certify that a petition for rezoning, associated fees and documents have been submitted prior to or concurrently with this petition. Initials: LBC

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: LBC

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 27 day of April 2020

Legal Description Attached (Exhibit A)? Y Map or Survey Attached (Exhibit B)? Y
Recorded Subdivision Plat OR Preliminary/Final Subdivision plat approved by Planning Commission
Attached (Exhibit C)? Y Acreage 18.61
Subdivision Name N/A Lot Number(s) N/A

Names and Signature of ALL property owners:

Signature: <u>Langdon B Conway</u>	Signature: <u>Orlando Conway</u> / Trustee for James A. Barber Conway Trust
Printed Name: <u>Langdon B Conway</u>	Printed Name: <u>Orlando Conway</u> / Trustee for James A. Barber Conway Trust
Mailing Address: <u>129 Lake Pointe Cir SW</u> <u>Huntsville, AL 35824</u>	Mailing Address: <u>35643 Abbey Dr</u> <u>Romulus, MI 48174</u>

BEGIN AT AN IRON PIN LOCATED AT THE NORTHWEST CORNER OF THE COMMON AREA 2 OF THE RESERVE AT DAPHNE PHASE AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA ON SLIDE 2957-A-C; THENCE FROM SAID POINT OF BEGINNING, S00°12'34"W, 656.44 FEET TO AN IRON PIN; THENCE S89°47'51"E, 395.63 FEET TO AN IRON PIN; THENCE S00°11'09"W, 284.17 FEET TO AN IRON PIN; THENCE S89°48'40"W, 1279.44 FEET TO AN IRON PIN LOCATED ON THE EASTERN RIGHT OF WAY OF COUNTY ROAD 54 WEST (80' RIGHT OF WAY WIDTH); THENCE ALONG SAID RIGHT OF WAY N00°31'40"E, 230.90 FEET TO AN IRON PIN; THENCE LEAVING SAID RIGHT OF WAY S89°53'12"E, 202.80 FEET TO AN IRON PIN; THENCE N00°08'53"W, 327.02 FEET TO AN IRON PIN; THENCE N89°49'07"W, 201.54 FEET TO AN IRON PIN LOCATED ON SAID EASTERN RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY, N00°16'14"W, 32.03 FEET TO AN IRON PIN; THENCE LEAVING SAID RIGHT OF WAY S89°48'39"E, 201.78 FEET TO AN IRON PIN; THENCE N00°03'37"E, 359.95 FEET TO AN IRON PIN; THENCE S89°43'43"E, 682.59 FEET TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND CONTAINS 18.61 ACRES MORE OR LESS.



COMMUNITY DEVELOPMENT INTERNAL MEMORANDUM

DATE: June 8, 2026
TO: Office of the City Clerk
FROM: Adrienne Jones, AICP, Director of Community Development
SUBJECT: DAK Investments, LLC Zoning Amendment

PRESENT ZONING: R-2, Medium Density Single Family Residential

PROPOSED PRE-ZONING: B-3, Professional Business

LOCATION: 805 Randall Avenue, northeast of the intersection of Main Street and Randall Avenue

RECOMMENDATION: At the May 28, 2026 regular meeting of the City of Daphne Planning Commission. The motion to set forth a favorable recommendation to the City Council to the subject property from R-2, Medium Density Single Family Residential, to B-3, Professional Business, failed due the lack of a super majority vote of the Planning Commission. Six affirmative votes are needed, only five affirmative votes were cast of the six members present.

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/ja

DAK INVESTMENTS, LLC REZONING PETITION



DAK INVESTMENTS, LLC

Rezoning Amendment

Zoning Classification:

R-2, Medium Density Single Family Residential

Surrounding Zonings/Uses:

- **North** - B-2, General Business
- **South** - R-4, High Density Single Family
- **East** - R-2, Medium Density Single Family
- **West** - B-2, General Business

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

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

Proposed Zoning:

B-3, Professional Business

Development Concept:

Professional Office

Council District:

2

Existing Conditions:

0.38 ac

PC Recommendation to Council:

Lack of supermajority vote to constitute a favorable recommendation

Proposal The subject property is located at 805 Randall Avenue in the Olde Towne Daphne Overlay District (ordinance included for reference). It is a single family dwelling. The applicant proposes to rezone the subject property from single family residential to professional business.

Location This portion of Randall Avenue is between Main Street (Scenic 98) and U.S. Highway 98. It is unique in that each end of the street, with the exception of one house at the south east intersection of Randall Avenue and Main Street, is zoned and used for commercial purposes. The remaining areas between the two roads are zoned R-4, High Density Single Family Residential or R-2, Medium Density Single Family Residential, and used for single family dwellings.

The subject property abuts to the west and north two commercial parcels. Each fronts Main Street. Both are zoned B-2, General Business. To the east of 805 Randall Avenue are two parcels zoned R-2 (approximately 4.8 acres combined). It appears that each has a single family dwelling thereon. Fountain Square commercial center is located further east, at the northwest intersection of Randall Avenue and U. S. Highway 98. Blacksher Place, an 8-lot residential subdivision and Randall Place, a 2-lot residential subdivision (recorded plats are included for reference) are located to the south..

Envision Daphne 2042 Comprehensive Plan (Excerpt included for reference)

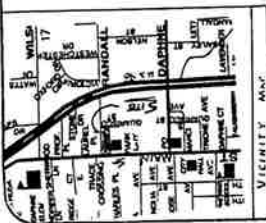
The subject property is located within the Olde Towne Core. The primary land uses are noted as mixed-use, commercial/office, single-family attached with upper floor residential and institutional uses. The Comprehensive Plan states that the Core is the traditional heart of Daphne and embodies the community symbolically, culturally, and historically. It is pedestrian oriented and within easy walking distance of surrounding neighborhoods [which] 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.

This location may be suitable for professional business or mixed use due to its proximity to B-2, General Business zoning. It's noteworthy that businesses in operation on the adjacent properties are operating within the original buildings (houses). The practice of adaptive reuse (using the original structure to operate a business) preserves the character of the area. It should also be noted however that each adjacent commercial property, as well as the subject property, *if rezoned*, is entitled to construct new buildings to the maximum extent permitted by the zoning ordinance. Based upon the guidance of the Comprehensive Plan for the Olde Towne Core, staff rendered to the Planning Commission a favorable recommendation for B-3, Professional Business (excerpt included for reference).

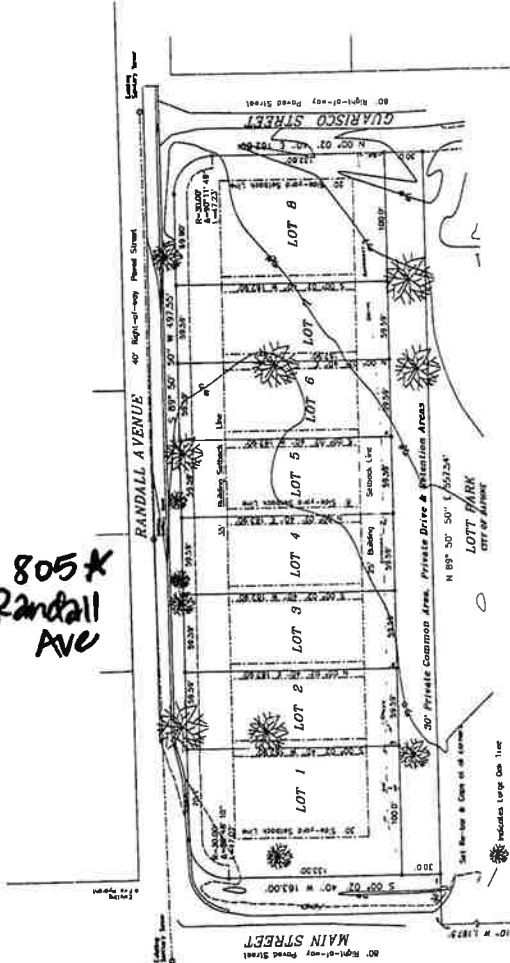
Planning Commission Recommendation

A motion to set forth a favorable recommendation to rezone the property from R-2 to B-3 did not receive a supermajority vote. **The Planning Commission's** vote was 5 in favor and 1 opposed.

2065-D



805 X
Randall Ave



CITY OF DAPHNE
STATE OF ALABAMA
I, **Mayor**, do hereby certify that the above plat is a true and correct copy of the original plat on file in the City of Daphne, Alabama, and that the same is subject to the provisions of the Alabama Subdivision Map Act.

APPROVAL
I, **Mayor**, do hereby approve the above plat and the same is subject to the provisions of the Alabama Subdivision Map Act.

PLANNING COMMISSION APPROVAL
I, **Chairman**, do hereby approve the above plat and the same is subject to the provisions of the Alabama Subdivision Map Act.

PLANNING DIRECTOR APPROVAL
I, **Director**, do hereby approve the above plat and the same is subject to the provisions of the Alabama Subdivision Map Act.

PLANNING COMMISSION
I, **Chairman**, do hereby approve the above plat and the same is subject to the provisions of the Alabama Subdivision Map Act.

PLANNING DIRECTOR
I, **Director**, do hereby approve the above plat and the same is subject to the provisions of the Alabama Subdivision Map Act.

PLANNING COMMISSION
I, **Chairman**, do hereby approve the above plat and the same is subject to the provisions of the Alabama Subdivision Map Act.

SUBDIVISION CERTIFICATE
I, **Surveyor**, do hereby certify that the above plat is a true and correct copy of the original plat on file in the City of Daphne, Alabama, and that the same is subject to the provisions of the Alabama Subdivision Map Act.

PLANNING COMMISSION
I, **Chairman**, do hereby approve the above plat and the same is subject to the provisions of the Alabama Subdivision Map Act.

PLANNING DIRECTOR
I, **Director**, do hereby approve the above plat and the same is subject to the provisions of the Alabama Subdivision Map Act.

NOTES
1. The above plat is a true and correct copy of the original plat on file in the City of Daphne, Alabama, and that the same is subject to the provisions of the Alabama Subdivision Map Act.

PLANNING COMMISSION
I, **Chairman**, do hereby approve the above plat and the same is subject to the provisions of the Alabama Subdivision Map Act.

PLANNING DIRECTOR
I, **Director**, do hereby approve the above plat and the same is subject to the provisions of the Alabama Subdivision Map Act.

AREA OF PROJECT
The above plat is a true and correct copy of the original plat on file in the City of Daphne, Alabama, and that the same is subject to the provisions of the Alabama Subdivision Map Act.

2065-D
I, **Surveyor**, do hereby certify that the above plat is a true and correct copy of the original plat on file in the City of Daphne, Alabama, and that the same is subject to the provisions of the Alabama Subdivision Map Act.

CERTIFICATE OF OWNERSHIP AND REMEDIATION
I, **Owner**, do hereby certify that the above plat is a true and correct copy of the original plat on file in the City of Daphne, Alabama, and that the same is subject to the provisions of the Alabama Subdivision Map Act.

NOTARY PUBLIC
I, **Notary**, do hereby certify that the above plat is a true and correct copy of the original plat on file in the City of Daphne, Alabama, and that the same is subject to the provisions of the Alabama Subdivision Map Act.

NOTES
1. The above plat is a true and correct copy of the original plat on file in the City of Daphne, Alabama, and that the same is subject to the provisions of the Alabama Subdivision Map Act.

PLANNING COMMISSION
I, **Chairman**, do hereby approve the above plat and the same is subject to the provisions of the Alabama Subdivision Map Act.

PLANNING DIRECTOR
I, **Director**, do hereby approve the above plat and the same is subject to the provisions of the Alabama Subdivision Map Act.

FINAL PLAT

BLACKSHER PLACE
A RESIDENTIAL SUBDIVISION
IN DAPHNE, ALABAMA



MOORE SURVEYING, INC.
PROFESSIONAL LAND SURVEYING
555 NORTH SECTION STREET, FAIRHOPE, ALABAMA 36532
PHONE: (334) 928 - 6777 FAX: (334) 990 - 6070

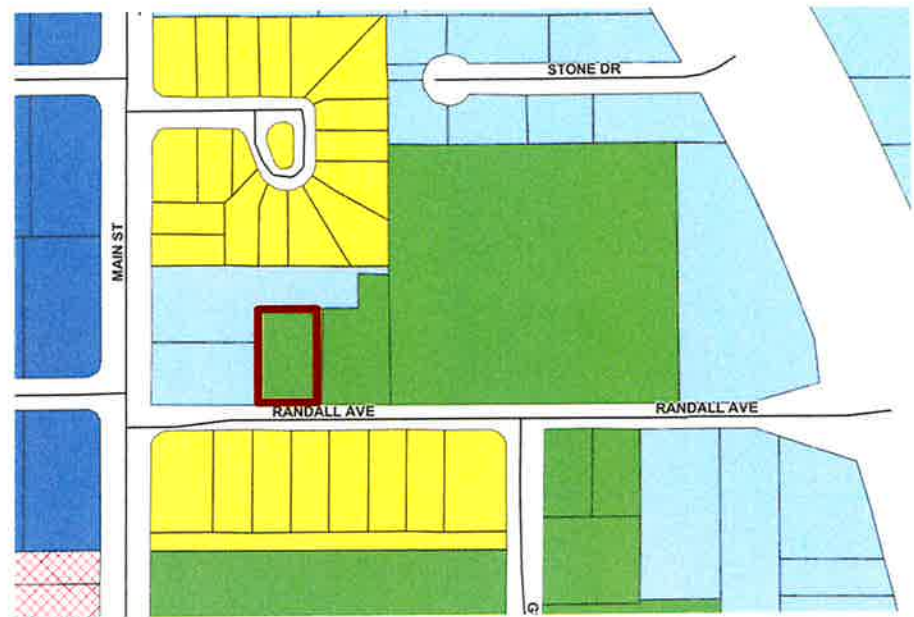
PLANNING COMMISSION
I, **Chairman**, do hereby approve the above plat and the same is subject to the provisions of the Alabama Subdivision Map Act.

PLANNING DIRECTOR
I, **Director**, do hereby approve the above plat and the same is subject to the provisions of the Alabama Subdivision Map Act.

CITY ZONING MAP
EXCERPT

Zoning

- 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
- Golf Course
- MU Mixed Use
- Unincorporated Baldwin County
- 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



DAPHNE B-3, PROFESSIONAL BUSINESS DISTRICT

B-3, Professional Business District

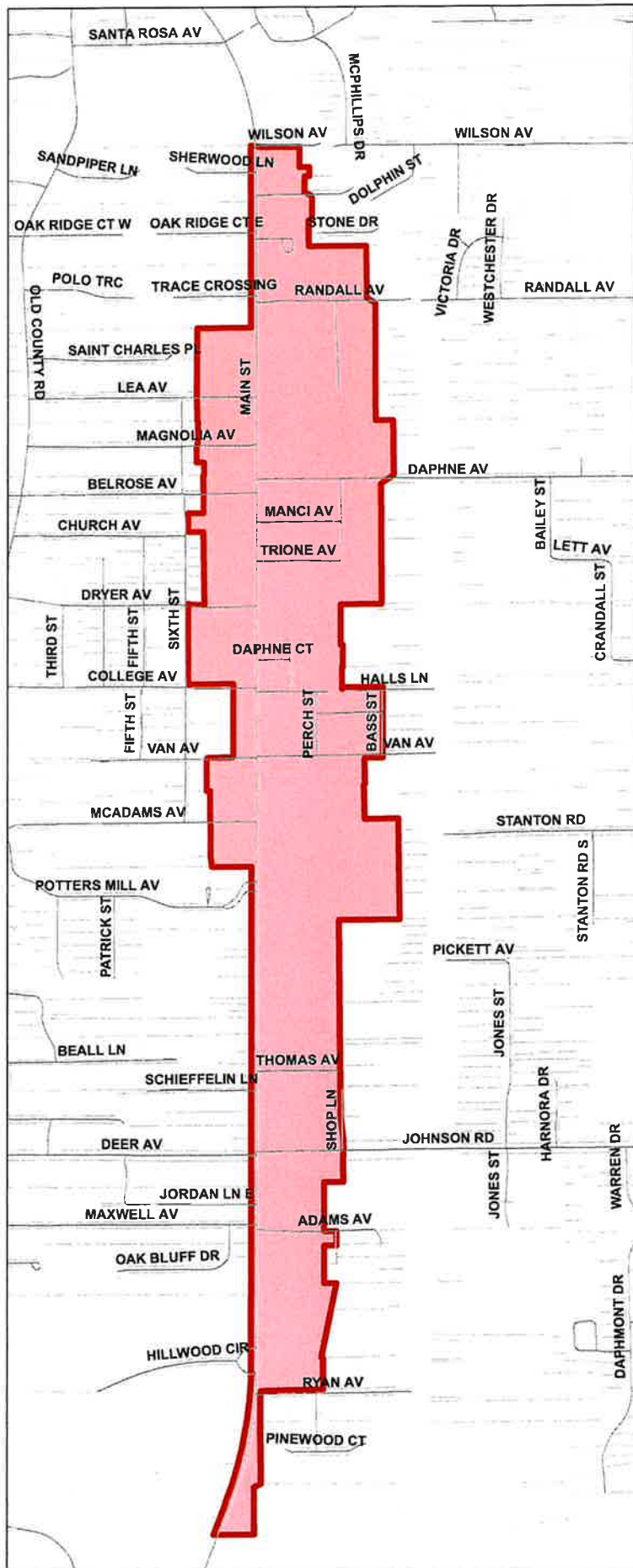
Excerpt from the Land Use & Development Ordinance, Section 35-3, Permitted Uses and Conditions Table

List of Uses and Conditions	B-3, Professional Business
Accessory buildings and uses, when located on the same lot or parcel as the principal structure or use and customarily incidental thereto, provided the requirements in all pertinent sections of this Ordinance are met	Right
Agriculture and related farming operations, including horticulture, plant nurseries market gardening, field crops, orchards, and home gardens	Right
Ambulance/EMS service	PC Approval (PCA)
Art gallery or museum	Special Ex (SE)
Bank, including drive-in bank	Right
Churches and related accessory buildings	Right
City Hall, police station, fire station, courthouse, federal office building and similar public building	Right
Clinic, dental, medical or psychiatric for humans	Right
Employee credit union office	Right
Home occupation	Right
Office buildings, professional	Right
Optician	Right
Printing, blueprinting, bookbinding, photostating, lithographing and publishing establishment.	Right
Radio and television antenna (amateur)	Right
Art sculptures, statues, monuments	PCA

List of Uses and Conditions	B-3, Professional Business
Business school or college	PCA
College or university, provided that they are located on a lot fronting on an arterial street or road and that no building is located within 100 feet of any property line	PCA
College sorority or fraternity house	PCA
Electric power substation; need not be enclosed within a structure, but must be secured by a chain link or similar fence, or raised above ground so as to be inaccessible to unauthorized persons; requires visual screen in most districts	PCA
Gas regulator station	PCA
Hospital, clinic, convalescent or nursing home, extended care facility or sanitarium for humans	PCA
Clinic, convalescent or nursing home, extended care facility or sanitarium for humans	PCA
Police substation, including Highway Patrol	PCA
Post office	PCA
Public utility substation with proper screening	PCA
Telephone exchange	PCA
Water storage; need not be enclosed within a structure	PCA
Water or sewage pumping station	PCA
Cemetery, subject to requirements of the Special Provisions	SE
Oil and gas exploration and production activities	SE
Schools, public and/or private, elementary and/or secondary meeting the requirements of the education laws of the State of Alabama	SE

OLDE TOWNE DAPHNE OVERLAY DISTRICT

Olde Towne Daphne District Map



Land Use & Development Ordinance Appendix I,
Revisions as per Ordinance No. 2003-05, 2005-12,
2008-04, 2009-66, 2016-08, 2019-34, 2019-44

Legend

- Olde Towne Daphne District
- Parcels



0 0.1 0.2 0.3 0.4 0.5 Miles

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
DAPHNE, ALABAMA, ON THE 11 DAY October, 2019.


Dana Haygood, Mayor

ATTEST:


Candace C. Anderson, City Clerk

Maps are for graphical purposes only. They do not represent a legal survey. The information contained in the data distributed by the City of Daphne is derived from a variety of public and private sources considered to be dependable, but the accuracy, completeness and currency thereof are not guaranteed. The City of Daphne makes no warranties, expressed or implied as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of the information or data contained in or generated from the City Geographic Information System. Additionally, the City of Daphne or any agent, servant, or employee thereof assumes no liability associated with the use of the data, and assumes no responsibility to maintain it in any manner or form. Any questions regarding zoning or any data should be directed to the City of Daphne Department of Community Development at 251-620-1700.

ARTICLE XIV THE OLDE TOWNE DAPHNE DISTRICT

Revised 07/25/16: Add new B-1(a) zoning district per Ordinance #2016-39

Revised 01/23/17: Add menu-type signs per Ordinance #2017-04

Revised 01/10/20: Allow residential in B-1, B-2, B-3 districts per Ordinance #2020-02

Revised 03/01/22: Amended to clarify duties of the City Engineer per Ordinance #2022-14

Revised 09/15/22: Amended 14-2(b) Mixed Use and 14-10 Parking per Ordinance #2022-58

14-1 PURPOSE

The intent of this Article is to provide for the creation of the district in order to establish minimum standards and provisions for residential, business, or commercial development in the areas outlined in the map provided herein and to achieve a healthy, beautiful, and safe community by the following means:

- **Aesthetics:**
Improve the appearance of all areas through the incorporation of innovative landscaping and open space into development in ways that harmonize and enhance the natural beauty of the environment.
- **Land Values:**
Maintain and increase the value of land by incorporating innovative designs and criteria into development, thus becoming itself a valuable capital asset.
- **Human Values:**
Provide direct and important physical and psychological benefits to human beings through the use of landscaping and tree preservation as a buffer zone between residential and business development to reduce noise and glare, and to break up the monotony and soften the harsher aspects of urban development.
- **Improved Design:**
Promote innovative and cost conscious approach to the design and construction of the District.
- **Improved Administration and Enforcement:**
Establish procedures and standards for the administration and enforcement of this Article.

14-2 USES PERMITTED

(a) General

The following zoning districts provided herein established and most specifically defined in Article 12, Establishment of Districts: B-1, Local Business, B-1(a) Limited Local Business District; B-2, General Business, B-3, Professional Business, R-4, Single Family and Multi-Family Residential, and MU, Mixed Use. Article 35, the Table of Permitted Uses and Conditions, outlines the restrictions for each district, except with regard to mixed-uses as provided in the following subsections. (See also Article 12, Establishment of Districts).

The Planning Commission shall no longer consider zoning or rezoning amendments for B-2, General Business or R-4 zoning districts. All existing B-2, General Business and R-4, High Density Single and Multi-Family Residential Districts shall be developed in accordance with the standards provided herein. For any new request, the following districts shall be considered in lieu of R-4: R-6(G) for all garden/patio homes developments; and, R-6(D) for duplexes.

(b) Mixed-Use Developments in the Olde Towne Daphne District

It is the intent of the City to encourage mixed-use developments in the Olde Towne Daphne District. Zoning districts that will allow mixed-use developments by right include MU, Mixed Use; B-1, Local Business; B-2, General Business; and B-3, Professional Business. The residential density of any mixed use development shall not exceed 14 units per acre and shall require a minimum of 1.5 parking spaces per residential unit in addition to the minimum required number of parking spaces.

Said mixed-use development may have a vertical configuration, meaning the primary business is located on the ground floor and the secondary use is located on an upper floor, or may otherwise meet the provisions of an accessory dwelling unit as provided in section (c) below.

(c) Accessory Dwelling Units (ADU) in the Olde Towne Daphne District shall adhere to the following provisions.

1. Detached accessory dwelling is defined as a dwelling unit separate from the principal structure. The dwelling shall be clearly subordinate in size, height, and purpose to the principal structure, it shall be located on the same lot as the principal structure, but may be served by separate utility meter(s), and is detached from the principal structure if approved by the Building Official. A detached accessory dwelling may be an independent structure, a dwelling unit above a garage, or attached to a workshop or other accessory structure on the same lot as the principal structure.
2. It is the intent of this ordinance to allow, where deemed appropriate by the Planning Commission, accessory dwelling units that maintain an appropriate proportional relationship to the adjacent principal structure(s) on the same site.
3. The accessory dwelling unit may function as purely residential use or as a mixed use building that allows separate commercial and residential usage.
4. While these provisions apply to detached accessory dwelling units, the provisions do not supersede or override applicable life safety standards found in the applicable codes adopted by the city.
5. When deemed appropriate by the Planning Commission, in business and commercial districts located in the Olde Towne Daphne district, a detached accessory dwelling may be considered where such detached accessory dwelling complies with the following requirements:
 - a) A recreational vehicle (RV) shall not be considered as an ADU.
 - b) Shall not exceed 60% of the size (measured in square feet) of the principal building.

- c) Shall not be located on a lot by itself, nor be located in or extend into the front yard.
- d) Shall not be constructed to exceed more than two (2) stories.
- e) Shall not be constructed to exceed thirty (30) feet mean roof height; however, the accessory dwelling unit shall not exceed the height of the primary business or commercial building.
- f) Shall not encroach into any easement.
- g) Shall maintain a side yard setback and rear yard setback of not less than six (6) feet where abutting property zoned for business or commercial use.
- h) Where the adjacent property is zoned for residential use, the side yard and rear yard setback shall be no less than the standard zoning district setback requirement.
- i) Requests for variances to the provisions of this section shall be submitted to the Board of Zoning Adjustment.
- j) There shall be one (1) power meter to service both the primary business and the accessory structure, unless a second power meter is approved by the Building Official. The decision of the Building Official may be appealed to the Board of Zoning Adjustment in accordance with provisions established herein.
- k) Prefabricated accessory structures (such as utility sheds, conex storage boxes and the like) shall not be utilized for the purpose of habitation.
- l) No more than one detached accessory dwelling shall be permitted on a single lot in conjunction with the principal structure.

- m) The detached accessory dwelling may not be divided from the property ownership of the principal dwelling.
- n) 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.

14-3 SPECIAL PROVISIONS

The following shall apply:

- (a) The provisions of this Article shall be required for all residential projects involving the construction of two (2) or more dwelling units including apartments, town homes, condominiums, planned unit developments, subdivisions, business, commercial, industrial, and/or institutional structures; all existing structures which increase the gross floor area by thirty (30) percent or more, except a single family residence; construction of a park, public way, open space, public building or structure; construction of a public utility whether publicly or privately owned; and other uses as required by the Planning Commission.
- (b) A site plan review for minor expansions of commercial or institutional uses, renovations or changes in use shall be subject to administrative review and approval by the Director of Community Development to determine compliance with the provisions of this Ordinance.
- (c) Whenever a major development is proposed the developer should informally consult with the Department of Community Development prior to site plan application to ensure compliance with the required regulations. No fee shall be charged for the review and no formal application shall be required.
- (d) Any development which is to be constructed in phases or units shall require a master plan of the site which shall be submitted to the Planning Commission for approval prior to submitting a site plan

application. The subdivider shall submit to the Department of Community Development, a written request for review and approval by the Planning Commission and a copy of said master plan. The master plan shall be of sufficient detail to show the proposed street and lot layout, drainage, utilities, detention, common, recreational, landscaped areas and maximum density (gross and net).

- (e) Size of properties reserved or laid out for business, or commercial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.
- (f) A site plan review shall be accomplished by the recommendation of the Director of Community Development and approval of the Planning Commission to assure compliance with the provisions of the Land Use and Development Ordinance in conformity with its purpose as stated in Article I, Purpose, Repeals, Enactment and Short Title, as well as, applicable Building and Fire Codes, latest edition.
 - (1) Site plan approval shall become void one (1) year from the date of Planning Commission approval if no site disturbance permit has been acquired for the project. The site disturbance permit and site plan shall both become void one (1) year from the issuance of the site disturbance permit if no substantial building or construction activity has occurred.
 - (2) Prior to expiration, a one (1) year extension of time may be granted for the approved site plan and the site disturbance permit by the Director of Community Development, upon written request of the applicant stating good reason.
 - (3) If no construction activity has occurred after the expiration of the extended time, an additional one (1) year extension of time may be considered by the Planning Commission. At no time shall any site plan and related site disturbance permit be granted an extension beyond this time. The site plan and site disturbance permit shall automatically be deemed null and void.

- (g) After site plan approval and before the issuance of a site disturbance permit, a pre-construction conference shall be held between the developer, contractors, the Departments of Community Development, the City Engineer, Environmental Programs, Building Inspections; Riviera Utilities, Daphne Utilities; any other applicable public or private utility company, local, state, and/or federal agency. At the pre-construction conference, involved parties will discuss issues related to permitting, construction safety, general expectations during construction, final inspection protocol, etc.
- (h) When all required improvements are installed in accordance with the site plans and specifications approved by the Planning Commission, the developer or owner shall request a final inspection by the design engineer and the registered landscape architect. Both shall forward compliance letters to the Director of Community Development. Upon receipt thereof the Director or his/her duly authorized representative shall inspect the site to determine if the required improvements are satisfactorily installed prior to signing the certificate of occupancy or final plat.

14-4 SITE PLAN APPLICATION

Prior to making any improvements, the developer/owner shall submit to the Planning Commission a site plan of the project for review in accordance with the following procedure. These items shall be received in the Department of Community Development not less than thirty (30) days prior to a regularly scheduled meeting of the Planning Commission at which meeting the site plan is to be formally submitted for review.

- (a) Developer's Responsibility - The developer shall submit to the Department of Community Development:
 - (1) Completed application on prescribed forms signed by the property owner or authorized agent; an agent authorization letter—if applicable; a copy of the recorded warranty deed of the subject property (as proof of ownership); the Owner's Indemnification and Maintenance Agreement Form for Commercial Developments; drainage calculations; Certification of Engineering Design form; applicable State and/or Federal permit applications; in accordance with specifications provided in the Site Plan Supplemental

Documentation List in the Appendix; the site plan; documentation of all applicable utility companies' service availability and willingness to provide services; and, the filing fee as specifically enumerated in Article 34, Schedule of Fees.

- (2) The developer shall submit a site plan and utility sheets to each utility company for review. Paper and electronic copies shall be provided to the City Engineer, Bureau of Fire Prevention, Riviera Utilities, Daphne Utilities and Environmental Programs. The subdivider shall submit a site plan and applicable documents as may be necessary to any and all applicable utility companies, local, state and/or federal agencies for review. Sign details shall be submitted to the Code Enforcement Officer for review.

(a) Site Plan Content:

The site plan shall contain all information as reflected on the current Site Plan Supplemental Documentation List and the Site Plan Review checklist as provided in the Appendix. Either may be modified at the discretion of the Director of Community Development when applicable. However, any modifications to either the checklist or supplemental list shall be requested of the applicant and approved by the Director of Community Development during or as a result of a pre-application conference. Incomplete submissions shall not be accepted by the Department of Community Development.

Site plans shall be designed and certified by a professional design engineer. Landscape plans shall be designed and certified by a registered landscape architect. Site plans shall include the following sheets: boundary survey, existing conditions, tree survey, site plan, geometric plan, utility plan, water and sewer plan, grading and drainage plan, construction best management practices plan, applicable construction details and notes as may be applicable, an overall master plan, if applicable, landscape plan and irrigation plan, building elevations, floor plans, and sign details. Site plans shall be designed to meet all applicable provisions of this Ordinance.

(b) Posting Notice of Site Plan Review:

Applicant shall be responsible for posting a sign providing public notice of site plan review. Failure to post said sign fifteen (15) days prior to Planning Commission review, shall cause the application to be withdrawn from the meeting agenda. Said sign shall not be an advertisement sign for the proposed project, but an advertisement of the Planning Commission meeting dates and times in accordance with the standards established for such provided in the Supplemental Information.

14-5 WAIVER

The Director of Community Development may waive certain requirements contained in this Article if, in his/her opinion, the requirements are not essential to a proper decision on the project; or, he/she may supplement the list with other requirements deemed necessary to clarify the nature of the proposed development.

14-6 BOND REQUIREMENT FOR OFF-SITE IMPACTS

(a) Whenever a person, firm, corporation, developer or other entity proposes to develop a commercial, public, semi-public or multi-family, or mixed use project that, in the opinion of the Director of Community Development constitutes a land disturbing activity which may pose a risk of drainage and/or siltation damage outside the boundaries of the project, such person, firm, corporation, developer or other entity conducting the land disturbing activity shall be required to submit a non-cancelable performance bond in the name of the permittee, a letter of credit or cashier's check, to the City prior to the issuance of a site disturbance permit.

(b) At the time of the site plan approval, the bond shall become effective and shall extend for a period of at least two (2) years following the issuance of the certificate of occupancy by the City. The bond shall be in the amount of twenty percent (20%) of the total cost for the performance of all site work. Said bond shall cover drainage, erosion and siltation damage, if any.

- (c) The Director of Community Development or other administrative official as designated by the City Council shall determine the prescribed bond, as well as, the adequacy and the security thereon.

14-7 FEES & APPLICATION WITHDRAWAL PROCEDURES

An application for site plan review, site disturbance permit and extension requests shall be accompanied by the appropriate fee as specifically enumerated in Article 34, the Schedule of Fees. If, for any reason, an item scheduled for initial presentation before the Planning Commission is requested to be tabled or withdrawn within seven (7) calendar days of submission to the Department of Community Development, then the application fee and notification fee will be credited toward re-submittal of the application; however, beyond the seven (7) calendar day period, fees shall not be refunded nor credited toward subsequent submittals. The request to withdraw or table the item shall be submitted in writing to the Department of Community Development prior to the scheduled hearing date.

14-8 ISSUANCE OF SITE DISTURBANCE PERMIT

Each person, firm, corporation, utility, entity or agent thereof preparing to engage in any site preparation and/or construction activities shall acquire a site disturbance permit from the Department of Community Development prior to commencement of such activities as established pursuant to the provisions of this Article and no such activity shall commence prior to the approval of a site plan by the Planning Commission if required by Section 14-3(a) or administrative review by the Director of Community Development if required by Section 14-3(b). Fees for said permit and permit extension requests are enumerated in Article 34, Schedule of Fees.

14-9 ISSUANCE OF BUILDING PERMIT

Upon approval of the site plan either as submitted or with changes and/or special conditions required by the Planning Commission, the Building Official may issue a building permit for a portion or all of the proposed development provided that the application is in compliance with all applicable city, county, state and federal requirements.

14-10 PARKING REQUIREMENTS

Any mixed-use development in the Olde Towne district shall provide a minimum of one and one-half (1.5) parking space per residential unit in addition to the minimum required number of parking spaces. Any business development located within the Olde Towne Daphne District with a lot frontage of fifty (50) feet shall require a minimum of four (4) parking spaces, with a lot frontage of twenty-five feet shall require a minimum of two (2) parking spaces, and shall also comply with the minimum design and improvements standards as otherwise outlined in this Ordinance and ADA requirements.

Off-street parking for multi-use buildings or mixed use developments shall be located in the rear of the building(s) adjacent to the street unless an alternative location is approved by the Planning Commission.

For any use for which the above referenced parking requirement cannot be met due to the unique conditions of a particular parcel of property as documented on the site plan, off-street parking spaces of the public type may be considered toward the requirements necessary to comply with the Article upon determination of the Director of Community Development and approval of the Planning Commission.

14-11 SIGNAGE

The maximum allowable square footage established in each zoning designation and/or overlay district shall apply as provided in each district. Said allowable area shall not be exceeded. In the event that channel letters, as defined in Article 8, Definitions, are proposed, then the maximum allowable square footage shall be calculated at a rate of eighty percent (80%) in lieu of the standard rate of one hundred percent (100%).

(a) Nonconformance:

Any sign in existence on the date of the adoption of this Ordinance that is not in conformance shall be considered a nonconforming sign and shall be permitted to continue to exist, subject to the conditions and prohibitions set forth in the provisions of Article 33, Sign Provisions.

- (b) Single-Use Building (A commercial building with one commercial tenant):

Signs indicating the name of a business or retail use permitted in this District with a single-use building shall have one (1) sign not to exceed fifteen (15) square feet in area per face, five (5) feet in height, of the ground sign or pylon type, and have two (2) faces.

Each establishment of a business or retail use permitted in this District with a single-use building may acquire an additional permit for a wall-mounted sign of a size not to exceed ten percent (10%) of the surface frontal area of its building or portion of the building. Signs mounted on mansards, marquees, windows, and awnings are deemed to be wall signs.

- (c) Multi-Use Building (A commercial building which houses more than one commercial tenant:

Signs indicating the name of a business or retail use permitted in this District with a multi-use building shall have one (1) sign not to exceed thirty-two (32) square feet in area per face, ten (10) feet in height, of the ground sign or pylon type, and have two (2) faces.

Each establishment of a business or retail use permitted in this District within a multi-use building may acquire an additional permit for a wall-mounted sign of a size not to exceed ten percent (10%) of the surface frontal area of its building or portion of building. Signs mounted on mansards, marquees, windows, and awnings are deemed to be wall signs.

- (d) Menu Type Signs:

- (1) Drive-Thru Service:

One menu type sign shall be permitted not to exceed twenty-one (21) square feet in area, five (5) feet in height and two (2) faces.

- (2) Wall mounted menu for walk-up service:

One wall mounted menu board shall be permitted for walk-up service not to exceed twelve (12) square feet in area.

(e) Fees:

Signs permitted under this Article shall require a permit as more specifically enumerated in Article 33, Sign Provisions. Fees for each permitted sign are specifically enumerated in Article 34, Schedule of Fees.

14-12 SIDEWALKS

A sidewalk of a minimum six (6) feet in width shall be required to be located adjacent to the front property line and in the interior of multi-use developments.

14-13 LANDSCAPE STANDARDS

(a) General Requirements:

The developer of any use in this District shall suitably landscape at least five percent (5%) of the subject property and also comply with the requirements of Article 19, Landscape and Tree Protection.

If the landscape design is determined to be compatible with the character of the District, an innovative landscape design, to include planters and/or hanging plants, as well as, a "natural cluster of trees" may be approved if recommended by the Director of Community Development and given approval by the Planning Commission.

More stringent design and landscape standards may be required if it is determined that the design would be more compatible with the development and more beneficial to the aesthetics of the Olde Towne Daphne district.

(b) Off-Street Parking Landscape Requirements:

The design and appearance of parking areas are intended to be compatible with the character of the community. Toward this objective,

the following landscaping standards shall be observed in the construction of off-street parking areas:

- (1) Landscaped areas and perimeter areas shall be so graded as to receive a reasonable portion of the rainfall from the surrounding pavement. Protective curbing around landscaped areas will leave openings for the flow of water onto unpaved areas.
- (2) Landscaped areas shall be protected from vehicular encroachment by the use of curbing or wheel stops.
- (3) The owner, tenant, occupant and/or agent, if any, shall be jointly and severally responsible for watering and maintaining all landscaping in a healthy, neat and orderly condition, replacing it when necessary, and keeping it free of refuse and debris.
- (4) Adjacent residential property owners may jointly agree on the establishment of a common landscaped or fenced area between their properties which meets the requirements of this Article.

(c) Buffer Zone Requirements:

Where a business district abuts any part of a residential district, a buffer zone ten (10) feet in width shall be required. The buffer shall run the entire length of the abutting lot line(s). Under no circumstances shall this buffer impair vehicular flow and shall be part of the yard requirements. Said protection buffer shall be maintained in such a manner to accomplish its purpose continuously.

This District shall comply with the following minimum standards and said buffer zone shall be constructed of at least one of the following three (3) designs or a combination thereof as determined by the Director of Community Development and approved by the Planning Commission:

(1) Wall or Fence

If a wall or fence of solid appearance is provided as a protection buffer, it shall be at least six (6) feet in height and of a construction and a design approved by the Planning Commission.

(2) Screen Planting Strip

A staggered double row of Evergreen plantings at least ten (10) feet in width which will grow to at least ten (10) feet in height and spaced in a manner in which after three (3) years it will provide an impervious visual barrier.

(3) Natural Forest

A natural, undisturbed forest which provides a nearly impervious visual barrier due to the dense nature of the plants and/or trees. If this option is chosen, the width of the buffer zone shall be ten (10) feet in width and shall be included on the landscape plan.

The Director of Community Development shall determine whether the barrier is satisfactory via site inspection prior to approval.

14-14 SUPERVISION

The landscape architect shall be responsible for the supervision of all plantings. After completion, the landscape architect shall certify in writing to the City of Daphne that the submitted, approved landscape plan has been implemented and complies with the requirements of this Article.

14-15 CERTIFICATE OF OCCUPANCY

A certificate of occupancy shall not be issued until the submitted, approved landscape plan has been implemented or cash or cashier's check has been submitted in an amount equal to one hundred and fifty percent (150%) of the actual landscape cost which shall be certified by a professional landscape architect with a signed/sealed cost estimate for incomplete work.

14-16 PENALTIES

The Code Enforcement Officer of the City of Daphne shall serve the owner of said property, each person, firm or corporation engaged in the activities regulated hereunder in which the activities are being conducted in violation of any provision of this Article with a Summons and Complaint citation.

The person(s) shall be fined upon conviction, not less than twenty-five dollars (\$25.00) nor more than five hundred dollars (\$500.00) and costs of the court for each offense.

14-17 SETBACKS

MINIMUM DISTRICT REQUIREMENTS ^d				
Zoning Districts	Front Yard	Rear Yard	Side Yard	Corner Lot Side Yard
R-4 ^e , Single Family R-6(D or G), Duplex or Garden or Patio Home	15	20	6	25
R-4 ^e , Multi-Family	15	20	a	25
B-1, Local Business B-1(a), Limited Local Business	10	b	b	25
B-2, General Business	10	b	b	25
B-3, Professional Business	10	b	b	25
MU, Mixed Use	15	e	b	25

- (a) When dwelling unit faces side yard, the dwelling unit shall not be less than twenty-five (25) feet from the side lot line.
- (b) None. If there is a rear alley, the setback shall be twenty-five (25) feet. When abutting a residential district it shall be not less than ten (10) feet. (See Buffer Requirements, Section 14-13, Landscape Standards).
- (c) The Planning Commission shall no longer consider zoning or rezoning amendments to an R-4 zoning district. All existing R-4, High Density Single and Multi-Family Residential Districts shall be developed in accordance with the standards provided herein. For all new requests, the following districts shall be considered in lieu of R-4: R-6(G) for all garden/patio homes

developments; R-6(D) for duplexes; R-7(A) for apartments; and R-7(T) for townhouses and R-7(M) for mid-rise condominiums.

- (d) Minimum district requirements for any zoning district not specifically listed in this table shall meet the minimum standards as established in Requirement for lot area, width and setbacks in Section 13-4, Requirements For Lot Area, Width, Coverage, Density, Height and Other Factors and 13-6, Minimum Zoning District Setback Requirements, herein.
- (e) None. If there is an alley, the setback shall be twenty-five (25) feet. When abutting a residential district it shall be not less than fifteen (15) feet. (See Buffer Requirements, Section 14-13, Landscape Standards).

14-18 MAXIMUM BUILDING HEIGHT

Except as otherwise provided herein, no structure shall exceed thirty-five (35) feet in height in any R-4, Single Family and Multi-Family Residential, district or more than 50 (fifty) feet in height in any Business or Mixed Use District. Structures of more than fifty (50) feet shall not be permitted. (See Definition of Building Height in Article 8, Definition of Terms).

14-19 DRAINAGE

Any use in this District shall comply with Article 18, Drainage and Storm Water Management Facilities and Erosion/Sediment Control.

14-20 DISTRICT MAP

The Olde Towne District Map, Exhibit B, is hereby adopted and as a part of this Ordinance. (See Appendix I, Table of Contents).

DAPHNE COMPREHENSIVE PLAN EXCERPT

STRATEGIC FOCUS AREAS

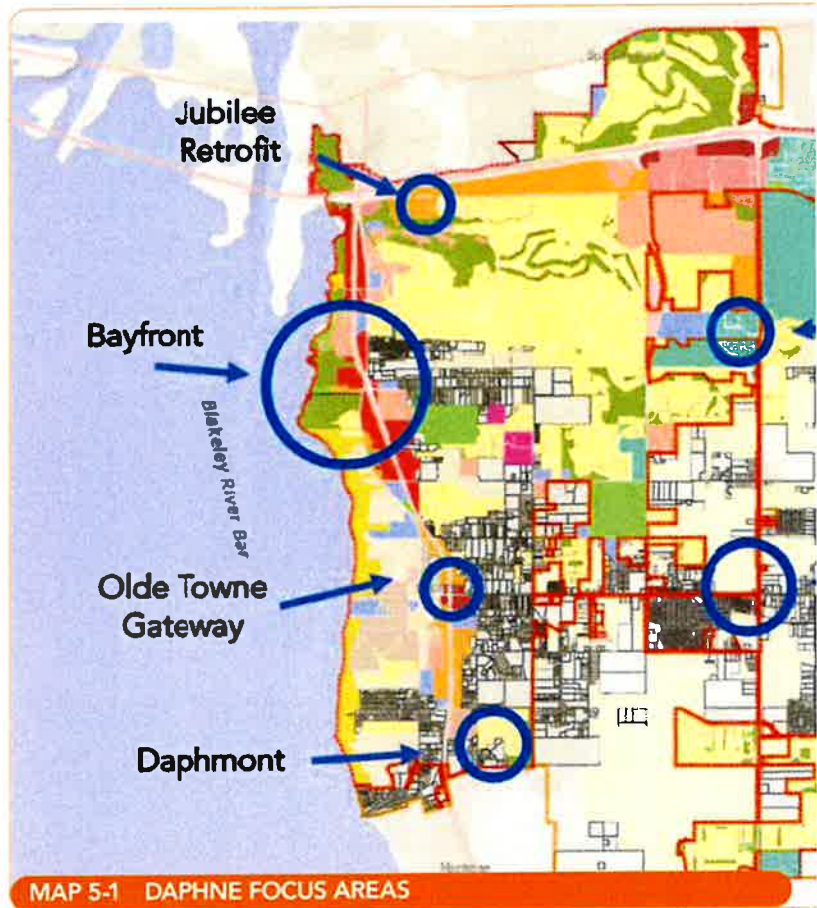
Six strategic focus areas were identified in the planning process. These areas were identified as Strategic Focus Areas because of their important locations within the city and its growth area, the catalytic role they can play in the development and redevelopment of Daphne, and because of their capacity 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
- Bellforest 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



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.

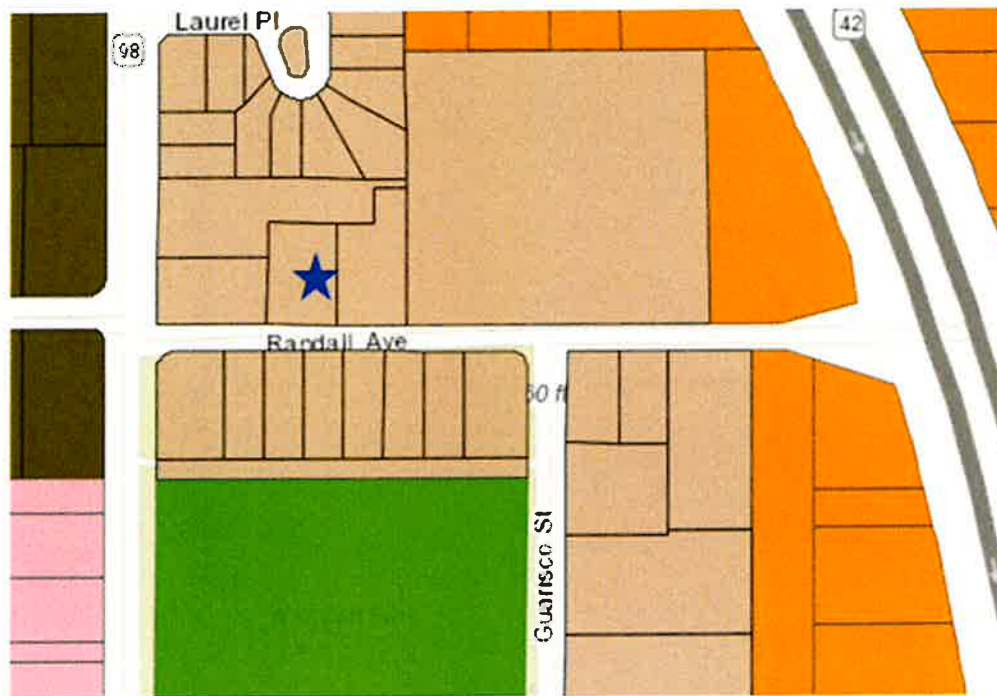
Above, Below, and Right: Olde Towne Core

Opposite Page: Olde Towne Core

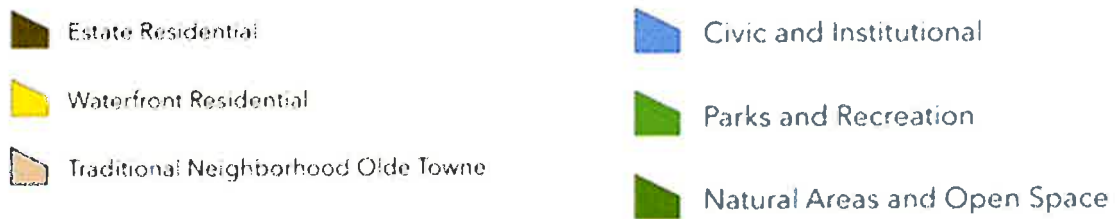


Planned Characteristics	
Primary Land Uses	Mixed-use, Commercial/Office Single-family attached residential
Secondary Uses	Upper floor residential Institutional
Intensity Range	Intensely developed, residential densities of 8 to 32, floor area ratios of up to 4 Tree canopy mitigation Stormwater management with low impact design (permeation, permeable surfaces, infiltration areas) Site plan and design review
Essential Building Character	
Building Placement	Mixed-use commercial buildings placed close to the sidewalk Residential buildings have shallow setbacks 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
Frontage and Height	
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





Envision Daphne Future Land Use Map Excerpt



APPLICATION & SUPPLEMENTAL INFORMATION



APPLICATION FOR REZONING OR PRE-ZONING

Office use only: Rev. 072816 Application Number: ZA-26-04 or PZA-	Date Submitted: <u>April 28, 2026</u> Planning Commission Public Hearing Date: <u>May 28, 2026</u>
---	--

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): 805 Randall Ave	PPIN#(s): 28366
Gross Site Area (acreage): .37 acres	Requested Zoning or Pre-Zoning: B3
Current Zoning Designation(s): R2	Amended Request: Initials: _____ Date: _____
Current Land Use: Residential Rental	Anticipated Land Use: Office and Residential Rental
Provide Legal Description (if necessary attach separate page entitled "Legal Description for [Name of Applicant]": see exhibit A	

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	
<i>*If an LLC or LLP or Corporation, provide name and signature of Registered Member or Agent and provide a copy of Articles of Incorporation.</i>	
Name of Current Owner: DAK Investments LLC	
Mailing Address: 25878 Hwy 181 Daphne AL 36526	Phone/Fax: 251-533-9033 E-mail:
Name of Authorized Agent: David Kahalley	david@shamrockhouses.com
Mailing Address: 25878 Hwy 181 Daphne AL 36526	Phone/Fax: E-mail:
Name of Developer*: DAK Investments LLC	Phone/Fax: E-mail:
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: 4/16/2026
Agent's Signature:	Date:

DAK Investments, LLC

EXHIBIT A

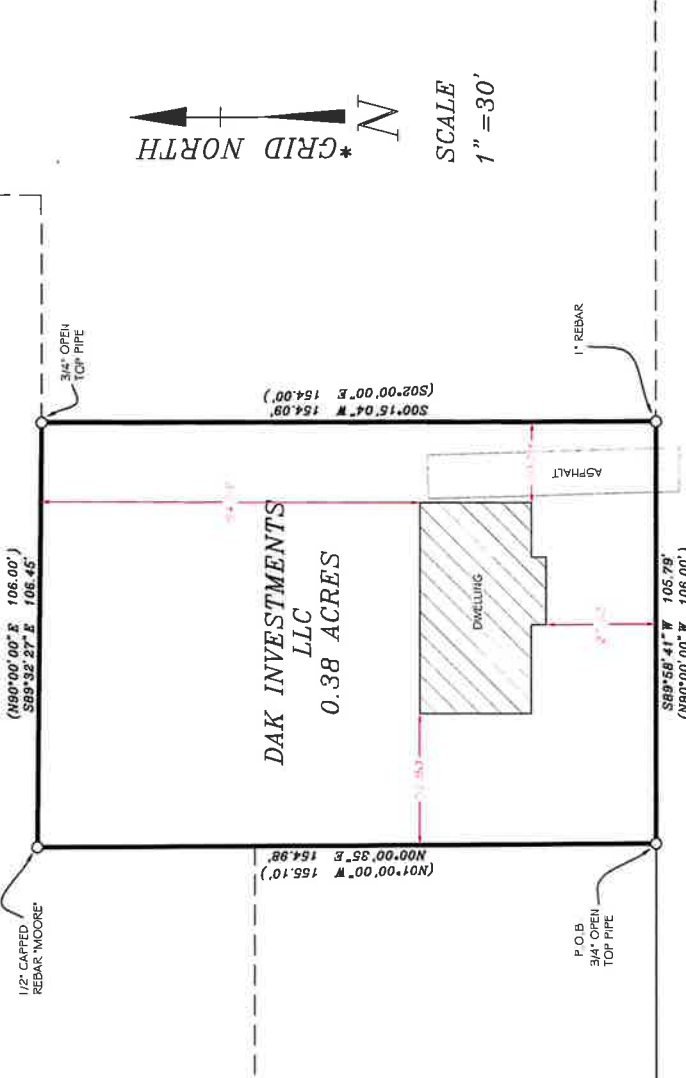
LEGAL DESCRIPTION

Commencing at the Southwest Corner of Section 17, Township 5 South, Range 2 East, Baldwin County, Alabama; thence N00°01'19"W, a distance of 1,425 feet, more or less, to a point; thence N89°58'41"E, to and along the North right-of-way of Randall Avenue a distance of 202 feet, more or less, to a 3/4" open top pipe to the POINT OF BEGINNING; Thence N00°00'35"E, leaving said right-of-way a distance of 154.98 feet to a 1/2" capped rebar marked "MOORE"; thence S89°32'27"E, a distance of 106.45 feet to a 3/4" open top pipe; thence S00°15'04"W, a distance of 154.09 feet to a 1" rebar on said right-of-way; thence S89°58'41"W, along said right-of-way a distance of 105.79 feet to the POINT OF BEGINNING, said parcel containing 0.38 acres, more or less.

NOTES

1. All bearings shown hereon are relative to GRID NORTH; GRID NORTH was obtained by G.P.S. observations.
2. Corner monuments shown as set iron pins are 5/8" reinforcing bars with a durable plastic cap stamped "26623".
3. Only Select Fixed Interior Improvements shown hereon.
4. This survey was prepared for the client shown and is not to be used for any other purpose without prior approval from this surveyor.
5. No instruments of record reflecting easements, right of ways, and/or ownership are shown hereon.
6. No underground installations or improvements have been located, except as shown or noted.
7. This survey was prepared without the benefit of an abstract of title or a title search unless stated hereon. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract, title search, or legal judgement rendered on the property.
8. Liability of the undersigned for the survey shown shall not exceed the amount paid for this survey.

DESCRIPTION OF SURVEY.
 This is a plat of a boundary line survey for DAK INVESTMENTS LLC, AL.; containing 0.38 acres, more or less, bounded on the north by the R-0-W of Randall Ave a distance of 40 feet, on the east by the R-0-W of Randall Ave a distance of 40 feet, on the south by the R-0-W of Randall Ave a distance of 40 feet, and on the west by the R-0-W of Randall Ave a distance of 40 feet. The survey was prepared without the benefit of an abstract of title or a title search unless stated hereon. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract, title search, or legal judgement rendered on the property.



RANDALL AVE 40' R-0-W

N89°58'41" E 202' ±

N00°00'19" W 1425' ±

P.O.C.

SW CORNER OF SEC. 17
 T-5-S-R-2-E BALDWIN CO., AL.

David Lowery

David Lowery
 AL Lic No 26623
 55284 Martin Ln
 Stockton, AL 36579
 251-937-2757

CERTIFICATION

I, David Lowery, a licensed land surveyor in the State of Alabama, do hereby certify the foregoing to be a true and correct plat of a survey performed by me or under my supervision, containing the acreage and being situated as both shown and stated herein. I further certify that all parts of this survey conform to the Standards of Practice for Surveying in the State of Alabama, to the best of my knowledge, information, and belief.



LEGEND AND SYMBOLS

- (*) RECORD BEARING/DISTANCE
- OE OVER-HEAD ELECTRIC
- SET IRON PIN
- FOUND IRON PIN
- △ PIN NOT SET
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- NOT TO SCALE
- FENCE
- FENCE CORNER POST
- CONCRETE MONUMENT

PLAT OF A BOUNDARY LINE SURVEY
 PREPARED FOR

DAK INVESTMENTS
 LLC
 BALDWIN CO., AL.

DWG. NO.	SURVEY DATE	SCALE
22 06 006	06 03 22	1"=30'

DRAWN BY: R. TILLYMAN CHECKED BY: D. LOWERY

DAVID LOWERY
 SURVEYING, L.L.C.

55284 MARTIN LN.
 STOCKTON, AL 36579
 251-937-2757 ph. 251-937-2756 fax
 dlsurvey25@hotmail.com



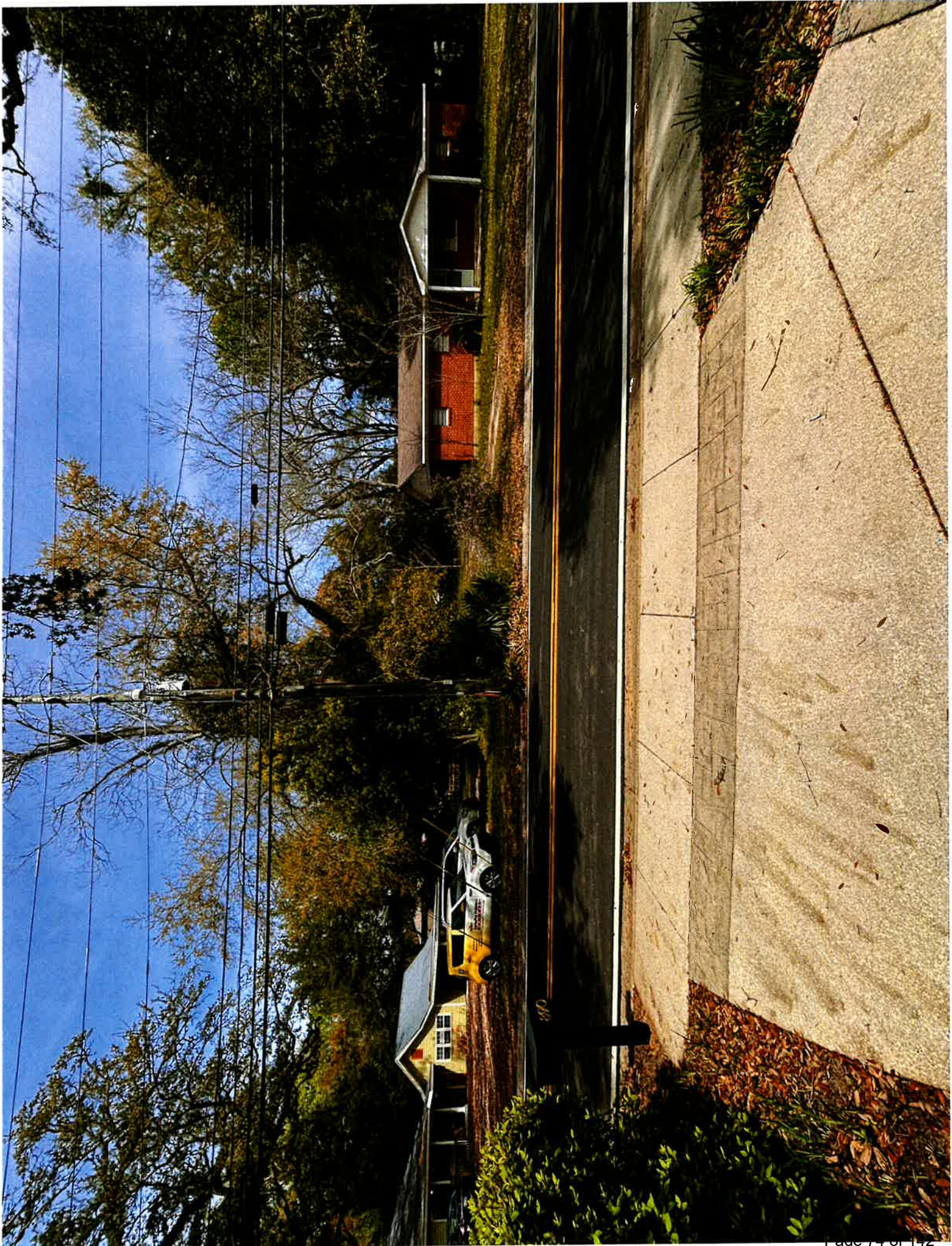
DAVID LOWERY SURVEYING, L.L.C.

Viewer Map

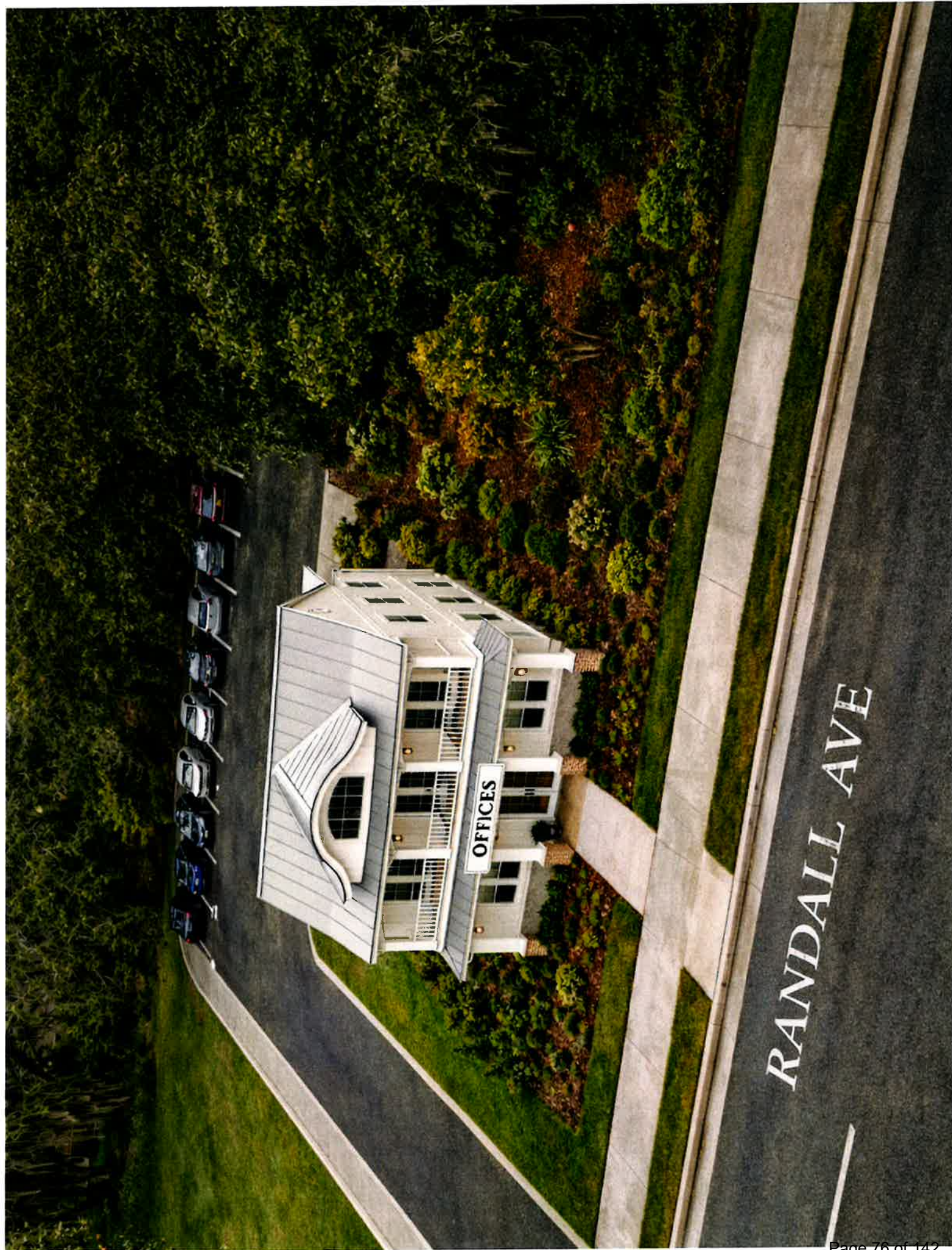


March 9, 2026

	County Boundary		Centerlines		Parcels
	Lot Lines		ConveyanceDivisions		COGO







COMMUNITY DEVELOPMENT



May 15, 2026

Dear Sir/Ma'am,

NOTICE OF PUBLIC HEARING

A petition for REZONING will be considered by the Daphne Planning Commission. DAK Investments, LLC, proposes to rezone 805 Randall Avenue, 0.38 acres +/-, located northeast of Main Street and Randall Avenue, from R-2, Medium Density Single Family Residential, to B-3, Professional Business.

Said petition will also be considered by the Daphne City Council pursuant to Code of Alabama. 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, May 20, 2026 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, May 28, 2026 at 5:00 p.m. in the Council Chambers of City Hall. You may submit your views in writing, in person, send an email to ajones@daphneal.com or by representation.

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

DAK Investments, LLC Zoning Amendment

DAK Investments LLC

Adjacent Property Owners List

Bayside Properties LLC
PO Box 888
Montrose, AL 36559

4C Properties LLC
508 Oak Ridge Ct. E.
Daphne, AL 36526

Stewart, Adam P.
890 Randall Ave
Daphne, AL 36526

Earle, Charles & Patricia
892 Randall Ave
Daphne, AL 36526

S&M Properties LLC
512 Magnolia Ave
Daphne, AL 36526

DAK Investments
805 Randall Ave
Daphne, AL 36526

**CITY OF DAPHNE, ALABAMA
RESOLUTION 2026-44**

A RESOLUTION ORDERING THE DEMOLITION OF A BUILDING OR STRUCTURE LOCATED AT 29049 US HWY 98, DAPHNE, ALABAMA, PARCEL ID# 32-09-37-0-003-001.005, IN COMPLIANCE WITH SECTIONS 11-40-30 THROUGH 11-40-36, SECTIONS 11-53B-1 THROUGH 11-53B-16, INCLUSIVE, OF THE CODE OF ALABAMA, AND IN COMPLIANCE WITH ORDINANCE NUMBER 2024-17 OF DAPHNE, ALABAMA; AND CALLING FOR THE CITY TO CAUSE SAID DEMOLITION TO BE PERFORMED AND DIRECTING THE CITY ATTORNEY AND THE CITY CLERK TO CAUSE THE COST OF SUCH DEMOLITION TO BE CHARGED AGAINST THE LAND ON WHICH THE BUILDING OR STRUCTURE EXISTS AS A MUNICIPAL LIEN OR CAUSE SUCH COST TO BE RECOVERED IN A SUIT AT LAW AGAINST THE OWNER OR OWNERS

WHEREAS, the Appropriate Municipal Official of Daphne, Alabama, determined that the condition of the buildings or structures located at **29049 US Hwy 98**, Parcel I.D. Number **32-09-37-0-003-001.005**, are in such a condition as to make them dangerous to the life, health, property, morals, safety, or general welfare of the public or the occupants;

WHEREAS, contemporaneously with the filing of “Finding of Public Nuisance, Notice and Order to Remedy, and Notice of Municipal Lis Pendens” on June 10, 2026, a copy of same was sent via certified mail, properly addressed and postage prepaid, to:

A. All persons, firms, associations, or corporations last assessing the subject property for state taxes to the address on file in the Baldwin County Revenue Commissioner’s Office,

B. The record property owner or owners (including any owner or owners of an interest in the subject property) as shown from a search of records of the office the Judge of Probate of Baldwin County, Alabama, at the owner or owners’ last known address and at the address of the subject property,

C. All mortgagees of record as shown from a search of the records of the office of the Judge of Probate of Baldwin County, Alabama, to the address set forth in the mortgage or, if no address for the mortgagee is set forth in the mortgage, to the address determined to be the correct address by the Appropriate Municipal Official,

D. All lien holders of record as shown from a search of the records of the office of the Judge of Probate of Baldwin County, Alabama to the address set forth in the statement of lien or, if no address for the lien holder is set forth in the statement of lien, to the address determined to be the correct address by the Appropriate Municipal Official,

E. Such other persons who are otherwise known to the City Clerk or to the Appropriate Municipal Official who could have an interest in the subject property.

WHEREAS, contemporaneously with the filing of the “Finding of Public Nuisance, Notice and Order to Remedy, and Notice of Municipal Lis Pendens,” a copy of the same was posted at or within three feet of an entrance to the buildings on the subject property; and

WHEREAS, notice that the Appropriate Municipal Official has made a finding that the subject buildings are dangerous because they are unsafe to the extent that they are a public nuisance and are subject to demolition, and that a public hearing would be held upon written request by any person or entity with an interest in the buildings, was also given to all interested parties.

BE IT RESOLVED by the City Council of the City of Daphne, Alabama, while in regular session on July 20, 2026, as follows:

Section 1. A Public Hearing was held on July 20, 2026, at 6:00 p.m. The findings of the Appropriate Municipal Official have been presented to the City Council, and after due deliberation the City Council finds that all the structures standing at 29049 US Hwy 98, Alabama, Parcel ID# 32-09-37-0-003-001.005, are unsafe to the extent of becoming a public nuisance to the citizens of the City and are due to be demolished in compliance with Sections 11-40-30 through 11-40-36 and Sections 11-53B-1 through 11-53B-16, inclusive, of the Code of Alabama (1975), and Ordinance Number 2024-17 of the City;

Section 2. That the City shall cause said demolition to be performed by its own employees and/or by contractor(s); and

Section 3. That the City Attorney and the City Clerk are hereby directed to cause the cost of such demolition to be charged against the land on which the building or structure is located and shall constitute a lien on the property for the amount of the assessment or cause such cost to be recovered in a suit at law against the owner or owners.

ADOPTED this, the 20th day of July, 2026.

Robin LeJeune, Mayor

ATTEST:

Cindy Beaudreau, City Clerk

CERTIFICATION OF CLERK

STATE OF ALABAMA)
BALDWIN COUNTY)

I, Cindy Beaudreau, City Clerk of Daphne, Alabama, do hereby certify that the above and foregoing is a true and correct copy of a Resolution duly adopted by the City Council of Daphne, Alabama, on the 20th day of July, 2026.

Witness my hand and seal of office this ____ day of July, 2026.

Cindy Beaudreau, City Clerk

**CITY OF DAPHNE, ALABAMA
RESOLUTION 2026-44**

**A RESOLUTION REGARDING THE DEMOLITION OF A BUILDING OR
STRUCTURE LOCATED AT 29049 US HWY 98, DAPHNE, ALABAMA, PARCEL ID#
32-09-37-0-003-001.005, IN COMPLIANCE WITH SECTIONS 11-40-30 THROUGH 11-
40-36, SECTIONS 11-53B-1 THROUGH 11-53B-16, INCLUSIVE, OF THE CODE OF
ALABAMA, AND IN COMPLIANCE WITH ORDINANCE NUMBER 2024-17 OF
DAPHNE, ALABAMA; AND DECIDING NOT TO ORDER DEMOLITION AT THIS
TIME**

WHEREAS, the Appropriate Municipal Official of Daphne, Alabama, determined that the condition of the buildings or structures located at 29049 US Hwy 98, Parcel I.D. Number 32-09-37-0-003-001.005, are in such a condition as to make them dangerous to the life, health, property, morals, safety, or general welfare of the public or the occupants;

WHEREAS, contemporaneously with the filing of “Finding of Public Nuisance, Notice and Order to Remedy, and Notice of Municipal Lis Pendens” on June 10, 2026, a copy of same was sent via certified mail, properly addressed and postage prepaid, to:

- A. All persons, firms, associations, or corporations last assessing the subject property for state taxes to the address on file in the Baldwin County Revenue Commissioner’s Office,
- B. The record property owner or owners (including any owner or owners of an interest in the subject property) as shown from a search of records of the office the Judge of Probate of Baldwin County, Alabama, at the owner or owners’ last known address and at the address of the subject property,
- C. All mortgagees of record as shown from a search of the records of the office of the Judge of Probate of Baldwin County, Alabama, to the address set forth in the mortgage or, if no address for the mortgagee is set forth in the mortgage, to the address determined to be the correct address by the Appropriate Municipal Official,
- D. All lien holders of record as shown from a search of the records of the office of the Judge of Probate of Baldwin County, Alabama to the address set forth in the statement of lien or, if no address for the lien holder is set forth in the statement of lien, to the address determined to be the correct address by the Appropriate Municipal Official,
- E. Such other persons who are otherwise known to the City Clerk or to the Appropriate Municipal Official who could have an interest in the subject property.

WHEREAS, contemporaneously with the filing of the “Finding of Public Nuisance, Notice and Order to Remedy, and Notice of Municipal Lis Pendens,” a copy of the same was posted at or within three feet of an entrance to the building on the subject property; and

WHEREAS, notice that the Appropriate Municipal Official has made a finding that the subject buildings are dangerous because they are unsafe to the extent that they are a public nuisance and are subject to demolition, and that a public hearing would be held upon written request by any person or entity with an interest in the buildings, was also given to all interested parties.

BE IT RESOLVED by the City Council of the City of Daphne, Alabama, while in regular session on July 20, 2026, as follows:

Section 1. A Public Hearing was held on July 20, 2026, at 6:00 p.m. The findings of the Appropriate Municipal Official have been presented to the City Council and, after due deliberation, without waiver of any future recourse, the City Council finds that there is good cause not to demolish the structures at this time.

ADOPTED this, the 20th day of July, 2026.

Robin LeJeune, Mayor

ATTEST:

Cindy Beaudreau, City Clerk

CERTIFICATION OF CLERK

STATE OF ALABAMA)
BALDWIN COUNTY)

I, Cindy Beaudreau, City Clerk of Daphne, Alabama, do hereby certify that the above and foregoing is a true and correct copy of a Resolution duly adopted by the City Council of Daphne, Alabama, on the 20th day of July, 2026.

Witness my hand and seal of office this ____ day of July, 2026.

Cindy Beaudreau, City Clerk

**June 8, 2026
CITY COUNCIL MEETING
WORK SESSION MEETING
1705 MAIN STREET
DAPHNE, AL
6:00 P.M.**

1. CALL TO ORDER:

There being a quorum present Councilman Pro-Tem Joel Coleman called the meeting to order at 6:01pm.

2. ROLL CALL:

COUNCIL MEMBERS PRESENT: Tommie Conaway, Steve Olen, Joel Coleman, Oliver Roberts, Stephanie Messinger and Jennifer Green

Also Present: Cindy Beaudreau, City Clerk; Mayor LeJeune; Patrick Dungan, City Attorney; Troy Strunk, City Development; Kelli Reid, Finance; Andy Bobe, City Engineer; Emmie Powell; Adrienne Jones, Community Development; and Charlie McDavid, Recreation.

3. MULTI-FAMILY APARTMENT DEVELOPMENT MORATORIUM ORDINANCE DISCUSSION

Patrick Dungan, City Attorney, presented the ordinance. Discussion related to different types of residential development.

3. RECREATION CENTER DISCUSSION

Major LeJeune presented with discussion related to amenities. He asked the councilmembers to send him their “wish list” for amenities at the new Recreation Center and Senior Center. Discussion included budgeting for this project.

4. ANYTHING ELSE DEEMED NECESSARY

None

5. ADJOURN:

THERE BEING NO FURTHER BUSINESS TO DISCUSS, COUNCIL ADJOURNED AT 6:54PM.

Respectfully submitted by,

Certification of Presiding Officer,

Cindy Beaudreau, City Clerk

Robin LeJeune, Mayor

**July 6, 2026
CITY COUNCIL MEETING
REGULAR BUSINESS MEETING
1705 MAIN STREET
DAPHNE, AL
5:30 P.M.**

1. CALL TO ORDER:

There being a quorum present Council President Benjamin Hughes called the meeting to order at 5:30pm.

ROLL CALL:

COUNCIL MEMBERS PRESENT: Tommie Conaway, Steve Olen, Joel Coleman, Oliver Roberts, Stephanie Messinger, Benjamin Hughes and Jennifer Green

Also Present: Jay Ross, City Attorney; Mayor LeJeune; Chief Gulsby, Police; Fire Marshal Brett Camilleri; Troy Strunk, City Development; Charlie McDavid, Recreation; Bobby Purvis, Public Works; Andy Bobe, City Engineer; Kelli Reid, Finance; Ange Baggett, Marketing; Adrienne Jones, Planning; Cindy Beaudreau, City Clerk; and Jessica Linne, Assistant City Clerk.

INVOCATION/PLEDGE OF ALLEGIANCE:

Invocation was given by Mr. Deon Gatson, Compass II Life Services.

2. PRESENTATION: Eagle Scout, Levi Shaw, presented his proposal for benches in Village Point Park.

MOTION by Councilwoman Conaway to approve Levi Shaw's project. Seconded by Councilman Coleman. MOTION CARRIED UNANIMOUSLY.
--

3. APPROVE THE MINUTES:

The minutes from the June 15, 2026 Regular Meeting were approved.

4. REPORT OF STANDING COMMITTEES:

A. FINANCE COMMITTEE

Councilwoman Conaway said the minutes from the June meeting are in the packet and gave the treasurer's report for May 2026: unrestricted fund balance - \$32,793,824; total cash balance - \$54,798,545; sales tax for April 2026 - \$2,480,666.19; lodging tax for April 2026 - \$185,095.16; debt summary for May 2026: warrants - \$25,432,087; capital leases: general fund - \$590,746; enterprise fund - \$1,001,938. She said the next meeting is July 20th at 4:30pm.

B. BUILDINGS & PROPERTY COMMITTEE

Councilwoman Messinger said the next meeting is July 13th at 5:15pm.

C. PUBLIC SAFETY COMMITTEE

Councilwoman Green said the next meeting is July 13th at 4:30pm.

D. CODE ENFORCEMENT/ORDINANCE COMMITTEE

Councilman Roberts said the next meeting is August 3rd at 4:30pm and the minutes from the June meeting are in the packet.

E. PUBLIC WORKS COMMITTEE

Councilman Coleman said the minutes from the May 4th meeting are in the packet.

July 6, 2026
CITY COUNCIL MEETING
REGULAR BUSINESS MEETING
1705 MAIN STREET
DAPHNE, AL
5:30 P.M.

MOTION by Councilman Coleman to approve an Amendment to the Intergovernmental Roadway Construction Agreement with the Baldwin Council Commission for road improvements. No second was needed.

MOTION CARRIED UNANIMOUSLY.

MOTION by Councilman Coleman to authorize the Mayor to sign the Facility Lease Agreement between the City of Daphne and the Daphne Search and Rescue Unit, Inc. No second was needed.

MOTION CARRIED UNANIMOUSLY.

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

A. Board of Zoning Adjustments

Mrs. Jones said there is no July or August meeting.

MOTION by Councilman Coleman to appoint Curt Fonger to the Board of Zoning Adjustments, as an alternate member, to complete an unexpired term ending March 2029. Seconded by Councilwoman Conaway.

MOTION CARRIED UNANIMOUSLY.

B. Daphne Public School Commission

Councilwoman Messinger said the next meeting is August 24th at 5:30pm in the Jubilee Conference Room.

C. Downtown Redevelopment Authority

Councilman Olen said the next meeting is July 16th at 5:30pm.

D. Industrial Development Board

Councilman Coleman said the next meeting is July 21st at 4:30pm.

MOTION by Councilwoman Green to reappoint Laura Coker to the Industrial Development Board for the term of July 2026 – July 2032. Seconded by Councilwoman Messinger.

MOTION CARRIED UNANIMOUSLY.

MOTION by Councilwoman Green to reappoint Scott Koser to the Industrial Development Board for the term of July 2026 – July 2032. Seconded by Councilwoman Messinger.

MOTION CARRIED UNANIMOUSLY.

E. Library Board

Councilman Olen said the next meeting is July 9th at 4:30pm.

F. Planning Commission

Councilman Olen said the next meeting is July 23rd at 5:00pm.

G. Recreation Board

Councilwoman Green said the next meeting is July 15th at 6:00pm.

**July 6, 2026
CITY COUNCIL MEETING
REGULAR BUSINESS MEETING
1705 MAIN STREET
DAPHNE, AL
5:30 P.M.**

H. Utility Board

Councilman Coleman said the next meeting is July 29th at 5:00pm and the minutes from the May meeting are in the packet.

6. PUBLIC PARTICIPATION:

Public participation opened at 5:43pm.

Capper Durham, Fairhope, spoke regarding the event permit application on the agenda for the Council's consideration.

Public participation was closed at 5:44pm.

7. MAYOR'S REPORT:

Mayor LeJeune thanked Public Works' staff for handling the recent mosquito issue as well as all the city staff who helped with America 250 celebration and 4th of July Fireworks. He invited everyone to the watch party at 7pm at Lott Park for the World Cup Soccer Game.

8. CITY ATTORNEY REPORT:

City Attorney said there was a matter of buying and selling of real property the Council could enter into Executive Session to discuss at the end of the meeting.

9. DEPARTMENT HEAD COMMENTS:

Chief Gulsby, Police, said there were two officers being sworn in on Thursday.

Ange Baggett, Marketing and Tourism, invited everyone to the Museum for the City's 99th birthday celebration on Wednesday, July 8th.

Charlie McDavid, Recreation, said youth football registration closes at the end of July and there is a tennis tournament at Lott Park this coming weekend.

10. CITY CLERK'S REPORT:

**MOTION by Councilman Coleman to approve the 050 – Retail Beer (Off Premises Only) and 070 – Retail Table Wine (Off Premises Only) to Aldi Inc Alabama dba Aldi 041 located at 30947 Mill Lane, Daphne, Alabama. Seconded by Councilwoman Green.
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilman Coleman to deny the Austin Sidwell for Congress: Bayside Family Fest on July 18, 2026 from 3:00 – 7:00pm at Lott Park. Seconded by Councilwoman Green. Councilmembers discussed the event permit application.
MOTION CARRIED UNANIMOUSLY.**

11. RESOLUTIONS:

12. 2ND READ ORDINANCES:

**July 6, 2026
CITY COUNCIL MEETING
REGULAR BUSINESS MEETING
1705 MAIN STREET
DAPHNE, AL
5:30 P.M.**

- A. 2026-19** - Ordinance Amending the City of Daphne's Garbage Collection Ordinance No. 2017-59, as Codified in Chapter 12, Article III, Daphne Code of Ordinances
- B. 2026-20** - Ordinance Establishing a Temporary Moratorium on the Acceptance and Processing of Certain Applications for Multi-Family, Garden Apartment Development Pending Comprehensive Revisions to the City's Land Use and Development Ordinance
- C. 2026-21** - Ordinance to Repeal Ordinance No. 2019-33 and Adopt the 2024 International Fire Code with Amendments Thereto for the City of Daphne, Alabama
- D. 2026-22** - Ordinance Amending Ordinance No 2019-25, as Previously Amended by Ordinance No. 2021-51, Relating to the Adoption of Certain Technical Codes by Reference

**MOTION by Councilwoman Green to waive the reading of Ordinances 2026-19, 2026-20, 2026-21 and 2026-22. Seconded by Councilman Coleman.
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilwoman Green to adopt Ordinance 2026-19. Seconded by Councilman Roberts.
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilwoman Green to adopt Ordinance 2026-20. Seconded by Councilman Roberts.
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilwoman Green to adopt Ordinance 2026-21. Seconded by Councilwoman Conaway.
MOTION CARRIED UNANIMOUSLY.**

**MOTION by Councilwoman Green to adopt Ordinance 2026 – 22. Seconded by Councilwoman Conaway.
MOTION CARRIED UNANIMOUSLY.**

13. 1st READ ORDINANCES:

14. COUNCIL COMMENTS

Councilwoman Green thanked all who helped with the America 250 celebration.

Councilwoman Messinger thanked Levi Shaw for his proposal and thanked the civic center staff for their work on the America 250 celebration.

Councilman Roberts echoed the comments regarding the America 250 celebration.

Councilman Coleman mentioned the recent tragedy in the community and commended those who worked on the America 250 celebration.

Councilman Olen echoed the comments previously made and mentioned the recognition of Daphne resident Pat White.

Councilwoman Conaway thanked Levi Shaw for presenting at the meeting.

**July 6, 2026
CITY COUNCIL MEETING
REGULAR BUSINESS MEETING
1705 MAIN STREET
DAPHNE, AL
5:30 P.M.**

Mayor LeJeune said there will be a celebration recognizing Pat White at The Waterfront on Wednesday.

Councilman Hughes commended all who serve as volunteers on the City's Boards and Committees.

15. EXECUTIVE SESSION

City Attorney certified that the Council should enter into an Executive Session to discuss the consideration of buying and selling of real property. He said it should take 10-15 minutes and the Council should have no reason to come back out to vote on anything.

MOTION by Councilman Coleman to enter into Executive Session. Seconded by Councilwoman Green.

City Clerk called roll.

Councilwoman Conaway	Aye
Councilman Olen	Aye
Councilman Coleman	Aye
Councilman Roberts	Aye
Councilwoman Messinger	Aye
Councilwoman Green	Aye
Council President Hughes	Aye
MOTION CARRIED UNANIMOUSLY.	

16. ADJOURN:

THERE BEING NO FURTHER BUSINESS TO DISCUSS, COUNCIL ADJOURNED INTO EXECUTIVE SESSION AT 6:08PM.

Respectfully submitted by,

Certification of Presiding Officer,

Cindy Beaudreau, City Clerk

Benjamin Hughes, Council President

City of Daphne Building Department

2022 / 2023 / 2024 / 2025 / 2026 Comparison Report

	Fee's Collected					Permit's Issued					CO's Issued				
	2022	2023	2024	2025	2026	2022	2023	2024	2025	2026	2022	2023	2024	2025	2026
Oct	\$84,303.63	\$47,086.96	\$83,607.35	\$143,569.06	\$77,524.20	308	192	223	213	189	40	28	32	17	25
Nov	\$91,672.49	\$50,279.03	\$27,758.62	\$58,210.00	\$219,396.48	351	286	166	142	216	30	36	23	12	9
Dec	\$128,605.99	\$57,070.59	\$40,344.17	\$50,271.68	\$36,647.91	296	216	181	150	245	53	36	33	25	12
Jan	\$259,810.62	\$33,804.54	\$163,953.56	\$80,404.50	\$44,321.08	350	152	295	173	120	36	33	25	20	11
Feb	\$129,315.56	\$44,081.76	\$84,412.27	\$37,199.09	\$58,004.87	292	169	229	163	168	32	31	23	20	7
Mar	\$116,358.20	\$30,603.28	\$57,825.99	\$320,154.95	\$115,389.98	431	181	240	165	190	84	44	24	16	25
Apr	\$60,816.35	\$76,873.19	\$171,191.80	\$89,713.72	\$51,613.31	324	212	348	202	159	42	27	15	19	20
May	\$65,454.25	\$147,875.62	\$207,947.06	\$155,349.01	\$66,512.50	306	288	368	211	178	48	20	30	17	17
June	\$147,395.66	\$234,524.02	\$58,420.91	\$143,387.48	\$117,351.66	355	308	232	230	195	34	25	43	21	18
July	\$87,733.72	\$100,809.42	\$69,318.38	\$78,117.48		305	267	273	185		23	13	33	15	
Aug	\$61,504.63	\$60,342.37	\$181,357.78	\$65,814.58		299	192	239	182		19	4	29	11	
Sept	\$140,065.18	\$108,322.22	\$189,261.78	\$106,073.70		328	277	344	147		40	34	20	15	
Total	\$1,373,036.28	\$991,673.00	\$1,335,399.67	\$1,328,265.25	\$786,761.99	3945	2740	3138	2,163	1,660	481	331	330	208	144
Percent +/-	N/A	-27.78%	34.66%	-0.53%		N/A	-30.54%	14.53%	-31.07%		N/A	-31.19%	-0.30%	-93.64%	

June FY2026 Building Inspections-

\$117,351.66 Fee's Collected, 195 Permits issued, 18 Certificate Of Occupancies issued and 19 New Residential Homes permitted

The Croft, Aldi, Chase Bank and Daphne Amphitheater are in progress. Mobile Infirmary is nearing completion.

Building Inspector Christina Hayes last day was July 1, 2026

BUILDINGS & PROPERTY COMMITTEE MEETING

June 8, 2026 5:15 p.m.

**City Hall, Jubilee Conference Room
1705 Main Street, Daphne, AL 36526**

MEETING MINUTES

MEMBERS PRESENT: Councilwoman Conaway, Councilwoman Messinger, Councilman Olen, Councilwoman Green, Councilman Coleman and Councilman Roberts

MEMBERS ABSENT: Councilman Hughes

ALSO PRESENT: Patrick Dungan, City Attorney; Troy Strunk, City Development; Mayor LeJeune; Andy Bobe, City Engineer; Jennifer Rulon, Senior Center; Cindy Beaudreau, City Clerk; Bobby Purvis, Public Works; Kelli Reid, Finance; Eric Butler, Building; Charlie McDavid, Recreation; Emmie Powell, Library; and Ange Baggett, Marketing.

1) CALL MEETING TO ORDER / ROLL CALL

There being a quorum present Councilwoman Messinger called the meeting to order at 5:15p.m.

2) MINUTES

Councilwoman Messinger reviewed the minutes from the May 11, 2026 meeting.

3) PUBLIC PARTICIPATION

No public participation.

4) BUILDING INSPECTION REPORT

Eric Butler presented the Building Inspection Report.

5) CIVIC CENTER & BAYFRONT PAVILION REPORT

Ange Baggett gave the Civic Center report and review of the April 13, 2026, Museum minutes.

6) RECREATION REPORT

Charlie McDavid gave the Recreation report and the Senior Center report.

7) LIBRARY REPORT

Emmie Powell gave the Library report.

8) FACILITIES REPORT

Bobby Purvis gave the Facilities Report.

9) OLD BUSINESS

10) NEW BUSINESS

- A. Ordinance Amending Ordinance No. 2019-25, as Previously Amended by Ordinance No. 2021-51, Relating to the Adoption of Certain Technical Codes by Reference**

Eric Butler presented the reasons for the ordinance amendment and the changes.

MOTION by Councilwoman Green to recommend to Council to approve the Ordinance Relating to the Adoption of Certain Technical Codes by Reference. Seconded by Councilman Roberts.

MOTION CARRIED UNANIMOUSLY.

11) ANY OTHER BUILDINGS AND PROPERTY BUSINESS

12) NEXT MEETING

The next meeting is scheduled for Monday, July 13, 2026 at 5:15 p.m.

13) ADJOURN

There being no further business to discuss, the Committee adjourned at 5:35pm.

June 8, 2026
PUBLIC SAFETY MEETING MINUTES
1705 MAIN STREET
DAPHNE, AL
4:30 P.M.

1. CALL TO ORDER:

There being a quorum present, the meeting was called to order at 4:30 p.m. by Councilwoman Jennifer Green.

2. ROLL CALL:

COUNCIL MEMBERS PRESENT: Councilmen Oliver Roberts, Joel Coleman, Steve Olen and Councilwomen Stephanie Messenger and Councilwoman Tommie Conaway.

ABSENT: Councilman Benjamin Hughes,

Also Present: Mayor LeJeune, City Attorney; Patrick Dungan, Troy Strunk, Fire Department; Lamar Green, Police Department; Chief Gulsby, City Clerk; Cindy Beaudreau, Recording Secretary; Christina Brazell.

Junior City Council present: none

3. PUBLIC PARTICIPATION:

Debbie Nazaro: 22390 Shadowridge Dr.
County Rd 13 traffic issues.

4. APPROVAL OF MINUTES FROM PREVIOUS MEETING

Minutes from May 2026 Public Safety meeting approved as presented.

5. POLICE DEPARTMENT – Chief Gulsby

Old Business: None

New Business: (Stats provided)

Mayday Celebration// Joe Louise Patrick Park/ 400 Attendees. Possibility of the same type event occurring on the weekend of July 19th, but all weekend long. No permits have been pulled for one of the events at this time.

Chief Gulsby participated in a podcast, Words of the Wise.

Chief Gulsby to be guest speaker for next Academy Graduation.

WKR5 conducted a interview with Heather DeAngelo regarding the Daphne PD's involvement with Seaglass Initiative and our homeless population.

6. FIRE DEPARTMENT: - Chief Tacon

Old Business: None.

New Business: (Stats provided)

June 8, 2026
PUBLIC SAFETY MEETING MINUTES
1705 MAIN STREET
DAPHNE, AL
4:30 P.M.

Chief Tacon advised Council that they were conducting one interview on Friday.

John McMann to be recognized at the next City Council Meeting.

The Baldwin County 911 Board Meeting will be tomorrow to discuss Ambulance Services in the County.

7. OTHER BUSINESS:

Councilman Oliver: Speed Study procedures. Possibility of placing this information on our City website.

Adjournment 4:50 p.m.



CITY OF DAPHNE PUBLIC WORKS COMMITTEE MINUTES
June 1st, 2026 - 5:15 P.M.
DAPHNE CITY HALL

I. CALL TO ORDER

II. COMMITTEE MEMBERS PRESENT:

Councilman Joel Coleman; Councilman Oliver Roberts; Councilman Steve Olen; Councilwoman Tommie Conaway; Councilwoman Stephanie Messinger; Councilwoman Jennifer Green; Councilman Benjamin Hughes; Mayor Robin LeJeune

Others Present: Bobby Purvis, Public Works Director; Patrick Dungan, City Attorney; Troy Strunk, Executive Director, City Development; Cindy Beaudreau, City Clerk; Kelli Reid, Finance Director; Andy Bobe, City Engineer; Gilberto Colon, LFPOA; Adrienne Jones, Community Development Director

III. PUBLIC PARTICIPATION & CORRESPONDENCE

Tom Walker, addressed the Committee and thanked Mr. Purvis for his assistance with a recent situation. Mr. Walker stated that he appreciated the advice and assistance provided by Mr. Purvis and expressed appreciation for the work being done by the City.

Gilberto Colon, Lake Forest POA, addressed the Committee and thanked the City for the ongoing work being completed throughout the community. He stated that he has been sharing City updates on Facebook, including information regarding the D'Olive Creek Bridge project and street resurfacing work. He requested advance notice when streets are scheduled for resurfacing so that residents can move vehicles from the roadway and allow crews to complete the work efficiently.

Debbie Nazzaro, 23990 Shadow Ridge Drive, addressed the Committee regarding missing street signage and handicap ramps in the Phase I portion of her neighborhood. She stated that she has been in communication with Andy regarding the issue and wanted to make the Council was aware. Andy advised that some street signs have gone missing during the construction process and that a two-year warranty inspection is imminent. She also stated that the missing handicap ramps would need to be reviewed against the approved construction plans.

IV. OLD BUSINESS

Approval of Minutes – May 4th, 2026 —Minutes were reviewed and approved by the committee.

V. NEW BUSINESS

There was no new business.

VI. City Engineer's Report (Separate Handout)

Andy presented the City Engineer's Report and advised that the Committee members had received a copy of the report in their packet.



CITY OF DAPHNE PUBLIC WORKS COMMITTEE MINUTES
June 1st, 2026 - 5:15 P.M.
DAPHNE CITY HALL

Mr. Bobe reviewed the Highway 98 Access Management and Lavender Lane project.

Mr. Bobe reviewed the D'Olive Creek Bridge Replacement project.

Mr. Bobe reviewed the Bayfront Project.

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

The Public Works Director reviewed the Director's Report. Regarding rain impacts, he stated that the crews are working to keep main corridors maintained and presentable. He also reported that mosquito complaints have increased due to standing water caused by recent rain. Public Works has contacted the mosquito contractor and is responding to affected areas.

Mr. Purvis advised that mosquito tablets are available upon request. Citizens may contact Public Works or use the City's request portal to request assistance or report standing water concerns.

Mr. Purvis referenced information included in the packet regarding the recent weather response. He stated that staff handled the response well.

Mr. Purvis reported that a large tree fell on Belrose Avenue on Sunday and became entangled in power lines. Public Works crews responded, coordinated with Riviera Utilities, and worked to clear the roadway after the power was secured. The Committee recognized the quick response by Public Works and Riviera Utilities.

Mr. Purvis commended the staff involved in the response and recognized Josh Burkett for his leadership and the work being done by his team.

- A. Work Request Report – April 2025 & April 2026
The Public Works Department completed 701 work orders in April 2026.
- B. Vehicle/Equipment Maintenance Reports – FY2024-2025 YTD
- C. Public Works Related Overtime Report — 65.67% of the year used; \$57,560.38 Used YTD as of May 28th, 2026.
- D. Street Sweeper Report — April 24th – May 28th, 2026 – 936 Miles Traveled, 509 Miles Swept
- E. Tallent Lane Facility Report – April 2026 – 446.25 SW Total Tonnage, 20.31 Other Depts. Total Tonnage
- F. Solid Waste New Customer Report – April 2026 — 19 new residential; 1 new commercial

IX. MOSQUITO CONTROL SERVICES

- A. Mosquito Report— April Report

X. MUSEUM COMMITTEE



CITY OF DAPHNE PUBLIC WORKS COMMITTEE MINUTES
June 1st, 2026 - 5:15 P.M.
DAPHNE CITY HALL

A. Minutes – No Report

XI. ENVIRONMENTAL ADVISORY COMMITTEE

A. Minutes – April 27th, 2026

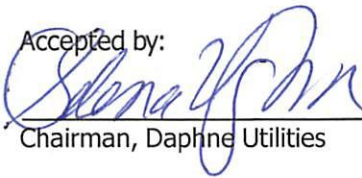
XII. FUTURE BUSINESS

A. Next Meeting – **Monday, July 6th, 2026**

XIII. ADJOURNMENT

Motion by Tommie Conaway, seconded by Stephanie Messenger to adjourn. Meeting adjourned at 5:15 p.m.

Accepted by:


Chairman, Daphne Utilities



APPROVED MINUTES

Utilities Board Meeting

Council Chambers, Daphne City Hall ♦ May 27, 2026 ♦ 5:00 p.m.

I. Call to Order

The regular May 2026 Board meeting for the Utilities Board of the City of Daphne was held on May 27, 2026, in the Council Chambers at Daphne City Hall and called to order at 5:00 pm by Chairwoman Selena Vaughn, followed by the Roll Call:

II. Roll Call

Members Present: Selena Vaughn, Chairwoman
Billy Mayhand, Secretary/Treasurer
Mayor Robin LeJeune, Board Member

Members Absent: Tim Patton, Vice Chairman
Councilman Joel Coleman, Board Member

Others Present: Jennifer Holifield – Board Attorney
Scott Polk – CEO/General Manager
Alex Godfrey – Chief Operations Officer
Lexus Carlee – Chief Finance Officer
Samantha Coppels – Chief Communications Officer
Kelly DeLaney – Customer Service Manager
Lori Wilson – Executive Assistant

Others Absent: Jerry Speegle – Board Attorney

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 April 29, 2026

The Chairwoman requested any additions, corrections, or deletions for the submitted minutes of the regular Daphne Utilities Board meeting of April 29, 2026.

With no additions, deletions or corrections, the Chairwoman declared that the submitted minutes of the regular Daphne Utilities Board meeting of April 29, 2026, would stand approved.

V. OLD BUSINESS –

A. None

VI. NEW BUSINESS –

- A. **Resolution 2026-03** to Adopt the Provision of Section 2 of Act 608 of the 2026 Regular Session of the Alabama Legislature regarding a One-Time Lump Sum Payment to Eligible Retirees and Beneficiaries of Deceased Retirees of Daphne Utilities. (Board Action: Motion to Adopt Resolution)

CEO/GM Scott Polk stated that if RSA determines that it is necessary or authorize it, then each independent organization under RSA has the choice to approve or deny their suggestion, in this case it is a .2% lump sum for inflation which would cost Daphne Utilities approximately \$8,200.00 to cover all our active retirees in the RSA system.

MOTION by Mayor Robin LeJeune to Adopt and Approve Resolution 2026-03 to Adopt the Provision of Section 2 of Act 608 of the 2026 Regular Session of the Alabama Legislature regarding a One-Time Lump Sum Payment to Eligible Retirees and Beneficiaries of Deceased Retirees of Daphne Utilities, the Motion was seconded by Mr. Billy Mayhand.

AYE: LeJeune, Mayhand, Vaughn NAY: ABSENT: Coleman, Patton ABSTAIN:

MOTION CARRIED

VII. BOARD ATTORNEY'S REPORT

Mrs. Holifield was delayed at this point in time in the meeting; follow-up to take place at her arrival.

VIII. FINANCIAL REPORT

Finance Manager Lexus Carlee highlighted for the Board: the revenue for the year is currently over annual projections; expenses reflected under projections; Truist money market account interest earnings rate will be raised after discussions took place with them; total net income for the year continued to show the insurance check received for the vac truck. She then detailed several checks written.

IX. GENERAL MANAGER'S REPORT

A. GM Report

CEO/GM Scott Polk reviewed and updated his submitted Project Updates for the Board: two of the six Notices to Proceed of the GOMESA grants for the bypass pumps were received with site work taking place at some of the locations; discussions continue with Krebs on the WRF plan update with plans to file a \$30-35 million SRF pre-application with ADEM for this plan with Volkert's assistance even though this would not commit Daphne Utilities to apply or accept the loan, but to get on the intended use plan; notices to proceed and contracts underway for the new well behind the Trojan plant; Efforts continue with Spanish Fort Water for the interconnect and positive feedback after meeting with representatives regarding data for DU sewer customers for billing; a second, deeper well produced quality water for the Daphmont area which could move forward with the proposed property swap with the City of Daphne, with the back half of Daphne Utilities' Plant #2 being negotiated with the City; continued meetings regarding the Paylocity switchover; water main completed in Old Town.

B. Operations Report

Chief Operations Officer Alex Godfrey advised the Board members of the Daphne Utilities Natural Gas annual PSC audit that resulted in a few minor violations of which actions have been currently undertaken to correct and he notified the Mayor of the likelihood that he would receive a letter stating such.

Samantha Coppels advised the Board members of: the high school summer interns starting day with Daphne Utilities; the distribution of the annual CCR; and the participation in a new event along with the City of Daphne and Baldwin County, America 250 Concert.

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

X. PUBLIC PARTICIPATION – At 5:12pm, Chairwoman Vaughn opened and closed Public Participation noting that there was no participation.

Attorney Jennifer Holifield arrived and offered to answer any questions the Board may have and confirmed the upcoming trial date of July 6th.

XI. BOARD ACTION – None.

XII. BOARD COMMENTS –

Mr. Billy Mayhand had no comment.

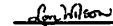
Mayor Robin LeJeune had no comment.

XII. ADJOURNMENT

With no additional comments, the Chairwoman Vaughn called for a motion to adjourn the meeting. Councilman Joel Coleman made the Motion to Adjourn. The meeting adjourned at 5:13 pm.

Preceding minutes submitted to the Daphne Utilities Board by:

Lori Wilson, Executive Assistant, Daphne Utilities





STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
CONSUMABLE HEMP PRODUCTS APPLICATION
Confirmation Number: 20260629115959241



Type License: 700 - SPECIALTY RETAILER OF CONSUMABLE HEMP PRODUCTS

State: \$1,000.00

County: \$0.00

Trade Name: MOON SMOKE

Filing Fee: \$50.00

Applicant: MELDI 9912 INC

Transfer Fee:

Location Address: 9912 DIMITRIOS BLVD; STE 103 DAPHNE, AL 36526

Mailing Address: 9912 DIMITRIOS BLVD; STE 103 DAPHNE, AL 36526

County: BALDWIN

Tobacco sales: YES

Tobacco Vending Machines: 0

Product Type: 03

Type Ownership: CORPORATION

Book, Page, or Document info: 001201680

Do you sell Draft Beer?: N/A

Date Incorporated: 07/23/2025

State incorporated: AL

County Incorporated: BALDWIN

Date of Authority: 07/23/2025

Federal Tax ID: 99-3684049

Alabama State Sales Tax ID: R012214284

Name:	Title:	Date and Place of Birth:	Residence Address:
NISHIT PATEL 10264678 - AL	OWNER	11/25/2000 INDIA	2205 SPRING GROVE CT MOBILE, AL 36695

Has applicant complied with financial responsibility ABC RR 20-X-5-.14? NO

Does ABC have any actions pending against the current licensee? NO

Has anyone, including manager or applicant, had a Federal/State permit or license suspended or revoked? NO

Has a liquor, wine, malt or brewed license for these premises ever been denied, suspended, or revoked? NO

Are the applicant(s) named above, the only person(s), in any manner interested in the business sought to be licensed? YES



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
CONSUMABLE HEMP PRODUCTS APPLICATION
Confirmation Number: 20260629115959241



Are any of the applicants, whether individual, member of a partnership or association, or officers and directors of a corporation itself, in any manner monetarily interested, either directly or indirectly, in the profits of any other class of business regulated under authority of this act? NO

Does applicant own or control, directly or indirectly, hold lien against any real or personal property which is rented, leased or used in the conduct of business by the holder of any vinous, malt or brewed beverage, or distilled liquors permit or license issued under authority of this act? NO

Is applicant receiving, either directly or indirectly, any loan, credit, money, or the equivalent thereof from or through a subsidiary or affiliate or other licensee, or from any firm, association or corporation operating under or regulated by the authority of this act? NO

Contact Person: NISHIT PATEL
Business Phone: 251-307-4041
Fax:

Home Phone: 251-307-4041
Cell Phone:
E-mail: 2205NEAL@GMAIL.COM

PREVIOUS LICENSE INFORMATION:

Trade Name:
Applicant:

Previous Vendor Number:



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
CONSUMABLE HEMP PRODUCTS APPLICATION
Confirmation Number: 20260629115959241



If applicant is leasing the property, is a copy of the lease agreement attached? YES

Name of Property owner/lessor and phone number: EASTERN SHORE PROMENADE LLC 770-955-7676

What is lessors primary business? REAL ESTATE

Is lessor involved in any way with the alcoholic beverage business? NO

Is there any further interest, or connection with, the licensee's business by the lessor? NO

Does the premise have a fully equipped kitchen? NO

Is the business used to habitually and principally provide food to the public? NO

Does the establishment have restroom facilities? YES

Is the premise equipped with services and facilities for on premises consumption of alcoholic beverages? NO

Will the business be operated primarily as a package store? NO

Building Dimensions Square Footage: 1500

Display Square Footage:

Building seating capacity: 0

Does Licensed premises include a patio area? NO

License Structure: SHOPPING CENTER

License covers: OTHER

Number of licenses in the vicinity:

Nearest:

Nearest school:

Nearest church:

Nearest residence:

Location is within: CITY LIMITS

Police protection: CITY



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
CONSUMABLE HEMP PRODUCTS APPLICATION
Confirmation Number: 20260629115959241



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

Name:	Violation & Date:	Arresting Agency:	Disposition:



STATE OF ALABAMA

ALCOHOLIC BEVERAGE CONTROL BOARD

CONSUMABLE HEMP PRODUCTS APPLICATION

Confirmation Number: 20260629115959241



Initial each

☐ NP
☐ NP

☐ NP

☐ NP

☐ NP

☐ NP

☐ NP

☐ NP

☐ NP

Signature page

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

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

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

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

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

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

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

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

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

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

Applicant Name (print):

Nishit V Patel

Signature of Applicant:

N.V. Patel

Notary Name (print):

Dorothy Watson Corbell

Notary Signature:

Dorothy Watson Corbell

Commission expires:

10/23/28

Application Taken:

App. Inv. Completed:

Submitted to Local Government:

Forwarded to District Office:

Received from Local Government:

Received in District Office:

Reviewed by Supervisor:

Forwarded to Central Office:



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
CONSUMABLE HEMP PRODUCTS APPLICATION
Confirmation Number: 20260629115959241



Private Clubs / Special Retail / or Special Events licenses ONLY

Private Club

Does the club charge and collect dues from elected members? N/A

Number of paid up members:

Are meetings regularly held? N/A

How often?

Is business conducted through officers regularly elected? N/A

Are members admitted by written application, investigation, and ballot? N/A

Has Agent verified membership applications for each member listed? N/A

Has at least 10% of members listed been confirmed and highlighted? N/A

Agent's Initials:

For what purpose is the club organized?

Does the property used, as well as the advantages, belong to all the members? N/A

Do the operations of the club benefit any individual member(s), officer(s), director(s), agent(s), or employee(s) of the club rather than to benefit of the entire membership? N/A

Special Retail

Is it for 30 days or less? N/A

More than 30 days? N/A

Franchisee or Concessionaire of above? N/A

Other valid responsible organization: N/A

Explanation:

Special Events / Special Retail (7 days or less)

Starting Date: Ending Date:

Special terms and conditions for special event/special retail:

Other Explanations

Does anyone involved with this license application have any monetary interest in any other ABC licensed/permitted establishment?: MOON LLC TOBACCO PERMIT AT 28841 HWY 98 DAPHNE, AL
License Covers: SUITE 103

Receipt Confirmation Page

Receipt Confirmation Number: 20260629115959241

Application Payment Confirmation Number: 119177454

Payment Summary	
Payment Item	Fee
Application Fee for License License 700	\$50.00
Total Amount to be Charged	\$50.00

License Payment Confirmation Number:

Payment Summary			
Payment Item	County Fee	State Fee	Total Fee
700 - SPECIALTY RETAILER OF CONSUMABLE HEMP PRODUCTS	\$0.00	\$1,000.00	\$1,000.00
Total Amount to be Charged	\$0.00	\$1,000.00	\$1,000.00

Application Type

Application Type: APPLICATION

Applicant Information

License Type 1: 700 - SPECIALTY RETAILER OF CONSUMABLE HEMP PRODUCTS

License Type 2:

License Type 3:

License Type 4:

License Type 5:

License Type 6:

License Type 7:

License Type 8:

License Type 9:

License Type 10:

License County: BALDWIN

Business Type: CORPORATION

Trade Name: MOON SMOKE

Applicant Name: MELDI 9912 INC

Location Address: 9912 DIMITRIOS BLVD; STE 103
DAPHNE, AL 36526

Mailing Address: 9912 DIMITRIOS BLVD; STE 103
DAPHNE, AL 36526

Contact Person: NISHIT PATEL

Contact Home Phone: 251-307-4041

Contact Business Phone: 251-307-4041

Contact Fax:

Contact Cell Phone:

Contact Email Address:

Contact Web Address:

Contact Relationship to Applicant: OWNER

2026-15

DATE RECEIVED BY PAYOR FROM _____ 7/6/26 CAC
DATE FORWARDED TO POLICE DEPT _____ 7/6/26 CAC
DATE RECEIVED BY POLICE DEPT _____ 7/6/2026 KRS
DATE 7/6/26 APPROVED ☒ DISAPPROVED _____

POLICE DEPT SIGNATURE 
DATE RETURNED TO REVENUE DIV _____ 7/6/2026 KRS
DATE FORWARDED TO CITY CLERK _____ 7/6/26 CAC
DATE RECEIVED BY CITY CLERK _____ 7/6/26 JL
SCHEDULED DATE ON AGENDA _____

Council Action: _____ APPROVED _____ DISAPPROVED _____ TABLED
COMMENTS: _____

Rescheduled for Council Agenda Date _____

Council Action: _____ APPROVED _____ DISAPPROVED _____ TABLED
COMMENTS: _____

DATE RETURNED TO REVENUE DIV.: _____

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



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
TOBACCO AND ALTERNATIVE NICOTINE PRODUCTS PERMIT APPLICATION
Confirmation Number: 20260629112012310



Type License: 990 - TOBACCO AND ALTERNATIVE NICOTINE PRODUCTS

State:

County:

Trade Name: MOON SMOKE

Filing Fee:

Applicant: MELDI 9912 INC

Transfer Fee: \$50.00

Location Address: 9912 DIMITRIOS BLVD; STE 103 DAPHNE, AL 36526

Mailing Address: 9912 DIMITRIOS BLVD; STE 103 DAPHNE, AL 36526

County: BALDWIN

Tobacco sales: YES

Tobacco Vending Machines: 0

Product Type: 03

Type Ownership: CORPORATION

Book, Page, or Document info: 001201680

Do you sell Draft Beer?: N/A

Date Incorporated: 07/23/2025

State incorporated: AL

County Incorporated: BALDWIN

Date of Authority: 07/23/2025

Federal Tax ID: 99-3684049

Alabama State Sales Tax ID: R012214284

Name:	Title:	Date and Place of Birth:	Residence Address:
NISHIT PATEL 10264678 - AL	OWNER	11/25/2000 INDIA	2205 SPRING GROVE CT MOBILE, AL 36695

Has applicant complied with financial responsibility ABC RR 20-X-5-.14? NO

Does ABC have any actions pending against the current licensee? NO

Has anyone, including manager or applicant, had a Federal/State permit or license suspended or revoked? NO

Has a liquor, wine, malt or brewed license for these premises ever been denied, suspended, or revoked? NO

Are the applicant(s) named above, the only person(s), in any manner interested in the business sought to be licensed? YES



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD

TOBACCO AND ALTERNATIVE NICOTINE PRODUCTS PERMIT APPLICATION

Confirmation Number: 20260629112012310



Are any of the applicants, whether individual, member of a partnership or association, or officers and directors of a corporation itself, in any manner monetarily interested, either directly or indirectly, in the profits of any other class of business regulated under authority of this act? NO

Does applicant own or control, directly or indirectly, hold lien against any real or personal property which is rented, leased or used in the conduct of business by the holder of any vinous, malt or brewed beverage, or distilled liquors permit or license issued under authority of this act? NO

Is applicant receiving, either directly or indirectly, any loan, credit, money, or the equivalent thereof from or through a subsidiary or affiliate or other licensee, or from any firm, association or corporation operating under or regulated by the authority of this act? NO

Contact Person: NISHIT PATEL
Business Phone: 251-307-4041
Fax:

Home Phone: 251-307-4041
Cell Phone:
E-mail: 2205NEAL@GMAIL.COM

PREVIOUS LICENSE INFORMATION:
Trade Name: MOON SMOKE
Applicant: MOON 9912 INC

Previous Vendor Number: 122027



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD

TOBACCO AND ALTERNATIVE NICOTINE PRODUCTS PERMIT APPLICATION

Confirmation Number: 20260629112012310



If applicant is leasing the property, is a copy of the lease agreement attached? YES

Name of Property owner/lessor and phone number: EASTERN SHORE PROMENADE LLC 770-955-7676

What is lessors primary business? REAL ESTATE

Is lessor involved in any way with the alcoholic beverage business? NO

Is there any further interest, or connection with, the licensee's business by the lessor? NO

Does the premise have a fully equipped kitchen? NO

Is the business used to habitually and principally provide food to the public? NO

Does the establishment have restroom facilities? YES

Is the premise equipped with services and facilities for on premises consumption of alcoholic beverages? NO

Will the business be operated primarily as a package store? NO

Building Dimensions Square Footage: 1500

Display Square Footage:

Building seating capacity: 0

Does Licensed premises include a patio area? NO

License Structure: SHOPPING CENTER

License covers: OTHER

Number of licenses in the vicinity:

Nearest:

Nearest school:

Nearest church:

Nearest residence:

Location is within: CITY LIMITS

Police protection: CITY



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD

TOBACCO AND ALTERNATIVE NICOTINE PRODUCTS PERMIT APPLICATION

Confirmation Number: 20260629112012310



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

Name:	Violation & Date:	Arresting Agency:	Disposition:



STATE OF ALABAMA ALCOHOLIC BEVERAGE CONTROL BOARD

TOBACCO AND ALTERNATIVE NICOTINE PRODUCTS PERMIT APPLICATION

Confirmation Number: 20260629112012310



Initial each

N.P.
N.P.

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

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

N.P.

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

N.P.

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

N.P.

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

N.P.

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

N.P.

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

N.P.

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

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

N.P.

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

Applicant Name (print): Nishit V Patel

Signature of Applicant: N.V. Patel

Notary Name (print): Darcy Watson

Notary Signature: Darcy Watson

Commission expires: 10/23/28

Application Taken:

App. Inv. Completed:

Submitted to Local Government:

Forwarded to District Office:

Received in District Office:

Reviewed by Supervisor:

Received from Local Government:

Forwarded to Central Office:



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
TOBACCO AND ALTERNATIVE NICOTINE PRODUCTS PERMIT APPLICATION
Confirmation Number: 20260629112012310



Private Clubs / Special Retail / or Special Events licenses ONLY

Private Club

Does the club charge and collect dues from elected members? N/A

Number of paid up members:

Are meetings regularly held? N/A

How often?

Is business conducted through officers regularly elected? N/A

Are members admitted by written application, investigation, and ballot? N/A

Has Agent verified membership applications for each member listed? N/A

Has at least 10% of members listed been confirmed and highlighted? N/A

Agent's Initials:

For what purpose is the club organized?

Does the property used, as well as the advantages, belong to all the members? N/A

Do the operations of the club benefit any individual member(s), officer(s), director(s), agent(s), or employee(s) of the club rather than to benefit of the entire membership? N/A

Special Retail

Is it for 30 days or less? N/A

More than 30 days? N/A

Franchisee or Concessionaire of above? N/A

Other valid responsible organization: N/A

Explanation:

Special Events / Special Retail (7 days or less)

Starting Date: Ending Date:

Special terms and conditions for special event/special retail:

Other Explanations

Does anyone involved with this license application have any monetary interest in any other ABC licensed/permitted establishment?: MOON LLC TOBACCO PERMIT AT 28841 HWY 98 DAPHNE, AL
License Covers: SUITE 103



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
Confirmation Number: 20260629112012310



NOTICE OF TRANSFER OF ABC LICENSED BUSINESS

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

CURRENT LICENSEE:

MOON 9912 INC
Address: 9912 DIMITRIOS BLVD; STE 103
DAPHNE, AL 36526
Telephone: 251-307-4041

NEW APPLICANT:

MELDI 9912 INC
Address: 9912 DIMITRIOS BLVD; STE 103
DAPHNE, AL 36526
Telephone: 251-307-4041

Current License No: 122027

LICENSED PREMISES ADDRESS: 9912 DIMITRIOS BLVD; STE 103 DAPHNE, AL 36526

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

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

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

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

THE CURRENT LICENSE WILL NOT BE RENEWED.

WITNESS our hands and seals on this the 2 day of July, 2026.

CURRENT LICENSEE (NAMED ON LICENSE)

NEW LICENSEE (APPLICANT)

Nishit V Patel
Print Name: N.V. Patel
Title: Owner

N.V. Patel
Print Name: Nishit V Patel
Title: Owner

WITNESS: (By ABC Enforcement)
Revised 9/08

Ray Watson
10/23/25

Receipt Confirmation Page

Receipt Confirmation Number: 20260629112012310

Application Payment Confirmation Number: 119175822

Payment Summary	
Payment Item	Fee
Transfer Fee for License License 990	\$50.00
Total Amount to be Charged	\$50.00

Application Type

Application Type: TRANSFER

Applicant Information

License Type 1: 990 - TOBACCO AND ALTERNATIVE NICOTINE PRODUCTS

License Type 2:

License Type 3:

License Type 4:

License Type 5:

License Type 6:

License Type 7:

License Type 8:

License Type 9:

License Type 10:

License County: BALDWIN

Business Type: CORPORATION

Trade Name: MOON SMOKE

Applicant Name: MELDI 9912 INC

Location Address: 9912 DIMITRIOS BLVD; STE 103
DAPHNE, AL 36526

Mailing Address: 9912 DIMITRIOS BLVD; STE 103
DAPHNE, AL 36526

Contact Person: Contact NISHIT PATEL

Home Phone: Contact 251-307-4041

Business Phone: Contact 251-307-4041

Fax:

Contact Cell Phone:

Contact Email Address:

Contact Web Address:

2026-15

DATE RECEIVED BY PARTY FROM _____ 7/6/26 CAC
DATE FORWARDED TO POLICE DEPT _____ 7/6/26 CAC
DATE RECEIVED BY POLICE DEPT _____ 7/6/2026 KRS
DATE 7/6/26 APPROVED ☒ DISAPPROVED ☐

POLICE DEPT SIGNATURE 
DATE RETURNED TO REVENUE DIV _____ 7/6/2026 KRS
DATE FORWARDED TO CITY CLERK _____ 7/6/26 CAC
DATE RECEIVED BY CITY CLERK _____ 7/6/26 JL
SCHEDULED DATE ON AGENDA _____

Council Action: ☐ APPROVED ☐ DISAPPROVED ☐ TABLED
COMMENTS: _____

Rescheduled for Council Agenda Date _____

Council Action: ☐ APPROVED ☐ DISAPPROVED ☐ TABLED
COMMENTS: _____

DATE RETURNED TO REVENUE DIV.: _____

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



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION
Confirmation Number: 20260629115239145



Type License: 011 - LOUNGE RETAIL LIQUOR - CLASS II (PACKAGE)
991 - SPECIALTY RETAILER OF ELECTRONIC NICOTINE DELIVERY SYSTEMS

State: \$300.00
\$1,000.00

County: \$440.00
\$0.00

Trade Name: MOON SMOKE

Filing Fee: \$100.00

Applicant: MELDI 9912 INC

Transfer Fee:

Location Address: 9912 DIMITRIOS BLVD; STE 103 DAPHNE, AL 36526

Mailing Address: 9912 DIMITRIOS BLVD; STE 103 DAPHNE, AL 36526

County: BALDWIN

Tobacco sales: YES

Tobacco Vending Machines: 0

Product Type: 03

Type Ownership: CORPORATION

Book, Page, or Document info: 001201680

Do you sell Draft Beer?: N/A

Date Incorporated: 07/23/2025

State incorporated: AL

County Incorporated: BALDWIN

Date of Authority: 07/23/2025

Federal Tax ID: 99-3684049

Alabama State Sales Tax ID: R012214284

Name: Title: Date and Place of Birth: Residence Address:

NISHIT PATEL 10264678 - AL	OWNER	11/25/2000 INDIA	2205 SPRING GROVE CT MOBILE, AL 36695

Has applicant complied with financial responsibility ABC RR 20-X-5-.14? NO

Does ABC have any actions pending against the current licensee? NO

Has anyone, including manager or applicant, had a Federal/State permit or license suspended or revoked? NO

Has a liquor, wine, malt or brewed license for these premises ever been denied, suspended, or revoked? NO

Are the applicant(s) named above, the only person(s), in any manner interested in the business sought to be licensed? YES



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION
Confirmation Number: 20260629115239145



Are any of the applicants, whether individual, member of a partnership or association, or officers and directors of a corporation itself, in any manner monetarily interested, either directly or indirectly, in the profits of any other class of business regulated under authority of this act? NO

Does applicant own or control, directly or indirectly, hold lien against any real or personal property which is rented, leased or used in the conduct of business by the holder of any vinous, malt or brewed beverage, or distilled liquors permit or license issued under authority of this act? NO

Is applicant receiving, either directly or indirectly, any loan, credit, money, or the equivalent thereof from or through a subsidiary or affiliate or other licensee, or from any firm, association or corporation operating under or regulated by the authority of this act? NO

Contact Person: NISHIT PATEL
Business Phone: 251-307-4041
Fax:

Home Phone: 251-307-4041
Cell Phone:
E-mail: 2205NEAL@GMAIL.COM

PREVIOUS LICENSE INFORMATION:
Trade Name:
Applicant:

Previous Vendor Number:



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION

Confirmation Number: 20260629115239145



If applicant is leasing the property, is a copy of the lease agreement attached? YES

Name of Property owner/lessor and phone number: EASTERN SHORE PROMENADE LLC 770-955-7676

What is lessors primary business? REAL ESTATE

Is lessor involved in any way with the alcoholic beverage business? NO

Is there any further interest, or connection with, the licensee's business by the lessor? NO

Does the premise have a fully equipped kitchen? NO

Is the business used to habitually and principally provide food to the public? NO

Does the establishment have restroom facilities? YES

Is the premise equipped with services and facilities for on premises consumption of alcoholic beverages? NO

Will the business be operated primarily as a package store? NO

Building Dimensions Square Footage: 1500

Display Square Footage:

Building seating capacity: 0

Does Licensed premises include a patio area? NO

License Structure: SHOPPING CENTER

License covers: OTHER

Number of licenses in the vicinity:

Nearest:

Nearest school:

Nearest church:

Nearest residence:

Location is within: CITY LIMITS

Police protection: CITY



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION
Confirmation Number: 20260629115239145



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

Name:	Violation & Date:	Arresting Agency:	Disposition:



STATE OF ALABAMA

ALCOHOLIC BEVERAGE CONTROL BOARD

ALCOHOL LICENSE APPLICATION



Confirmation Number: 20260629115239145

Initial each

Signature page

☐ N.P.
☐ N.P.

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

☐ N.P.

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

☐ N.P.

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

☐ N.P.

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

☐ N.P.

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

☐ N.P.

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

☐ N.P.

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

☐ N.P.

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

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

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

Applicant Name (print): Nishit v Patel

Notary Name (print): Dorothy Watson Cordell

Signature of Applicant: N.V. Patel

Notary Signature: Dorothy Watson Cordell

Commission expires: 10/23/28

Application Taken:

App. Inv. Completed:

Submitted to Local Government:

Forwarded to District Office:

Received from Local Government:

Received in District Office:

Reviewed by Supervisor:

Forwarded to Central Office:



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION

Confirmation Number: 20260629115239145



Private Clubs / Special Retail / or Special Events licenses ONLY

Private Club

Does the club charge and collect dues from elected members? N/A

Number of paid up members:

Are meetings regularly held? N/A

How often?

Is business conducted through officers regularly elected? N/A

Are members admitted by written application, investigation, and ballot? N/A

Has Agent verified membership applications for each member listed? N/A

Has at least 10% of members listed been confirmed and highlighted? N/A

Agent's Initials:

For what purpose is the club organized?

Does the property used, as well as the advantages, belong to all the members? N/A

Do the operations of the club benefit any individual member(s), officer(s), director(s), agent(s), or employee(s) of the club rather than to benefit of the entire membership? N/A

Special Retail

Is it for 30 days or less? N/A

More than 30 days? N/A

Franchisee or Concessionaire of above? N/A

Other valid responsible organization: N/A

Explanation:

Special Events / Special Retail (7 days or less)

Starting Date:

Ending Date:

Special terms and conditions for special event/special retail:

Other Explanations

Does anyone involved with this license application have any monetary interest in any other ABC licensed/permitted establishment?: MOON LLC TOBACCO PERMIT AT 28841 HWY 98 DAPHNE, AL
License Covers: SUITE 103

Receipt Confirmation Page

Receipt Confirmation Number: 20260629115239145

Application Payment Confirmation Number: 119176432

Payment Summary	
Payment Item	Fee
Application Fee for License 011 and 991	\$100.00
Total Amount to be Charged	\$100.00

License Payment Confirmation Number:

Payment Summary			
Payment Item	County Fee	State Fee	Total Fee
011 - LOUNGE RETAIL LIQUOR - CLASS II (PACKAGE)	\$440.00	\$300.00	\$740.00
991 - SPECIALTY RETAILER OF ELECTRONIC NICOTINE DELIVERY SYSTEMS	\$0.00	\$1,000.00	\$1,000.00
Total Amount to be Charged	\$440.00	\$1,300.00	\$1,740.00

Application Type

Application Type: APPLICATION

Applicant Information

License Type 1: 011 - LOUNGE RETAIL LIQUOR - CLASS II (PACKAGE)

License Type 2: 991 - SPECIALTY RETAILER OF ELECTRONIC NICOTINE DELIVERY SYSTEMS

License Type 3:

License Type 4:

License Type 5:

License Type 6:

License Type 7:

License Type 8:

License Type 9:

License Type 10:

License County: BALDWIN

Business Type: CORPORATION

Trade Name: MOON SMOKE

Applicant Name: MELDI 9912 INC

Location Address: 9912 DIMITRIOS BLVD; STE 103
DAPHNE, AL 36526

Mailing Address: 9912 DIMITRIOS BLVD; STE 103
DAPHNE, AL 36526

Contact Person: NISHIT PATEL

Contact Home Phone: 251-307-4041

Contact Business Phone: 251-307-4041

Contact Fax:

Contact Cell Phone:

Contact Email Address:

Contact Web Address:

Contact Relationship to Applicant: OWNER

2026-15

DATE RECEIVED BY FISCAL OFFICER 7/6/26 CAC
DATE FORWARDED TO POLICE DEPT 7/6/26 CAC
DATE RECEIVED BY POLICE DEPT 7/6/2026 ICRF
DATE 7/6/26 APPROVED ☒ DISAPPROVED ☐

POLICE DEPT SIGNATURE [Signature]
DATE RETURNED TO REVENUE DIV 7/6/2026 ICRF
DATE FORWARDED TO CITY CLERK 7/6/26 CAC
DATE RECEIVED BY CITY CLERK 7/6/26 JL
SCHEDULED DATE ON AGENDA _____

Council Action: ☐ APPROVED ☐ DISAPPROVED ☐ TABLED
COMMENTS: _____

Rescheduled for Council Agenda Date _____

Council Action: ☐ APPROVED ☐ DISAPPROVED ☐ TABLED
COMMENTS: _____

DATE RETURNED TO REVENUE DIV.: _____

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



City of Daphne Event Permit Application

TYPE OF PERMIT:

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

APPLICANT & ORGANIZATION INFORMATION

ORGANIZATION NAME: Women's Care Medical Center
APPLICANT NAME: Sue Leavins
STREET: P.O. Box 1610 / 1855 Carolina St. CITY, STATE, ZIP: Robertsdale, AL 36567
CONTACT PHONE: 251-947-2111 EMAIL: admin@womenscaremedicalcenter.org
"ON SITE" CONTACT PERSON DAY OF EVENT: Denise Mann
CELL PHONE: 251-802-9041 EMAIL: denisemanna@womenscaremedicalcenter.org

EVENT INFORMATION

EVENT NAME: Walk for Life
TYPE OF/PURPOSE OF EVENT: Fundraiser for Women's Care Medical Center
EVENT DATE: March 13, 2027 TIME (START- END): 7:30 am to 10 am
ASSEMBLY TIME: Tan setup / 10:30, tear down # PARTICIPANTS/VEHICLES: 50-60 (not all at once, come and go)
EVENT LOCATION: Village Point Park
FULL DESCRIPTION OF EVENT (PLEASE LIST ANY TENTS, STAGING, PORT-O-LETS, OR SIMILAR ITEMS THAT WILL BE USED ON-SITE): Fundraising Walk, use gazebo to check in
Participants come and walk and drop off
pledge forms.

SPECIAL REQUESTS

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

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

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

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

OTHER SPECIAL ITEMS FOR RENT:

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

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

OTHER SPECIAL REQUESTS: _____

MARKETING & COMMUNICATIONS

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

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

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

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

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

NAME: Denise Mann CONTACT PHONE: 251-947-2111

OTHER MARKETING REQUESTS: _____

REVENUE/BUSINESS LICENSE

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

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

Women's Care Medical Center - No Road Closure

INDEMNITY & HOLD HARMLESS AGREEMENT

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

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

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

APPLICANT SIGNATURE: _____

DATE: _____

INTERNAL USE ONLY

DATE REC'D: _____

CITY CLERK: _____

FIRE DEPT: _____

APPROVED ROUTE: _____

POLICE DEPT: _____

ROUTE MAP ATTACHED: ☐ Yes ☐ No

PUBLIC WORKS: _____

SPORTS & RECREATION: _____

EVENT FEE: ☐ Paid \$ _____

CHK# _____

MARKETING & EVENTS: _____

☐ Waived: _____

** REVENUE: _____

PROOF OF INSURANCE REC'D: ☐ Yes ☐ No



City of Daphne

Event Permit Application

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

APPLICANT & ORGANIZATION INFORMATION

ORGANIZATION NAME: Daphne Police Department

APPLICANT NAME: Jaime Huffman

STREET: 1502 US Hwy 98 CITY, STATE, ZIP: Daphne, AL 36526

CONTACT PHONE: 251-680-5519 EMAIL: jhuffman@daphnepolice.org

"ON SITE" CONTACT PERSON DAY OF EVENT: Jaime Huffman

CELL PHONE: 251-680-5519 EMAIL: jhuffman@daphnepolice.org

EVENT INFORMATION

EVENT NAME: Back to School Bash

TYPE OF/PURPOSE OF EVENT: Community outreach

EVENT DATE: 08/14/26 TIME (START- END): 5:00-8:00

ASSEMBLY TIME: 4:00 # PARTICIPANTS/VEHICLES: 150

EVENT LOCATION: Joe Louis Patrick Park

FULL DESCRIPTION OF EVENT (PLEASE LIST ANY TENTS, STAGING, PORT-O-LETS, OR SIMILAR ITEMS THAT WILL BE USED ON-SITE): Back to school event with tents, tables, water slides, foam party, food trucks

SPECIAL REQUESTS

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

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

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

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

OTHER SPECIAL ITEMS FOR RENT:

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

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

OTHER SPECIAL REQUESTS: _____

MARKETING & COMMUNICATIONS

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

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

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

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

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

NAME: _____ CONTACT PHONE: _____

OTHER MARKETING REQUESTS: _____

REVENUE/BUSINESS LICENSE

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

Business License Number here: _____

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

INDEMNITY & HOLD HARMLESS AGREEMENT

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

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

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

APPLICANT SIGNATURE: Jaime Huffman

DATE: 07/07/26

INTERNAL USE ONLY

DATE REC'D: <u>7-7-26</u>	CITY CLERK: _____
FIRE DEPT: <u>[Signature]</u>	APPROVED ROUTE: _____
POLICE DEPT: <u>[Signature]</u>	ROUTE MAP ATTACHED: ☐ Yes ☐ No
PUBLIC WORKS: <u>[Signature]</u>	EVENT FEE: ☐ Paid \$ _____ CHK# _____
SPORTS & RECREATION: <u>[Signature]</u>	☐ Waived: _____
MARKETING & EVENTS: _____	PROOF OF INSURANCE REC'D: ☐ Yes ☐ No
** REVENUE: _____	

CITY OF DAPHNE, ALABAMA

RESOLUTION NO. 2026-41

A RESOLUTION DECLARING CERTAIN PERSONAL PROPERTY TO BE NO LONGER NEEDED FOR PUBLIC OR MUNICIPAL PURPOSES AND AUTHORIZING THE SALE THEREOF

WHEREAS, the City of Daphne, Alabama (the “City”), owns certain personal property consisting of one (1) 2025 Freightliner Bucher R65 Sweeper, VIN 1FVACXFE7SHVY0945 (the “Sweeper”); and

WHEREAS, the City Council has determined that the Sweeper is no longer needed for public or municipal purposes and should be declared surplus property pursuant to Ala. Code § 11-47-20; and

WHEREAS, the City has received an Offer to Purchase Agreement from Sinclair Equipment & Finance, LLC offering to purchase the Sweeper for the sum of Eighty Thousand Dollars (\$80,000.00); and

WHEREAS, the City Council finds that the offered purchase price is fair and reasonable and that the sale of the Sweeper upon the terms set forth in the Offer to Purchase Agreement is in the best interests of the City.

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

Section 1. The City Council hereby determines and declares that the following personal property is no longer needed for public or municipal purposes:

- One (1) 2025 Freightliner Bucher R65 Sweeper, VIN 1FVACXFE7SHVY0945.

Section 2. The City Council hereby authorizes the sale of the foregoing property to Sinclair Equipment & Finance, LLC for the purchase price of Eighty Thousand Dollars (\$80,000.00), upon substantially the terms contained in the Offer to Purchase Agreement dated June 17, 2026, presented to the City Council.

Section 3. The Mayor is hereby authorized and directed to execute the Offer to Purchase Agreement and any other documents reasonably necessary to complete the sale and transfer of the property, and to take such further actions as may be necessary to effectuate the intent of this Resolution.

Section 4. The property shall be conveyed and transferred in its present condition, without any warranty by the City except as may be expressly set forth in the approved sale documents.

ADOPTED AND APPROVED this ____ day of _____, 2026.

Robin LeJeune, Mayor

ATTEST:

Cindy Beaudreau, City Clerk

**CITY OF DAPHNE, ALABAMA
RESOLUTION NO. 2026-42**

2026-H-DAPHNE SEARCH AND RESCUE BUILDING

WHEREAS, the City of Daphne is required under section 39-2-2 of the Code of Alabama to secure competitive bids for public works contracts in excess of \$100,000; and

WHEREAS, The City of Daphne acknowledges that the cost for the Daphne Search and Rescue Building will exceed this amount; and

WHEREAS, nine bids were received for the Daphne Search and Rescue Building; and

WHEREAS, Addendum No. 1 to the bid documents expressly reserved to the City the right to remove any scope of work with notice to the contractor; and

WHEREAS, the City has determined that it is in the best interest of the City to remove the fencing scope of work from the Project prior to award of the contract; and

WHEREAS, the award recommended herein is based upon the Project scope as revised by removal of the fencing scope of work, with all bidders evaluated on the same basis;

WHEREAS, Staff has reviewed the bids for the Daphne Search and Rescue Building and determined that the low bid for the base bid amount of \$464,635.77 as presented is reasonable; and

WHEREAS, the subject bid is hereby certified contemporaneously with the passing of this resolution that the bid was let in compliance with all applicable provisions of Alabama law; and

WHEREAS, Staff recommends the bid be awarded to Youngblood-Barrett Construction & Engineering, LLC as the lowest responsive and responsible bidder.

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

1. Awards the contract for the BID SPECIFICATION NO: 2026-H-DAPHNE SEARCH AND RESCUE BUILDING to Youngblood-Barrett Construction & Engineering, LLC, as the lowest responsible and responsive bidder, for the base bid in the amount of \$464,635.77, which amount reflects removal of the fencing scope of work pursuant to Addendum No. 1.
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 _____, 2026**

Robin LeJeune, Mayor

ATTEST:

Cindy Beaudreau, City Clerk

**CITY OF DAPHNE, ALABAMA
RESOLUTION 2026-43**

APPROPRIATION: DAPHNE SEARCH AND RESCUE BUILDING

WHEREAS, Ordinance 2025-17 approved and adopted the Fiscal Year 2026 Budget on September 15, 2025; and

WHEREAS, subsequent to the adoption of the Fiscal Year 2026 budget, the City Council has determined that certain appropriations are required and should be approved and made a part of the Fiscal Year 2026 budget; and

WHEREAS, the City is constructing a new facility located adjacent to Fire Station No. 1 at 25250 Bailey Yelding Jr Drive to be leased by The Daphne Search and Rescue Unit, Inc; and

WHEREAS, the Daphne Search and Rescue Building project has been bid with a total project cost of \$527,468 (Construction - \$464,636; Other - \$39,600; Contingency - \$23,232); and

WHEREAS, the City determined the real property at 616 Belrose Avenue that was improved with a structure that was used by the Daphne Search and Rescue unit was no longer needed for public or municipal purposes; and

WHEREAS, the City has sold the property at 616 Belrose Avenue and received net proceeds of \$199,465 that are available to be used for the construction of the new Daphne Search and Rescue Building; and

WHEREAS, additional funds in the amount of \$328,003 are needed to complete the project.

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

1. Funds in the amount of **\$328,003** from the **General Fund and transferred to the Capital Reserve Fund** are appropriated and made a part of the Fiscal Year 2026 budget for Daphne Search and Rescue Building project.
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 _____, 2026.

Robin LeJeune, Mayor

ATTEST:

Cindy Beaudreau, City Clerk

**CITY OF DAPHNE, ALABAMA
ORDINANCE 2026-23**

**Ordinance to Pre-Zone Property Located Northeast of the Intersection of County Road 54 and
Centipede Drive
James A. Conaway and Barbara Conaway Trust Dated June 17, 2010**

WHEREAS, James A. Conaway and Barbara Conaway Trust Dated June 17, 2010, as the owner of certain real property located within the unincorporated area of Baldwin County, Alabama, has requested that said property currently zoned RSF-2, Residential Single-Family District, to be pre-zoned as R-6(G), Garden or Patio Home, district prior to annexation into the City of Daphne; and,

WHEREAS, said real property is located Northeast of the Intersection of County Road 54 and Centipede Drive, being more particularly described as follows:

Legal Description for Property to be Pre-Zoned:

Begin at an iron pin located at the Northwest corner of the Common Area 2 of The Reserve at Daphne Phase as recorded in the Office of the Judge of Probate of Baldwin County, Alabama on Slide 2957-a-c; thence from said point of beginning, S00°12'34"W, 656.44 feet to an iron pin; thence S89°47'51"E, 395.63 feet to an iron pin; thence S00°11'09"W, 284.17 feet to an iron pin; thence S89°48'40"W, 1279.44 feet to an iron pin located on the eastern right of way of County Road 54 West (80' right of way width); thence along said right of way N00°31'40"E, 230.90 feet to an iron pin; thence leaving said right of way S89°53'12"E, 202.80 feet to an iron pin; thence N00°08'53"W, 327.02 feet to an iron pin; thence N89°49'07"W, 201.54 feet to an iron pin located on said eastern right of way; thence along said right of way, N00°16'14"W, 32.03 feet to an iron pin; thence leaving said right of way S89°48'39"E, 201.78 feet to an iron pin; thence N00°03'37"E, 359.95 feet to an iron pin; thence S89°43'43"E, 682.59 feet to the point of beginning.

Said parcel lying in Section 13, Township 5 South, Range 2 East, Baldwin County, Alabama and contains 18.61 acres more or less.

WHEREAS, at the regular Planning Commission meeting on May 28, 2026, the Commission considered said request and voted to set forth a favorable recommendation to the City Council to pre-zone the property R-6(G), Garden or Patio Home district; however, said motion failed due to the lack of a supermajority vote, 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 _____ 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 R-6(G), Garden or Patio Home, district in the 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 change. 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-2, Residential Single-Family District.

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 _____, 2026.**

Robin LeJeune, Mayor

ATTEST:

Cindy Beaudreau, City Clerk

**CITY OF DAPHNE, ALABAMA
ORDINANCE 2026-24**

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

**Ordinance to annex property located northeast of the intersection of County Road 54
and Centipede Drive**

James A. Conaway and Barbara Conaway Trust Dated June 17, 2010

WHEREAS, on the 28th day of April, 2026, the James A. Conaway and Barbara Conaway Trust Dated June 17, 2010, as 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, and the signatures of all owners of the property described; and,

WHEREAS, said petition was presented to the City Planning Commission at a regular scheduled meeting on May 28, 2026, and the Commission set forth a favorable recommendation for the City Council to consider said request for annexation of said property; and,

WHEREAS, after proper publication, a public hearing was held by the City Council on July 20, 2026, 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 July 20, 2026, regularly scheduled City Council meeting, Ordinance 2026- was adopted pre-zoning the said property as R-6(G), Garden or Patio Home district, with the apportionment of said zoning district to the subject property described therein.

SECTION THREE: DESCRIPTION OF TERRITORY

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

Legal Description for Annexation:

Begin at an iron pin located at the Northwest corner of the Common Area 2 of The Reserve at Daphne Phase as recorded in the Office of the Judge of Probate of Baldwin County, Alabama on Slide 2957-a-c; thence from said point of beginning, S00°12'34"W, 656.44 feet to an iron pin; thence S89°47'51"E, 395.63 feet to an iron pin; thence S00°11'09"W, 284.17 feet to an iron pin; thence S89°48'40"W, 1279.44 feet to an iron pin located on the eastern right of way of County Road 54 West (80' right of way width); thence along said right of way N00°31'40"E, 230.90 feet to an iron pin; thence leaving said right of way S89°53'12"E, 202.80 feet to an iron pin; thence N00°08'53"W, 327.02 feet to an iron pin; thence N89°49'07"W, 201.54 feet to an iron pin located on said eastern right of way; thence along said right of way, N00°16'14"W, 32.03 feet to an iron pin; thence leaving said right of way S89°48'39"E, 201.78 feet to an iron pin; thence N00°03'37"E, 359.95 feet to an iron pin; thence S89°43'43"E, 682.59 feet to the point of beginning.

Said parcel lying in Section 13, Township 5 South, Range 2 East, Baldwin County, Alabama and contains 18.61 acres more or less.

SECTION FOUR: MAP OF PROPERTY

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

SECTION FIVE: EFFECTIVE DATE AND PUBLICATION

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

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS THE _____ DAY OF __ ____, 2026.

Robin LeJeune, Mayor

ATTEST:

Cindy Beaudreau, City Clerk

**CITY OF DAPHNE, ALABAMA
ORDINANCE 2026-25**

**Ordinance to Rezone Property Located at 805 Randall Avenue, northeast of the intersection of
Main Street and Randall Avenue
DAK Investments, LLC**

WHEREAS, DAK Investments, LLC, as the owner of certain real property located within the City of Daphne, Alabama, has requested that said property currently zoned R-2, Medium Density Single Family Residential, be rezoned to B-3, Professional Business; and,

WHEREAS, said real property is located at 805 Randall Avenue, northeast of the intersection of Main Street and Randall Avenue, being more particularly described as follows:

Legal Description for Property to be Re-Zoned:

Commencing at the Southwest Corner of Section 17, Township 5 South, Range 2 East, Baldwin County, Alabama; thence N00°01'19"W, a distance of 1,425 feet, more or less, to a point; thence N89°58'41"E, to and along the North right-of-way of Randall Avenue a distance of 202 feet, more or less, to a 3/4" open top pipe to the POINT OF BEGINNING; Thence N00°00'35"E, leaving said right-of-way a distance of 154.98 feet to a 1/2" capped rebar marked "MOORE"; thence S89°32'27"E, a distance of 106.45 feet to a 3/4" open top pipe; thence S00°15'04"W, a distance of 154.09 feet to a 1" rebar on said right-of-way; thence S89°58'41"W, along said right-of-way a distance of 105.79 feet to the POINT OF BEGINNING, said parcel containing 0.38 acres, more or less.

WHEREAS, at the regular Planning Commission meeting on May 28, 2026, the Commission considered said request and voted to set forth a favorable recommendation to the City Council to rezone the property B-3, Professional Business, district; however, said motion failed to obtain supermajority vote, and,

WHEREAS, due notice of said proposed rezoning 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 _____ 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 rezoning 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 rezoned B-3, Professional Business, district in the City of Daphne, and the zoning ordinance and zoning map shall be amended to reflect the said zoning change.

SECTION II: REPEALER.

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

SECTION III: SEVERABILITY.

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

SECTION IV: EFFECTIVE 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.

**ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE,
ALABAMA, THIS ____ day of _____, 2026.**

Robin LeJeune, Mayor

ATTEST:

Cindy Beaudreau, City Clerk