



AGENDA

Mobile City Council

Auditorium
Government Plaza
205 Government Street
Mobile, AL 36644

Tuesday, January 14, 2025, 10:30 AM

1. **CALL TO ORDER**

2. **INVOCATION**

Rev. Tom Heard, Public Safety Chaplain

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **STATEMENT OF RULES BY COUNCIL PRESIDENT**

6. **APPROVAL OF MINUTES**

January 7, 2025

7. **COMMUNICATIONS FROM THE MAYOR**

8. **ADOPTION OF THE AGENDA**

9. **APPEALS**

Request of The Friendship House for a waiver of the Noise Ordinance at 57 N. Broad

Street on February 14, 2025, from 10:00 a.m. - 11:00 p.m. (District 2).

Request of Brooke Guesnard for a waiver of the Noise Ordinance at 201 N. Conception Street on March 15, 2025, from 5:00 p.m. - 11:00 p.m. (District 2).

Request of Patricia Beard for a waiver of the Noise Ordinance at 762 Marine Street on January 18, 2025, from 2:30 p.m. - 9:30 p.m. (District 3).

10. PUBLIC HEARINGS

Public hearing to consider the modification of a previously approved Planned Unit Development for property located at 6301 Grelot Road (District 6).

Public hearing to declare the structure at 1625 Northview Drive a public nuisance and order it demolished (District 1).

Public hearing to declare the structure at 1720 Northview Drive a public nuisance and order it demolished (District 1).

Public hearing to declare the structure at 777 Welworth Street a public nuisance and order it demolished (District 1).

Public hearing to declare the structure at 553 Live Oak Street a public nuisance and order it demolished (District 2).

Public hearing to declare the structure at 1053 Bay Avenue a public nuisance and order it demolished (District 3).

Public hearing to declare the structure at 1101 Bay Avenue a public nuisance and order it demolished (District 3).

Public hearing to declare the structure at 658 South Carolina Street a public nuisance and order it demolished (District 3).

Public hearing to declare the structure at 2813 Longleaf Drive a public nuisance and order it demolished (District 4).

Public hearing to declare the structure at 7010 Smith Street a public nuisance and order it demolished (District 4).

Public hearing to fix costs for demolition of the structure at 613 Wellington Street; \$3,137.00 (District 1).

Public hearing to fix costs for demolition of the structure at 1002 Alba Street;
\$2,200.00 (District 3).

Public hearing to fix costs for demolition of the structure at 771 Farnell Street;
\$4,000.00 (District 3).

Public hearing to fix costs for demolition of the structure at 1253 Seneca Street;
\$3,000.00 (District 3).

Public hearing to fix costs for demolition of the structure at 2060 Webb Avenue;
\$2,700.00 (District 3).

11. PRESENTATION OF PETITIONS AND OTHER COMMUNICATIONS TO THE COUNCIL

Mobile United - thank Council for supporting MLK Day of Service and invite the public to join.

Apostle Valenia Green - nepotism related to Resolution 03-001 & the Board of Adjustment, homeless, disabled, poverty, and corruption regarding ethics violations.

Perry Berens - ad hoc committee report on the Animal Shelter.

Sabrina Mass - requirements for speakers to present concerns, abuse of power in suppressing Federal & State laws, and matters of public record.

Nija Hill - propose a youth resource center to the Council.

12. ORDINANCES HELD OVER

64-001 Consider rezoning property located at 5301 Moffett Road from B-2 to B-3 (sponsored by Councilmember Gregory).

13. RESOLUTIONS HELD OVER

08-023 Approve purchase order to Chris Lovvorn Pile Drivers, Inc. for removal of derelict vessel from Dog River; \$27,000.00 (sponsored by Mayor Stimpson) (submitted by John Paine, Purchasing Dept.).

08-024 Approve purchase order to Cummins Mid-South, LLC for pumper fire truck engine repairs; \$23,095. 86 (sponsored by Mayor Stimpson) (submitted by John Paine, Purchasing Dept.).

08-025 Approve purchase order to LeadsOnline, LLC for renewal of investigative software for MPD; \$33,029.00 (sponsored by Mayor Stimpson) (submitted by John Paine, Purchasing Dept.).

08-026 Approve purchase order to Long Lewis Ford of the Shoals, Inc. for Ford passenger van for Traffic Engineering; \$110,909.50 (sponsored by Mayor Stimpson) (submitted by John Paine, Purchasing Dept.).

08-027 Approve purchase order to Mike Hoffman Equipment Services, Inc. for rental of fuel tank for Motor Pool; \$61,100.00 (sponsored by Mayor Stimpson) (submitted by John Paine, Purchasing Dept.).

08-028 Approve purchase order to Stivers Chrysler Dodge Jeep Ram for Dodge Ram pickup trucks for Traffic Engineering; \$90,720.00 (sponsored by Mayor Stimpson) (submitted by John Paine, Purchasing Dept.).

60-029 Authorize Settlement Agreement and Release of Claims; Levy (sponsored by Mayor Stimpson) (submitted by Ricardo Woods, City Attorney).

14. ORDINANCES BEING INTRODUCED

64-002 Consider the modification of a previously approved Planned Unit Development for property located at 6301 Grelot Road (sponsored by Councilmember Woods).

15. CONSENT RESOLUTIONS BEING INTRODUCED

03-030 Appoint Taylor Johnson to the Mobile Library Board (sponsored by Councilmember Gregory) (submitted by Lisa C. Lambert, City Clerk).

37-031 Recommend approval to the ABC Board for issuance of a Retail Beer/Table Wine (Off Premises Only) License to Brothers Pride Gas Station; 1910 St. Stephens Road (sponsored by Councilmember Carroll).

37-032 Recommend approval to the ABC Board for issuance of a Retail Beer/Table Wine (Off Premises Only) License to Shop n Save; 1507 Springhill Ave. (sponsored by Councilmember Carroll).

37-033 Recommend approval to the ABC Board for issuance of a Lounge Retail Liquor Class I License to Crossroads Pub; 151 S. Florida Street (sponsored by Councilmember Daves).

40-034 Declare the structure at 1625 Northview Drive a public nuisance and order it demolished (sponsored by Councilmember Penn).

40-035 Declare the structure at 1720 Northview Drive a public nuisance and order it demolished (sponsored by Councilmember Penn).

40-036 Declare the structure at 777 Welworth Street a public nuisance and order it demolished (sponsored by Councilmember Penn).

40-037 Declare the structure at 553 Live Oak Street a public nuisance and order it demolished (sponsored by Councilmember Carroll).

40-038 Declare the structure at 1053 Bay Avenue a public nuisance and order it demolished (sponsored by Councilmember Small).

40-039 Declare the structure at 1101 Bay Avenue a public nuisance and order it demolished (sponsored by Councilmember Small).

40-040 Declare the structure at 658 South Carolina Street a public nuisance and order it demolished (sponsored by Councilmember Small).

40-041 Declare the structure at 2813 Longleaf Drive a public nuisance and order it demolished (sponsored by Councilmember Reynolds).

40-042 Declare the structure at 7010 Smith Street a public nuisance and order it demolished (sponsored by Councilmember Reynolds).

40-043 Fix costs for demolition of the structure at 613 Wellington Street (sponsored by Councilmember Penn).

40-044 Fix costs for demolition of the structure at 1002 Alba Street (sponsored by Councilmember Small).

40-045 Fix costs for demolition of the structure at 771 Farnell Street (sponsored by Councilmember Small).

40-046 Fix costs for demolition of the structure at 1253 Seneca Street (sponsored by Councilmember Small).

40-047 Fix costs for demolition of the structure at 2060 Webb Avenue (sponsored by Councilmember Small).

58-048 Authorize removal of weeds, Group #1662.

60-049 Approve award of special bonus to the Public Works Employee of the Month; Dean (sponsored by Mayor Stimpson) (submitted by Shonnda Smith, Public Works Dept.).

60-050 Determine an appropriation Big Brothers Big Sisters of the Central Gulf Coast, Inc. serves a public purpose and approve payment (sponsored by Councilmember Penn) (submitted by Donna Bryars, Accounting Dept.).

60-051 Determine an appropriation to Marching Cougars Band Booster Club serves a public purpose and approve payment (sponsored by Councilmember Carroll) (submitted by Donna Bryars, Accounting Dept.).

60-052 Determine an appropriation to RC Africatown Plateau Pacers serves a public purpose and approve payment (sponsored by Councilmember Carroll) (submitted by Donna Bryars, Accounting Dept.).

60-053 Determine an appropriation to Mobile County Public School System serves a public purpose and approve payment (sponsored by Councilmember Small) (submitted by Donna Bryars, Accounting Dept.).

60-054 Determine an appropriation to People United to Advance the Dream, Mobile, Inc. serves a public purpose and approve payment (sponsored by Councilmember Small) (submitted by Donna Bryars, Accounting Dept.).

60-055 Determine an appropriation to Housing First, Inc. serves a public purpose and approve payment (sponsored by Councilmember Daves) (submitted by Donna Bryars, Accounting Dept.).

60-056 Determine an appropriation to The Courtyards at Magnolia Grove Property Owners Association, Inc. serves a public purpose and approve payment (sponsored by Councilmember Gregory) (submitted by Donna Bryars, Accounting Dept.).

16. RESOLUTIONS BEING INTRODUCED

01-057 Authorize agreement with Alabama Department of Transportation for traffic management and signal operations for traffic signals in the Mobile MPO Urban Area (sponsored by Mayor Stimpson) (submitted by Jennifer White, Traffic Engineering Dept.).

08-058 Approve purchase order to Callyo 2009 Corp. for annual renewal of

investigation software for MPD; \$17,556.00 (sponsored by Mayor Stimpson) (submitted by John Paine, Purchasing Dept.).

08-059 Approve purchase order to Delta Scientific Corp. for portable bollard arrest systems with trailer for MPD; \$167,371.20 (sponsored by Mayor Stimpson) (submitted by John Paine, Purchasing Dept.).

21-060 Authorize contract with Pot-O-Gold Rentals, LLC for Mardi Gras portable toilets; \$74,515.00 (sponsored by Mayor Stimpson) (submitted by Cassie Boatwright, REAM Dept.).

25-061 Accept an easement for recreational purpose for Segment 2 of the Three Mile Creek Greenway Trail Project (sponsored by Councilmember Gregory and Mayor Stimpson) (submitted by Carleen Stout-Clark, REAM Dept. and Jennifer Greene, Programs and Project Mgmt.).

47-062 Waive fee for vacation of an alley adjacent to property located at Dauphin Heights and Upham Street (sponsored by Councilmember Penn).

50-063 Exempt all proceeds from the sales and use of hearing instruments from the City's Sales and Use Tax in conformity with Alabama Code Section 40-23-4(a)(55) (sponsored by Councilmember Reynolds) (submitted by Paul Carbo, City Council Attorney).

60-064 Authorize Settlement Agreement and Release of Claims; Shaikh (sponsored by Mayor Stimpson) (submitted by Ricardo Woods, City Attorney).

17. CALL FOR PUBLIC HEARINGS

41-065 Call for public hearing for the proposed modification of a previously approved Planning Approval for property located at 6254 Howells Ferry Road (scheduled for February 18, 2025) (District 7).

41-066 Call for public hearing for the proposed modification of a previously approved Planning Approval for property located at 6208 Grotto Road (scheduled for February 18, 2025) (District 7).

41-067 Call for public hearing for the proposed modification of a previously approved Planned Unit Development for property located at 6208 Grotto Road (scheduled for February 18, 2025) (District 7).

18. ANNOUNCEMENTS



STANDARD OPERATING PROCEDURE

2025 JAN -8 PM 3:29

APPLICATION FOR WAIVER OF NOISE ORDINANCE

Section 39-96-1(c) of the Mobile City Code: Noise in Residential Areas Restricted [2/18/15]:

(a) Use, operate, or permit to be used or operated, any device, radio, musical instrument, television, phonography, drum, sound amplifying equipment or device which produces or reproduces sound, either stationary or mobile, in such a manner that, during the hours from 6:00 am. to 10:00 p.m.:

(i) It is plainly audible at a distance of 50 feet or more from any property line within a residential district or upon any public street or right-of-way within, or bordering upon, any residential district within the corporate limits of the City; or

(ii) It creates any noise which exceeds 85 db(a) at any property line within a residential district or upon any public street or right-of-way within, or bordering upon, any residential district within the corporate limits of the City.

NOTE: If your event will have any type of sound system, it is recommended that you apply for a waiver of the City's Noise Ordinance.

Please submit your request at least two (2) weeks prior to your event. The City Council meets every Tuesday and applications have to be received before **2:00 p.m. the previous Thursday** in order to be placed on their next agenda.

Name of Applicant: The Friendship House

PLEASE PRINT ALL INFORMATION

Home Phone Number: 251-680-0910 Cell Number: 251-293-5783

Organization (if applicable) The Friendship House

Mailing Address of Applicant 57 N Broad Street

Telephone No. 251-293-5783 E-mail address ttimmons2121@gmail.com

Location or address of event where amplification will be used:

57 N Broad Street

Date of Event: Feb 14, 2025 - Starting Time: 10am Ending Time 11pm

(NOTE: In residential areas, cannot go beyond 10:00 p.m.)

Type of Event: Mardi Gras (we are a business that services the are during Mardi Gras)

Do you plan to sell alcohol at this event? Yes YES _____ NO

Music containing obscene language or profanity is prohibited

Send form/letter to: Lisa C. Lambert, City Clerk

P. O. Box 1827 Mobile, AL 36633

(251) 208-7411; Fax: (251) 208-7576

Or e-mail to: cityclerk@cityofmobile.org



APPLICATION FOR WAIVER OF NOISE ORDINANCE

Section 39-96-1(c) of the Mobile City Code: Noise in Residential Areas Restricted [2/18/15]:

(a) Use, operate, or permit to be used or operated, any device, radio, musical instrument, television, phonography, drum, sound amplifying equipment or device which produces or reproduces sound, either stationary or mobile, in such a manner that, during the hours from 6:00 am. to 10:00 p.m.:

(i) It is plainly audible at a distance of 50 feet or more from any property line within a residential district or upon any public street or right-of-way within, or bordering upon, any residential district within the corporate limits of the City; or

(ii) It creates any noise which exceeds 85 db(a) at any property line within a residential district or upon any public street or right-of-way within, or bordering upon, any residential district within the corporate limits of the City.

NOTE: If your event will have any type of sound system, it is recommended that you apply for a waiver of the City's Noise Ordinance.

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Name of Applicant: Brooke GUESNARD

PLEASE PRINT ALL INFORMATION

Home Phone Number: (251) 753-0079 Cell Number: (251) 753-0079

Organization (if applicable) Laura Adams

Mailing Address of Applicant 4518 Kingsway Dr

Telephone No. 2517530079 E-mail address Ideas4sell@bellsouth.net

Location or address of event where amplification will be used:

201 N Conception St

Date of Event: March 15, 2025 Starting Time: 5:00 Ending Time 11:00

(NOTE: In residential areas, cannot go beyond 10:00 p.m.)

Type of Event: Wedding Reception

Do you plan to sell alcohol at this event? YES ☒ NO ☐

CITY CLERK'S OFFICE

MOBILE, AL

Music containing obscene language or profanity is prohibited

Send form/letter to: Lisa C. Lambert, City Clerk

P. O. Box 1827 Mobile, AL 36633

(251) 208-7411; Fax: (251) 208-7576

Or e-mail to: cityclerk@cityofmobile.org

WE, JAN 8, PM 4:41 RCVD

2025 JAN 13 AM 9:52



APPLICATION FOR WAIVER OF NOISE ORDINANCE

Section 39-96-1(c) of the Mobile City Code: Noise in Residential Areas Restricted [2/18/15]:

(a) Use, operate, or permit to be used or operated, any device, radio, musical instrument, television, phonography, drum, sound amplifying equipment or device which produces or reproduces sound, either stationary or mobile, in such a manner that, during the hours from 6:00 a.m. to 10:00 p.m.:

(i) It is plainly audible at a distance of 50 feet or more from any property line within a residential district or upon any public street or right-of-way within, or bordering upon, any residential district within the corporate limits of the City, or

(ii) It creates any noise which exceeds 85 db(a) at any property line within a residential district or upon any public street or right-of-way within, or bordering upon, any residential district within the corporate limits of the City.

NOTE: If your event will have any type of sound system, it is recommended that you apply for a waiver of the City's Noise Ordinance.

Please submit your request at least two (2) weeks prior to your event. The City Council meets every Tuesday and applications have to be received before **2:00 p.m. the previous Thursday** in order to be placed on their next agenda.

Name of Applicant:

Patricia Beard

PLEASE PRINT ALL INFORMATION

Home Phone Number:

Cell Number:

(251) 382-5648

Organization (if applicable)

66 Birthday Party

Mailing Address of Applicant

762 Marine Street

Telephone No.

E-mail address

PatriciaBeard97@gmail.com

Location or address of event where amplification will be used:

762 Marine Street

Date of Event:

1-18-2025

Starting Time:

2:30

Ending Time:

9:30

(NOTE: In residential areas, cannot go beyond 10:00 p.m.)

Type of Event:

Birthday Party

Do you plan to sell alcohol at this event?

YES

☒ NO

Music containing obscene language or profanity is prohibited

Send form/letter to: Lisa C. Lambert, City Clerk

P. O. Box 1827 Mobile, AL 36633

(251) 208-7411; Fax: (251) 208-7576

Or e-mail to: cityclerk@cityofmobile.org

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the City Clerk be, and she hereby is, instructed to publish in a newspaper of general circulation within the municipality the attached notice stating the time and place a proposed amendment to the Zoning Ordinance is to be considered by the City Council and further stating that at such time and place all persons who desire shall have an opportunity of being heard in opposition to or in favor of the proposed amendment.

Adopted:

City Clerk

Notice of Public Hearing for the Proposed Modification of a
Previously Approved Planned Unit Development for Property
Located at 6301 Grelot Road

Pursuant to Resolution of the Mobile, Alabama City Council adopted **December 10, 2024**, a public hearing will be held on the **14th** day of **January**, 2025, at 10:30 a.m., to consider adoption of an ordinance for the modification of a Previously Approved Planned Unit Development for property located at 6301 Grelot Road to allow multiple buildings on a single building site and shared access between multiple building sites.

The public hearing will be held in the Auditorium of Government Plaza, 205 Government Street, Mobile, Alabama. All persons who desire shall have an opportunity to be heard in favor of or in opposition to the proposed amendment at such time and place. Further, the City Council may consider zoning classifications other than the ones sought by the applicant, and may take other actions allowed by law.

Lisa C. Lambert
City Clerk

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE

WHEREAS, a Planned Unit Development (PUD) was approved on June 3, 2021 to allow shared access between multiple building sites, and multiple buildings on a single building site on property located at 6301 Grelot Road and described as follows:

LOT A, CHRIST UNITED CHURCH SUBDIVISION AS PER PLAT RECORDED IN MAP BOOK 77, PAGE 18 OF THE PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA.

ALSO, LOT A, RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF LOT 2A OF CHRIST UNITED METHODIST CHURCH SUBDIVISION IN INSTRUMENT NUMBER 2023058385.

WHEREAS, the owner of said property applied for a Major Modification of a previously approved Planned Unit Development on September 17, 2024 allowing multiple buildings on a single building site and shared access between multiple building sites.

WHEREAS, the Planning Commission held a public hearing on the requested modification on November 21, 2024 and recommended approval of the Major Modification of the PUD.

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

Section One: That the Major Modification of the PUD is hereby approved.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

NOTICE OF HEARING OF PROPOSED AMENDMENT TO THE UNIFIED DEVELOPMENT CODE

Notice is hereby given that the Mobile City Council proposes to consider the adoption of the below synopsisized amendment to the Ordinance adopted on the 12th day of July, 2022, and known as the "Unified Development Code". The adoption of such amendment will be considered by the Mobile City Council in the Auditorium of the Government Plaza in Mobile, Alabama on the 14th day of January, 2025, at 10:30 AM. At such time and place all persons who desire shall have an opportunity to be heard in opposition to or in favor of the amendment.

Synopsis of Proposed Amendment to the Unified Development Code

The proposed amendment to the Unified Development Code was published in full on the 18th day of December, 2024 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile, located at 6301 Grelot Road.

The proposed amendment will modify a Planned Unit Development (PUD) that was approved for said location on June 3, 2021. The owner of said property has applied for a Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site and shared access between multiple building sites.

This proposed amendment to the Unified Development Code will be in full force and effect from after its publication and adoption by the Mobile City Council.

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE

WHEREAS, a Planned Unit Development (PUD) was approved on June 3, 2021 to allow shared access between multiple building sites, and multiple buildings on a single building site on property located at 6301 Grelot Road and described as follows:

LOT A, CHRIST UNITED CHURCH SUBDIVISION AS PER PLAT RECORDED IN MAP BOOK 77, PAGE 18 OF THE PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA.

ALSO, LOT A, RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF LOT 2A OF CHRIST UNITED METHODIST CHURCH SUBDIVISION IN INSTRUMENT NUMBER 2023058385.

WHEREAS, the owner of said property applied for a Major Modification of a previously approved Planned Unit Development on September 17, 2024 allowing multiple buildings on a single building site and shared access between multiple building sites.

WHEREAS, the Planning Commission held a public hearing on the requested modification on November 21, 2024 and recommended approval of the Major Modification of the PUD.

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

Section One: That the Major Modification of the PUD is hereby approved.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

Adopted:

Lisa Lambert, City Clerk

**Christ United Methodist Church
6301 Grelot Road
Council District 6
Josh Woods**



THE CITY OF MOBILE, ALABAMA

PLANNING & ZONING DEPARTMENT

MOBILE CITY PLANNING COMMISSION

December 4, 2024
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on November 21, 2024 considered the request of Christ United Methodist Church, for a Major Modification of a Previously Approved Planned Unit Development (PUD) allowing multiple buildings on a single building site and shared access between multiple building sites for the property located at 6301 Grelot Road.

After discussion it was decided to recommend approval of the modification request to the City Council.

Copies of the application and reports are attached.

Sincerely,

Stephen Guthrie
Deputy Director, Planning & Zoning Department

dla
Attachments

AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE

WHEREAS, a Planned Unit Development (PUD) was approved on June 3, 2021 to allow shared access between multiple building sites, and multiple buildings on a single building site on property located at 6301 Grelot Road and described as follows:

LOT A, CHRIST UNITED CHURCH SUBDIVISION AS PER PLAT RECORDED IN MAP BOOK 77, PAGE 18 OF THE PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA.

ALSO, LOT A, RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF LOT 2A OF CHRIST UNITED METHODIST CHURCH SUBDIVISION IN INSTRUMENT NUMBER 2023058385.

WHEREAS, the owner of said property applied for a Major Modification of a previously approved Planned Unit Development on September 17, 2024 allowing multiple buildings on a single building site and shared access between multiple building sites.

WHEREAS, the Planning Commission held a public hearing on the requested modification on November 21, 2024 and recommended approval of the Major Modification of the PUD.

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

Section One: That the Major Modification of the PUD is hereby approved.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

adopted:

Lisa Lambert, City Clerk

**Christ United Methodist Church
6301 Grelot Road
Council District 6
Josh Woods**

NOTICE OF HEARING OF PROPOSED AMENDMENT TO THE UNIFIED DEVELOPMENT CODE

Notice is hereby given that the Mobile City Council proposes to consider the adoption of the below synopsisized amendment to the Ordinance adopted on the 12th day of July, 2022, and known as the "Unified Development Code". The adoption of such amendment will be considered by the Mobile City Council in the Auditorium of the Government Plaza in Mobile, Alabama on the _____ day of _____, at 10:30 AM. At such time and place all persons who desire shall have an opportunity to be heard in opposition to or in favor of the amendment.

Synopsis of Proposed Amendment to the Unified Development Code

The proposed amendment to the Unified Development Code was published in full on the _____ day of _____, 20__ in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile, located at 6301 Grelot Road.

The proposed amendment will modify a Planned Unit Development (PUD) that was approved for said location on June 3, 2021. The owner of said property has applied for a Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site and shared access between multiple building sites.

This proposed amendment to the Unified Development Code will be in full force and effect from after its publication and adoption by the Mobile City Council.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 22, 2024

Kari Givens
Byrd Surveying, LLC.
2609 Halls Mill Road
Mobile, Alabama 36606

Re: 6301 Grelot Road
MOD-003094-2024
Christ United Church West Subdivision
Kari Givens, Byrd Surveying, Inc.
District 6
Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site and shared access between multiple building sites.

Dear Applicant(s)/ Property Owner (s):

At its meeting on November 21, 2024, the Planning Commission considered the above referenced application.

After discussion the Planning Commission voted to recommend approval of the Major Planned Unit Development Modification to the City Council.

The advertising fee for this application based on the current legal description is **\$182.02**. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

Once the application has been approved by the City Council, the approved site plan illustrating compliance with all required conditions must be recorded in Probate Court. A copy of the recorded document in pdf format must be submitted to the Planning and Zoning Department via email (planning@cityofmobile.org) or uploaded to the case via CSS. If no construction permit is obtained to implement the approved modification within two (2) years of approval, the modification shall expire, unless an extension request is filed and approved by the Planning Commission and City Council.

MOD-003094-2024 6301 Grelot Road
November 22, 2024

If you have any questions regarding this action, please call this office at 251-208-5895.

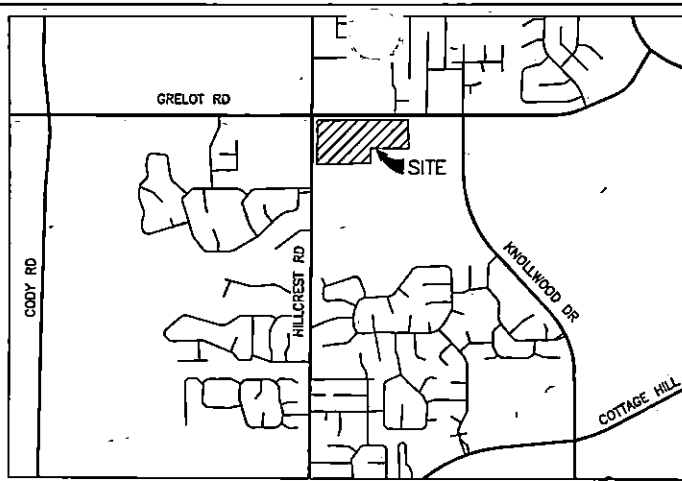
Sincerely,

MOBILE CITY PLANNING COMMISSION
Jennifer Denson, Secretary

By:



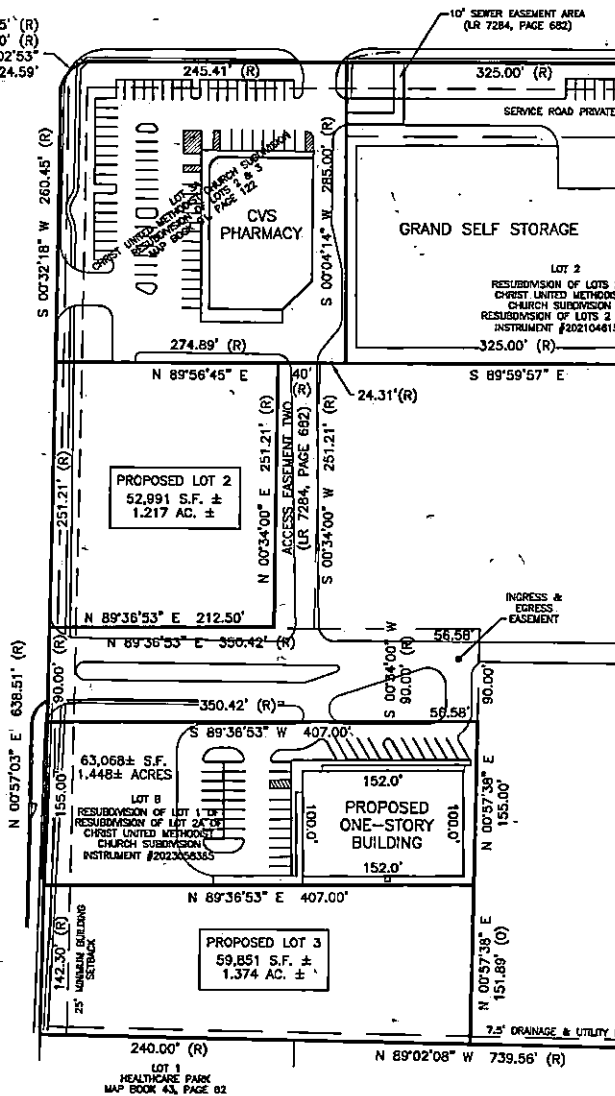
Stephen Guthrie
Deputy Director of Planning and Zoning



VICINITY MAP
NOT TO SCALE

L=38.85' (R)
R=25.00' (R)
D=89°02'53"
T=24.59'

HILLCREST ROAD (100' R.O.W.)



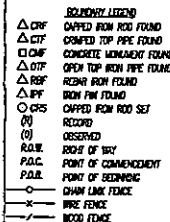
PUD NOTES:

- 1) ANY FUTURE CHANGES TO THE SITE PLAN WILL REQUIRE A NEW PLANNED UNIT DEVELOPMENT.
- 2) CITY OF MOBILE ENGINEERING DEPARTMENT NOTES:
 1. ANY WORK PERFORMED IN THE EXISTING ROW (RIGHT-OF-WAY) SUCH AS DRIVEWAYS, SIDEWALKS, UTILITY CONNECTIONS, GRADING, DRAINAGE, IRRIGATION, OR LANDSCAPING WILL REQUIRE A ROW PERMIT FROM THE CITY OF MOBILE ENGINEERING DEPARTMENT (208-5070) AND MUST COMPLY WITH THE CITY OF MOBILE RIGHT-OF-WAY CONSTRUCTION AND ADMINISTRATION ORDINANCE (MOBILE CITY CODE, CHAPTER 57, ARTICLE VII).
 2. A LAND DISTURBANCE PERMIT APPLICATION SHALL BE SUBMITTED FOR ANY PROPOSED LAND DISTURBING ACTIVITY WITHIN THE PROPERTY. A COMPLETE SET OF CONSTRUCTION PLANS FOR THE SITE WORK INCLUDING, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, GRADING, STORM WATER DETENTION SYSTEMS, PAVING WILL NEED TO BE INCLUDED WITH THE LAND DISTURBANCE PERMIT. THIS PERMIT MUST BE SUBMITTED, APPROVED AND ISSUED PRIOR TO BEGINNING ANY OF THE CONSTRUCTION WORK.
 3. ANY AND ALL PROPOSED LAND DISTURBING ACTIVITY WITHIN THE PROPERTY WILL NEED TO BE SUBMITTED FOR REVIEW AND BE IN CONFORMANCE WITH MOBILE CITY CODE, CHAPTER 17, STORM WATER MANAGEMENT AND FLOOD CONTROL; THE CITY OF MOBILE, ALABAMA FLOOD PLAIN MANAGEMENT PLAN (1994); AND, THE RULES FOR EROSION AND SEDIMENTATION CONTROL AND STORMWATER RUNOFF CONTROL.
 4. ANY EXISTING OR PROPOSED DETENTION FACILITY SHALL BE MAINTAINED AS IT WAS CONSTRUCTED AND APPROVED. THE LAND DISTURBANCE PERMIT APPLICATION FOR ANY PROPOSED CONSTRUCTION INCLUDES A REQUIREMENT OF A MAINTENANCE AND INSPECTION PLAN (SIGNED AND NOTARIZED BY THE OWNER) FOR THE DETENTION FACILITY. THIS PLAN SHALL RUN WITH THE LAND AND BE RECORDED IN THE COUNTY PROBATE OFFICE PRIOR TO THE ENGINEERING DEPARTMENT ISSUING THEIR APPROVAL FOR A FINAL CERTIFICATE OF OCCUPANCY.
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- 3) PROPERTY TO BE DEVELOPED IN COMPLIANCE WITH STATE AND LOCAL LAWS THAT PERTAIN TO TREE PRESERVATION AND PROTECTION ON BOTH CITY AND PRIVATE PROPERTIES (STATE ACT 51-929 AND CITY CODE CHAPTERS 57 AND 64. PRIVATE REMOVAL OF TREE IN THE RIGHT-OF-WAY WILL REQUIRE A TREE REMOVAL PERMIT.
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- 5) DEVELOPMENT SHALL BE IN FULL COMPLIANCE WITH ALL OTHER MUNICIPAL CODES AND ORDINANCES.
- 6) NO STRUCTURES SHALL BE CONSTRUCTED OR PLACED IN ANY EASEMENTS.
- 7) PROPERTY TO BE DEVELOPED IN COMPLIANCE WITH SECTION 64-4A.2 AND 64-4A.3.C OF THE ZONING ORDINANCE REGARDING PARKING LOT SCREENING.
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- 9) ANY PROPOSED DUMPSTER TO BE INSTALLED IN COMPLIANCE WITH SECTION 64-4.D.P. OF THE ZONING ORDINANCE.

GENERAL NOTES:

1. F.E.M.A. FLOOD INSURANCE RATE MAP NO. 0109700537 L AND 0109700541 L, COMMUNITY NO. 015007, DATED JUNE 5, 2020 INDICATES THAT THIS PROPERTY IS LOCATED IN "ZONE X (UNSHARED)" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
2. ACTUAL BEARINGS SHOWN ARE REFERENCED TO STATE PLANE COORDINATES (WEST ZONE) NAD 83, U.S. SURVEY FEET. RECORD BEARINGS SHOWN TAKEN FROM RECORD PLAT CHRIST UNITED METHODIST CHURCH SUBDIVISION, RESUBDIVISION OF LOTS 2 AND 3 AS RECORDED IN MAP BOOK 91, PAGE 122.
3. NO STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN ANY EASEMENT WITHOUT PERMISSION OF THE EASEMENT HOLDER.
4. ALL EASEMENTS SHALL REMAIN IN EFFECT UNTIL VACATED THROUGH THE PROPER VACATION PROCESS.
5. ANY ON-SITE PARKING, INCLUDING ADA HANDICAP SPACES, SHOULD MEET THE MINIMUM STANDARDS AS DEFINED IN SECTION 64-6 OF THE CITY'S ZONING ORDINANCE.

0 100 200



MOBILE COUNTY
ALABAMA

PUD DESCRIPTION:

LOT 1, CHRIST UNITED METHODIST CHURCH SUBDIVISION, AS RECORDED IN MAP BOOK 77 PAGE 18, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA.

LOTS A & B, RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF LOT 2A OF CHRIST UNITED METHODIST CHURCH SUBDIVISION, AS RECORDED IN INSTRUMENT NUMBER 2023058385, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA.

LOT 3A, CHRIST UNITED METHODIST CHURCH SUBDIVISION RESUBDIVISION OF LOTS 2 & 3, AS RECORDED IN MAP BOOK 91 PAGE 122, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA.

LOTS 1, 2, AND 3, RESUBDIVISION OF LOT 2A CHRIST UNITED METHODIST CHURCH SUBDIVISION RESUBDIVISION OF LOTS 2 & 3, AS RECORDED IN INSTRUMENT NUMBER 2021046151, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA.

ADDITIONAL PARCELS AND IMPROVEMENTS.

PUD SITE PLAN FOR
CHRIST UNITED CHURCH
SECTION 33, T-4-S, R-2-W
MOBILE COUNTY, ALABAMA



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 21, 2024

Kari Givens
Byrd Surveying, Inc.
2609 Halls Mill Road
Mobile, Alabama 36606

Re: 6301 Grelot Road
MOD-003094-2024
Christ United Church West Subdivision
Kari Givens, Byrd Surveying, Inc.
District 6
Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site and shared access between multiple building sites.

Dear Applicant(s)/ Property Owner (s):

After discussion the Planning Commission heldover the request until the November 21st meeting, with revisions submitted no later than November 8th, to allow the applicant to address the following:

1. Provide owner authorization for 6285 & 6293 Grelot Road and 1401 & 1475 Hillcrest Road; and
2. Revise the PUD site plan to depict the entirety of the PUD.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: Stephen Guthrie
Stephen Guthrie
Deputy Director of Planning and Zoning



City of Mobile • Planning & Zoning
Planning Commission Application

For hard copy submissions, **SEVEN (7) COPIES** of all the necessary information as required by the Zoning Ordinance, including the site plan, must be submitted along with seven (7) paper copies of this application by **NOON** on the deadline filing date. Otherwise, this application will not be accepted. Separate application packets and fees are required for each application type. Digital submissions are required by noon on the deadline filing date.

Fees

Conditional Use Permit	\$500
Conditional Use Permit for Above-Ground Oil Storage Tank*	\$1,500
Conditional Use Permit for Hazardous Substance Storage Tank*	\$1,500
Rezoning, Text Amendment, or Specific Area Plan	\$500
Planned Development	\$500
Planning Approval or Planned Unit Development	\$500

Notification fees: First Class Postage per property owner within 300', and each applicant/owner.

Additional fees: A legal advertisement fee will be required for each application, after consideration by the Planning Commission and prior to consideration by the City Council. If approved by the City Council, documentation must be recorded in Mobile County Probate Court at the expense of the applicant.

* For Above-Ground Oil Storage Tank or Hazardous Substance Storage Tank applications, please contact staff for additional information regarding fee, legal ad and notification requirements.

APPLICATION TYPE Please select the application type. Please complete the appropriate checklist (A, B, C, or D) for a full list of application requirements.

☐ Conditional Use Permits
Checklist A

☐ Rezoning, Text Amendment, or Specific Area Plan Amendments
Checklist B

☐ Planned Development
Checklist C

☒ Previously approved Planning Approvals or Planned Unit Development
Checklist D

Have you provided the required information on the corresponding checklist? ☐ Yes ☐ No

1. APPLICANT INFORMATION If other than the property owner, must furnish written authorization from owner. Owner must submit evidence, such as deed or tax assessment that the person has right of possession to the land and any structures thereon.

	Applicant	Agent (If Applicable)
Name:	KARI GIVENS	
Firm:	BYRD SURVEYING	
Phone:	251-476-5010	
Email:	byrd@byrdsurveying.biz	
Address:	2609 HALLS MILL ROAD	

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895
Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower
Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

Revised February 2023

	Owner	Design Professional
Name:	ROB BLACKWELL, ADMINISTRATOR	
Firm:	CHRIST UNITED CHURCH	
Phone:	251-232-4148	
Email:	rob.blackwell@christunited.com	
Address:	6101 GRELOT ROAD, MOBILE 36609	

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.

6101 & 6301 GRELOT ROAD	1,292,748 SF
Property Address KEY #02670292 & 01465818	Property Area (acres or square feet)
Parcel Number(s) or Key Number(s) B-3 & R-3	N/A
Present Zoning or Transect District	Proposed Zoning or Transect District (if applicable)

3. NEIGHBORHOOD MEETING Attach the Neighborhood Meeting Documentation if applicable.

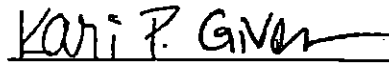
This requirement applies to any of the following applications:

- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

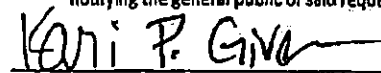
Have you provided the required Neighborhood Meeting Documentation, if applicable? ☐ Yes ☐ No

4. LABELS FOR NOTIFICATION Provide the names and complete addresses of owners of property lying within 300 feet of the property in this application, as shown by the latest assessment records of the Mobile County Revenue Commissioner's Office located in the plat and map room. ALL property ownership information provided for notification MUST be verified through Probate Court records. Each name and address must be TYPED on a standard size (approximately 1" x 2-5/8") white self-adhesive label. Include one (1) label with the APPLICANT'S name and address, plus one (1) label with the OWNER'S name and address (if applicant and owner differ). A PHOTOCOPY OF THE TYPED LABELS MUST ALSO BE SUBMITTED. (Please use 8 1/2" x 11" sheets of labels).

5. SIGNATURE It is warranted in good faith by the applicant whose name is signed hereto that all of the above facts are true and correct.

	<u>9/16/24</u>
Owner Signature	Date
	<u>9/16/24</u>
Applicant or Agent Signature (if applicable)	Date

AGREEMENT ALLOWING THE CITY OF MOBILE TO POST PUBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION
I hereby agree to allow the City of Mobile to post on my property, which is under consideration for Planning Commission/City Council approval, a sign notifying the general public of said request. I understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

	<u>9/16/24</u>
Applicant or Agent Signature	Date

Build Mobile, PO Box 1827, Mobile, Alabama 36633
For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895
Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower
Monday, Tuesday, Thursday, Friday: 8 am - 3 pm; Wednesday: 8 am - 1 pm

Revised February 2023

CHECKLIST D

Previously approved Planning Approvals and Planned Unit Developments

The following are required to evaluate applications for Previously approved Planning Approvals and Planned Unit Developments. Please provide a statement for all items.

The following information is required for Planned Development Applications. Please refer to Article 10 for a full description of the requirements and verify that the following documentation is provided:

- ☒ Planning Commission Application
- ☒ A site plan that shows existing and proposed improvements and indicates proposed modification of prior approval

1. Describe how the proposal aligns with the Comprehensive Plan, Map for Mobile.
THIS MODIFICATION IS TO ADD LOTS TO THE EXISTING PUD FOR FUTURE DEVELOPMENT.

NEIGHBORHOOD CENTER - SUBURBAN
Future Land Use Map (FLUM) Designation

2. Describe how is the proposal and plan compatible with the character of the surrounding neighborhood.
THIS PROPOSAL AND PLAN IS COMMENSURATE WITH COMMERCIAL DEVELOPMENTS NEARBY AND OFFERS SOME
DIVERSITY IN THE AVAILABILITY OF SERVICES IN THE AREA. THE PLAN IS COMPATIBLE WITH THE SURROUNDING
NEIGHBORHOOD.
3. Describe how the proposal prevents impacts on the development or improvement of adjacent property.
THE CIVIL SITE DESIGN WILL ENSURE THAT THE IMPACT OF THIS DEVELOPMENT ON ADJACENT PROPERTIES IS KEPT TO
A MINIMUM.
4. Does the site design include adequate public facilities and utilities? ☒ Yes ☐ No
5. Does the plan provide appropriate ingress and egress? (Please provide a site plan showing ingress and egress)
☒ Yes ☐ No

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Revised February 2023

6. Please provide the following information:

☐ The location, type and height of buildings or structures: (e.g., The existing structure is 24 feet tall)

N/A

☐ The type and location of landscaping and screening: (e.g., A row of shrubs is located along the western edge of the property)

N/A

☐ Lighting:

N/A

☐ Hours of operation:

☐ Other conditions that are unique to the use of the property:

N/A

7. Describe how the proposal will minimize elements that may be noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; or have elements that are detrimental to the public health, safety or general welfare. THERE SHOULD BE NO NOXIOUS OR OFFENSIVE ELEMENTS OR EMISSIONS.

8. Describe how the proposal is in the City's or the larger community's best interest and what needs, benefits, or public purposes it serves.

THIS DEVELOPMENT OFFERS SOME DIVERSITY IN THE AVAILABILITY OF SERVICES IN THIS AREA.



City of Mobile • Planning & Zoning
Corporate Letter of Authorization

I, ROB BLACKWELL, ADMINISTRATOR, give authority for the following person(s) to execute all documents and activities (including but not limited to: submitting and signing for associated applications for consideration by the Mobile City Planning Commission and/or Board of Zoning Adjustment) with the City of Mobile Planning & Zoning Department, on behalf of CHRIST UNITED CHURCH, a corporation for the property located within the city limits of Mobile, Alabama at 6101 & 6301 GRELOT ROAD.

Furthermore, I hereby agree to allow the City of Mobile to post on my property, which is under consideration for a Planning Commission and/or Board of Zoning Adjustment application, a public notice sign notifying the general public of said request. I understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

BYRD SURVEYING

Designee (1)

bvrd@surveying.biz

Email

251-476-5010

Phone Number

Signature of Company Owner

Designee (2)

Email

Phone Number

9/16/24

Date

Byrd Surveying

2609 Halls Mill Road • Mobile, Alabama 36606
251-476-5010

October 21, 2024

Grand Self Storage, LLC
150 Government Street, Suite 1003A
Mobile, AL 36602

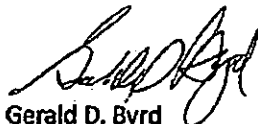
Christ United Church (CUC) was required by the Mobile City Planning Regulations to create a Planned Unit Development (PUD) in addition to the subdivision of their land to create the lot they sold you for your development. (See plat attached.) CUC is now proposing to create the two lots facing Hillcrest Road that are also shown on the attached plat. To do this, the City Planning Department requires approval from all companies owning land in the existing PUD and we are requesting for you to sign this letter and return to this office via U.S.P.S. or email.

If you have any questions concerning this proposal you may contact me or our office manager.

Gerald D. Byrd
jerry@byrdsurveying.biz
251-476-5010

Karl P. Givens
kari@byrdsurveying.biz
251-476-5010

Sincerely,



Gerald D. Byrd
GDB/kpg
Attachment

I approve of the proposed PUD modification for Christ United Church to create two additional lots.

C. William Campbell

Date 10-28-2024

2

CVS 7671 AL, LLC 9/0
CVS HEALTH CORPORATION ATTN:
PROPERTY ADMINISTRATION
1 CVS DR.
MOONSOCKET RI 02895

GRAND SELF STORAGE LLC
150 GOVERNMENT ST. STE 1003A
MOBILE AL 36602

RONNIE'S CAR WASH OF MOBILE
9/0 STEVEN CAMPBELL
7021 CHARLESTON OAKS DR S.
MOBILE AL 36695

CHRIST UNITED CHURCH

GRELOT ROAD (100' R.O.W.)

GRELOT ROAD

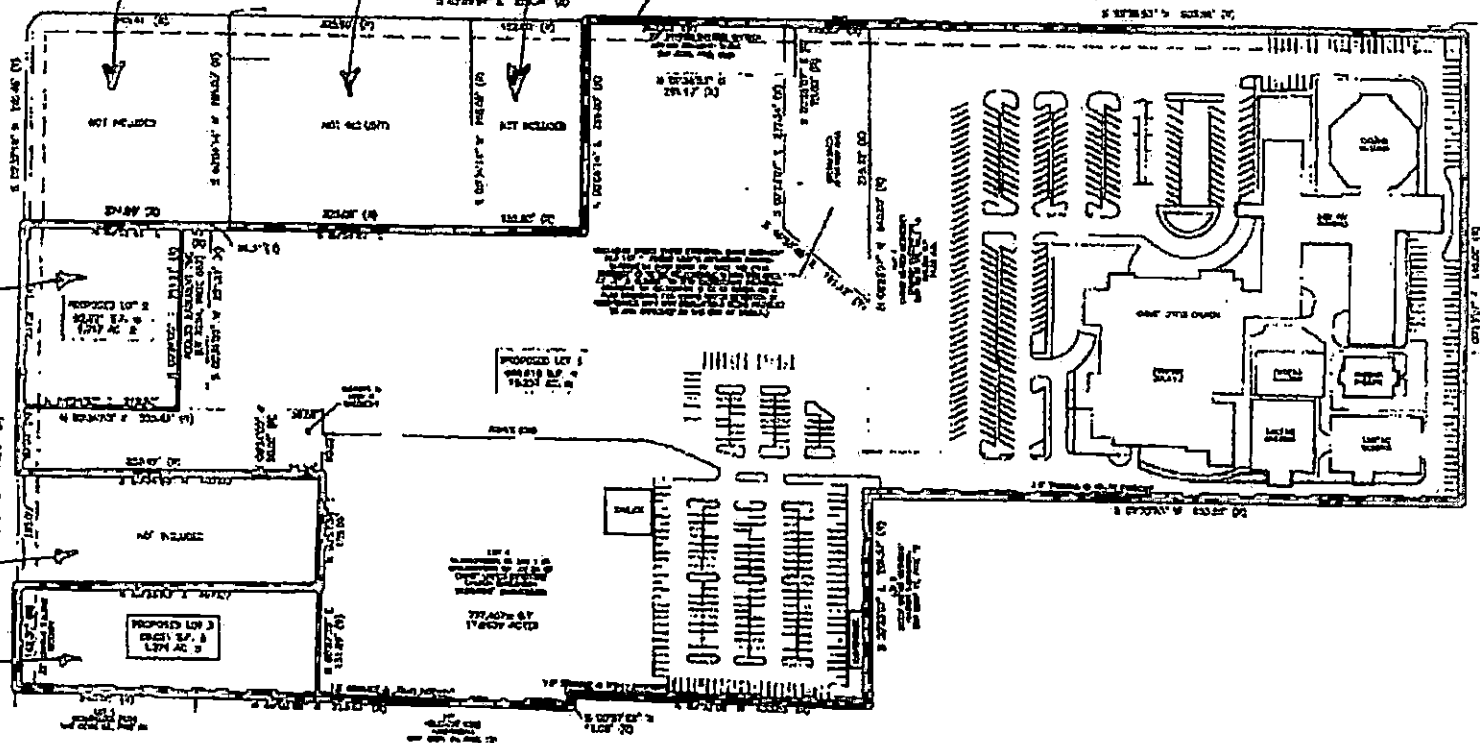
ROAD

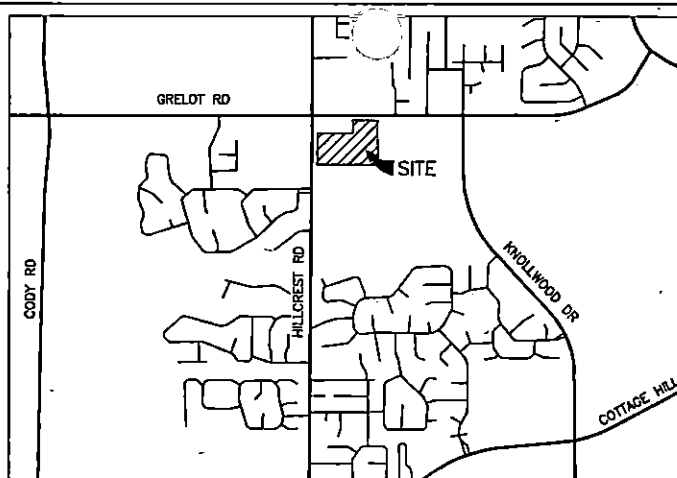
NEW LOT

HILLCREST

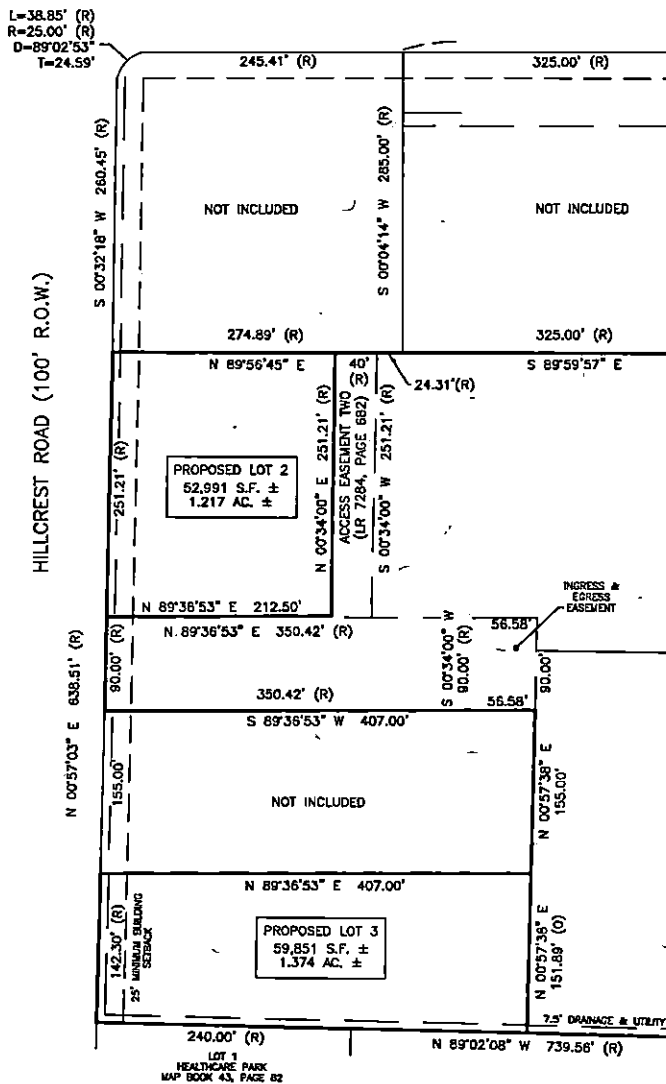
SWIFT CAPITAL LLC
4912 CARMEL DR. N.
MOBILE, AL 36608

NEW LOT





VICINITY MAP
NOT TO SCALE



PUD NOTES:

- 1) ANY FUTURE CHANGES TO THE SITE PLAN WILL REQUIRE A NEW PLANNED UNIT DEVELOPMENT.
- 2) CITY OF MOBILE ENGINEERING DEPARTMENT NOTES:
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LEGEND:

- △ CRT COFFED IRON ROD FOUND
- △ CTF COFFED TOP PIPE FOUND
- △ CMF CONCRETE MANHOLE FOUND
- △ OTF OPEN TOP IRON PIPE FOUND
- △ RFP REBAR FOUND
- △ RFF IRON FRI FOUND
- CRS COFFED IRON ROD SET
- (R) RECORD
- (O) OBSERVED
- ALINE RIGHT OF WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- CHAIN LINK FENCE
- WIRE FENCE
- WOOD FENCE

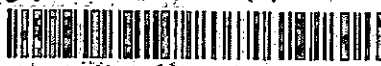
MOBILE COUNTY
ALABAMA

PUD DESCRIPTION:

LOT A CHRIST UNITED CHURCH SUBDIVISION AS PER PLAT RECORDED IN MAP BOOK 77, PAGE 18 OF THE PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA.

LOT A, RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF LOT 2A OF CHRIST UNITED METHODIST CHURCH SUBDIVISION IN INSTRUMENT NUMBER 2023050325.

PUD SITE PLAN FOR
CHRIST UNITED CHURCH
SECTION 33, T-4-S, R-2-W
MOBILE COUNTY, ALABAMA

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
☐ Complete items 1, 2, and 3. ☐ Print your name and address on the reverse so that we can return the card to you. ☐ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: Romie's Car Wash of Mobile 40 Steven Campbell 7021 Charleston Oaks Trl S. Mobile, AL 36695  9590 9402 8809 4005 6484 86 2. Article Number (Transfer from service label) 7022 2410 0002 6017 3139	A. Signature X <i>Skinner Andrew</i> ☐ Agent ☒ Addressee B. Received by (Printed Name) <i>Skinner Andrew</i> C. Date of Delivery 11/24 D. Is delivery address different from item 1? ☐ Yes ☒ No If YES, enter delivery address below: 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation™ Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)	☐ Complete items 1, 2, and 3. ☐ Print your name and address on the reverse so that we can return the card to you. ☐ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: Grand Self Storage, LLC 150 Government Street Suite 1003-A Mobile, AL 36602  9590 9402 8809 4005 6485 09 2. Article Number (Transfer from service label) 722 2410 0002 6017 3122	A. Signature X <i>Debra Lee</i> ☐ Agent ☒ Addressee B. Received by (Printed Name) <i>Debra Lee</i> C. Date of Delivery 11/24 D. Is delivery address different from item 1? ☐ Yes ☒ No If YES, enter delivery address below: 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation™ Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
☐ Complete items 1, 2, and 3. ☐ Print your name and address on the reverse so that we can return the card to you. ☐ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: CVS Health AL LLC 910 CVS Health Corp 1 CVS Drive Woonsocket RI 02895  9590 9402 8809 4005 6484 79 2. Article Number (Transfer from service label) 7022 2410 0002 6017 2224	A. Signature X <i>Victor Daveiga</i> ☐ Agent ☒ Addressee B. Received by (Printed Name) <i>Victor Daveiga</i> C. Date of Delivery OCT 30 2024 D. Is delivery address different from item 1? ☐ Yes ☒ No If YES, enter delivery address below: 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation™ Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)	☐ Complete items 1, 2, and 3. ☐ Print your name and address on the reverse so that we can return the card to you. ☐ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: Swift Capital LLC 4912 Carmel Dr N. Mobile AL 36608  9590 9402 8809 4005 6484 93 2. Article Number (Transfer from service label) 722 2410 0002 6017 2231	A. Signature X <i>Leahman</i> ☐ Agent ☒ Addressee B. Received by (Printed Name) <i>Leahman</i> C. Date of Delivery 11/24 D. Is delivery address different from item 1? ☐ Yes ☒ No If YES, enter delivery address below: 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation™ Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)

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Domestic Return



City of Mobile • Planning & Zoning
Planning Commission Application

For hard copy submissions, **SEVEN (7) COPIES** of all the necessary information as required by the Zoning Ordinance, including the site plan, must be submitted along with seven (7) paper copies of this application by **NOON** on the deadline filing date. Otherwise, this application will not be accepted. Separate application packets and fees are required for each application type. Digital submissions are required by noon on the deadline filing date.

Fees

Conditional Use Permit	\$500
Conditional Use Permit for Above-Ground Oil Storage Tank*	\$1,500
Conditional Use Permit for Hazardous Substance Storage Tank*	\$1,500
Rezoning, Text Amendment, or Specific Area Plan	\$500
Planned Development	\$500
Planning Approval or Planned Unit Development	\$500

Notification fees: First Class Postage per property owner within 300', and each applicant/owner.

Additional fees: A legal advertisement fee will be required for each application, after consideration by the Planning Commission and prior to consideration by the City Council. If approved by the City Council, documentation must be recorded in Mobile County Probate Court at the expense of the applicant.

* For Above-Ground Oil Storage Tank or Hazardous Substance Storage Tank applications, please contact staff for additional information regarding fee, legal ad and notification requirements.

APPLICATION TYPE Please select the application type. Please complete the appropriate checklist (A, B, C, or D) for a full list of application requirements.

☐ Conditional Use Permits
Checklist A

☐ Rezoning, Text Amendment, or Specific Area Plan Amendments
Checklist B

☐ Planned Development
Checklist C

☒ Previously approved Planning Approvals or Planned Unit Development
Checklist D

Have you provided the required information on the corresponding checklist? ☐ Yes ☐ No

1. APPLICANT INFORMATION If other than the property owner, must furnish written authorization from owner. Owner must submit evidence, such as deed or tax assessment that the person has right of possession to the land and any structures thereon.

	Applicant	Agent (If Applicable)
Name:	KARI GIVENS	
Firm:	BYRD SURVEYING	
Phone:	251-476-5010	
Email:	byrd@byrdsurveying.biz	
Address:	2609 HALLS MILL ROAD	

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895

Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower
Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

Revised February 2023

	Owner	Design Professional
Name:	ROB BLACKWELL, ADMINISTRATOR	
Firm:	CHRIST UNITED CHURCH	
Phone:	251-232-4148	
Email:	rob.blackwell@christunited.com	
Address:	6101 GRELOT ROAD, MOBILE 36609	

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.

6101 & 6301 GRELOT ROAD	1,292,748 SF
Property Address KEY #02670292 & 01465818	Property Area (acres or square feet)
Parcel Number(s) or Key Number(s) B-3 & R-3	N/A
Present Zoning or Transect District	Proposed Zoning or Transect District (if applicable)

3. NEIGHBORHOOD MEETING Attach the Neighborhood Meeting Documentation if applicable.

This requirement applies to any of the following applications:

- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

Have you provided the required Neighborhood Meeting Documentation, if applicable? ☐ Yes ☐ No

4. LABELS FOR NOTIFICATION Provide the names and complete addresses of owners of property lying within 300 feet of the property in this application, as shown by the latest assessment records of the Mobile County Revenue Commissioner's Office located in the plat and map room. ALL property ownership information provided for notification MUST be verified through Probate Court records. Each name and address must be TYPED on a standard size (approximately 1" x 2-5/8") white self-adhesive label. Include one (1) label with the APPLICANT'S name and address, plus one (1) label with the OWNER'S name and address (if applicant and owner differ). A PHOTOCOPY OF THE TYPED LABELS MUST ALSO BE SUBMITTED. (Please use 8 1/2" x 11" sheets of labels).

5. SIGNATURE It is warranted in good faith by the applicant whose name is signed hereto that all of the above facts are true and correct.


Owner Signature

9/16/24
Date

Kari P. Giver
Applicant or Agent Signature (if applicable)

9/16/24
Date

AGREEMENT ALLOWING THE CITY OF MOBILE TO POST PUBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION
I hereby agree to allow the City of Mobile to post on my property, which is under consideration for Planning Commission/City Council approval, a sign notifying the general public of said request. I understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

Kari P. Giver
Applicant or Agent Signature

9/16/24
Date

Build Mobile, PO Box 1827, Mobile, Alabama 36633
For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895
Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower
Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

Revised February 2013

CHECKLIST D

Previously approved Planning Approvals and Planned Unit Developments

The following are required to evaluate applications for Previously approved Planning Approvals and Planned Unit Developments. Please provide a statement for all items.

The following information is required for Planned Development Applications. Please refer to Article 10 for a full description of the requirements and verify that the following documentation is provided:

- ☒ Planning Commission Application
- ☒ A site plan that shows existing and proposed improvements and indicates proposed modification of prior approval

1. Describe how the proposal aligns with the Comprehensive Plan, Map for Mobile.

THIS MODIFICATION IS TO ADD LOTS TO THE EXISTING PUD FOR FUTURE DEVELOPMENT.

NEIGHBORHOOD CENTER - SUBURBAN

Future Land Use Map (FLUM) Designation

2. Describe how is the proposal and plan compatible with the character of the surrounding neighborhood.

THIS PROPOSAL AND PLAN IS COMMENSURATE WITH COMMERCIAL DEVELOPMENTS NEARBY AND OFFERS SOME DIVERSITY IN THE AVAILABILITY OF SERVICES IN THE AREA. THE PLAN IS COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD.

3. Describe how the proposal prevents impacts on the development or improvement of adjacent property.

THE CIVIL SITE DESIGN WILL ENSURE THAT THE IMPACT OF THIS DEVELOPMENT ON ADJACENT PROPERTIES IS KEPT TO A MINIMUM.

4. Does the site design include adequate public facilities and utilities? ☒ Yes ☐ No

5. Does the plan provide appropriate ingress and egress? (Please provide a site plan showing ingress and egress)
☒ Yes ☐ No

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Revised February 2023

6. Please provide the following information:

☐ The location, type and height of buildings or structures: (e.g., The existing structure is 24 feet tall)

N/A

☐ The type and location of landscaping and screening: (e.g., A row of shrubs is located along the western edge of the property)

N/A

☐ Lighting:

N/A

☐ Hours of operation:

☐ Other conditions that are unique to the use of the property:

N/A

7. Describe how the proposal will minimize elements that may be noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; or have elements that are detrimental to the public health, safety or general welfare. THERE SHOULD BE NO NOXIOUS OF OFFENSIVE ELEMENTS OR EMISSIONS.

8. Describe how the proposal is in the City's or the larger community's best interest and what needs, benefits, or public purposes it serves.

THIS DEVELOPMENT OFFERS SOME DIVERSITY IN THE AVAILABILITY OF SERVICES IN THIS AREA.

Byrd Surveying

2609 Halls Mill Road
Mobile, AL 36606

Christ United Church

6101 Grelot Road
Mobile, AL 36609

Ronny's Car Wash of Mobile
c/o Steven Campbell
7021 Charleston Oaks Dr. S.
Mobile, AL 36695

Grand Self Storage, LLC
150 Government St., Ste. 1003A
Mobile, AL 36602

CVS 7671 AL, LLC
c/o CVS Health Corporation
1 CVS Drive
Woonsocket, RI 02895

Atalaya, Cooper Street, Forest View, &
HVG Ashford Place
c/o Highlands Vista Group
1800 Glenarm Place, Suite 701
Denver, CO 80202

City of Mobile
P. O. Box 1827
Mobile, AL 36633

County of Mobile
P. O. Box 1443
Mobile, AL 36633

Summit Hillcrest, LLC
c/o Summit Equity Investments, Inc.
13063 Ventura Blvd., #200
Studio City, CA 91604

Rosalyn Jongebloed Salter
9565 Scott Dairy Loop Road S.
Mobile, AL 36695

Revocable Trust Walter A. Jones
2417 Huffman Drive West
Mobile, AL 36693

Sandra P. Laurendine
6400 Sugar Creek Drive N.
Mobile, AL 36695

CMF III Lenox Gates, LLC
4890 W. Kennedy Blvd., Ste 200
Tampa, FL 33609

Nam Kyu Yoon
3399 Woodward Drive
Mobile, AL 36695

Phuong P. Hoang
1436 Hillcrest Road
Mobile, AL 36695

TSW Enterprises, LLC
3900 Montclair Way
Mobile, AL 36609

1428 HCR, LLC
753 Nichols Avenue
Fairhope, AL 36532

M D Price Builder, Inc.
2104 Belmont Court
Mobile, AL 36695

Jimmy & Sheila Andrews, Jr. Revocable
Trust, Trustees
1628 Sugar Creek Drive W.
Mobile, AL 36695

Alfa Mutual Insurance Company
Attn: Barry Grace
P. O. Box 11000
Montgomery, AL 36111

Fourteen 04 Hillcrest, LLC
3700 Gulf Court
Theodore, AL 36582

McDonald's Corporation
P. O. Box 182571
Columbus, OH 43218

CAE Properties I, LLC
2862 Dauphin Street
Mobile, AL 36606

Live Life Realty, LLC
26050 Predazzer Ln., Suite D
Daphne, AL 36526

Quackenbush Family Partnership, Ltd
703 Merwina Avenue
Mobile, AL 36606

Benjawan Tripatcha
6616 Apple Cross Drive N.
Mobile, AL 36695

D'Iberville Properties, LLC
P. O. Box 850098
Mobile, AL 36685

Jack T. Billings, Jr., Trustee
c/o X-L Services, Inc.
834 W. Poplar Ave, Suite 1
Collierville, TN 38017

Hillcrest Marketplace Investors, LLC
240 Brookstone Centre Parkway
Columbus, GA 31904

Topping II, LLC
2525 S. Brentwood Blvd., Suite 103
St. Louis, MO 63144

Storage Trust Properties, LP
Dept PT AL 28185
P. O. Box 25025
Glendale, CA 91201

Grelot Mini Storage, Inc.
Dept PT AL 28185
P. O. Box 25025
Glendale, CA 91201

Macarthur Place POA
c/o Graham, Brawn, & Dutton
6000 Grelot Road
Mobile, AL 36609

Grelot Properties, LLC
6110 Grelot Road
Mobile, AL 36609

Norris & Sharon Stanford
6113 Macarthur Place Ct. S.
Mobile, AL 36695

Michael Seymour
7285 Sable Palms Drive
Mobile, AL 36695

Theodore & Carmel Alvis
6105 Macarthur Place Ct. S.
Mobile, AL 36695

Patrick Johns
6101 Macarthur Place Ct. S.
Mobile, AL 36695

Curtis & Avery Railey
1274 Savannah Drive
Mobile, AL 36609

Thomas & Ruth Peavy, II
1278 Savannah Drive
Mobile, AL 36609

Hamed A. Tefaghi
1282 Savannah Drive
Mobile, AL 36609

Savannah Joint Venture
c/o Savannah Trace Owners Assoc.
P. O. Box 91674
Mobile, AL 36691

Swift Capital, LLC
4912 Carmel Drive N.
Mobile, AL 36608



Agenda Item # 1 - HOLDOVER

SUB-003093-2024 & MOD-003094-2024

View additional details on this proposal and all application materials using the following link:

[Applicant Materials for Consideration – Subdivision](#)

[Applicant Materials for Consideration – PUD Modification](#)

DETAILS

Location:

6301 Grelot Road

Subdivision Name:

Christ United Methodist Church West Subdivision

Applicant / Agent:

Kari Givens, Byrd Surveying, Inc.

Property Owner:

Christ United Methodist Church

Current Zoning:

B-3, Community Business Suburban District and R-3,
Multi-Family Residential Suburban District

Future Land Use:

Suburban Center and Mixed Commercial Corridor

Applicable Codes, Policies, and Plans:

- Unified Development Code (UDC)
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Schedule for Development:

- Not Applicable

Proposal:

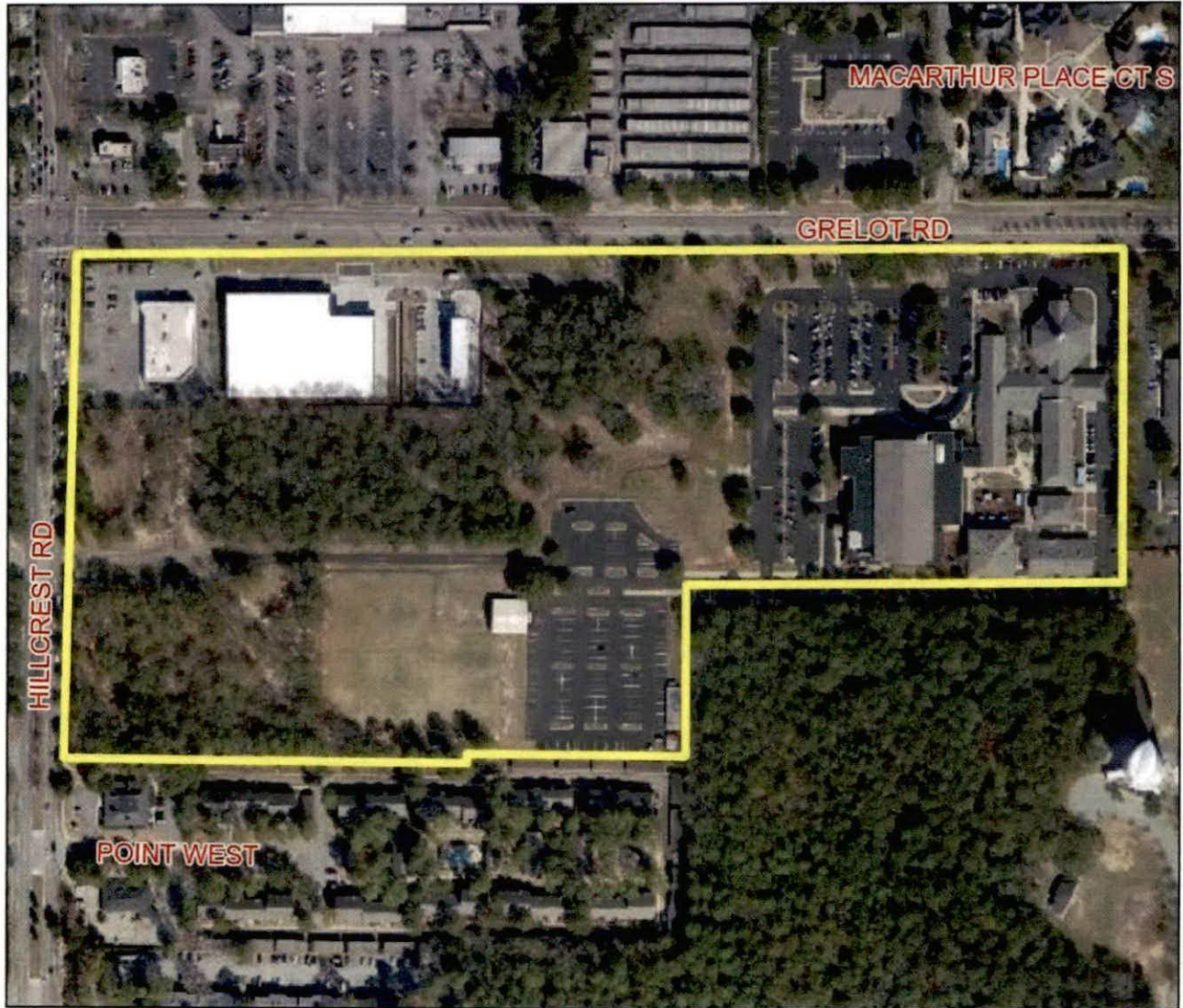
- Subdivision approval to create three (3) legal lots of record
- Modification of a previously approved Planned Unit Development

Commission Considerations:

- Holdover

Report Contents:	Page
Context Map	2
Holdover Comments	3
Subdivision Holdover Considerations	3
PUD Modification Holdover Considerations	3
Site History	4
Staff Comments	4
Subdivision Considerations	6
PUD Modification Considerations	6
Exhibits	8

PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial and residential units.

APPLICATION NUMBER	1	DATE	November 21, 2024
APPLICANT	Christ United Church West Subdivision		
REQUEST	Subdivision, PUD Modification		



HOLDOVER COMMENTS

The application was heldover by the Planning Commission at its October 17, 2024 meeting to allow the applicant to submit owner authorization for 6285 & 6293 Grelot Road and 1401 & 1475 Hillcrest Road; and revise the PUD site plan to depict the entirety of the PUD.

The applicant has submitted a revised site plan depicting the entirety of the PUD, as required.

The applicant also submitted authorization from the property owner of 6293 Grelot Road, and copies of certified mail receipts where letters seeking owner authorization were sent, but not received back. It may be appropriate to holdover the application to allow more time for the applicant to obtain these required authorizations.

It should also be noted that the applicant is requesting to remove proposed Lots 2 and 3 from the Planned Unit Development (PUD). PUD approvals are site plan specific, and approvals may contain specific conditions regarding site access, site design and site buffering – all of which may differ from the standard requirements of the Zoning Ordinance and Subdivision Regulations. Therefore, removal of a property from a PUD may require that specific conditions from the PUD be placed on the property being removed from the PUD. Furthermore, changes to the PUD may trigger additional conditions due to the alteration of various development factors, such as property access. For this site, the proposed removal of Lots 2 and 3 from the PUD - where it was assumed that these properties would access private internal drives - would then limit these properties to access only to and from Hillcrest Road, which would then potentially necessitate additional review by and conditions from Engineering and Traffic Engineering and possible amendment of recorded subdivision plats and new zoning conditions.

SUBDIVISION HOLDOVER CONSIDERATIONS

Standards of Review:

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

Considerations:

The Planning Commission should consider holdover of the request until the December 19th meeting, with revisions submitted no later than December 6th, to allow the applicant to address the following:

1. Required information for the associated Major Modification of the PUD.

PUD MODIFICATION HOLDOVER CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-8-B.2.(b)(5) states the following concerning Planned Unit Development Modifications:

Approval Criteria. The Planning Commission shall not recommend a major modification for approval, and the City Council shall not approve the modification, unless the proposed modification:

1. Is consistent with all applicable requirements of this Chapter;

2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property;
4. Will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood:
 - a. In making this determination, the Planning Commission and City Council shall consider the location, type and height of buildings or structures, the type and extent of landscaping and screening, lighting, hours of operation or any other conditions that mitigate the impacts of the proposed development; and
 - b. Includes adequate public facilities and utilities;
5. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
6. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
7. Shall not be detrimental or endanger the public health, safety or general welfare.
8. Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

Considerations:

The Planning Commission should consider holdover of the request until the December 19th meeting, with revisions submitted no later than December 6th, to allow the applicant to address the following:

1. Provision of owner authorization for 6285 Grelot Road and 1401 & 1475 Hillcrest Road.

SITE HISTORY

Since 1997, the subject site has had Planning Approvals to allow a church in a R-3, Multi-Family Residential District, as well as Planned Unit Developments (PUDs) to allow multiple buildings on a single building site as well as shared access between multiple building sites. The most recent applications for the site were a two (2) lot Subdivision and Major Modification of a Previously Approved PUD in September 2023 which allowed the creation of a baseball and softball academy currently under construction. No changes are being made to the existing church, therefore a Modification to the Previously Approved Planning Approval is not required at this time.

In 2017, the site was before the Board of Zoning Adjustment to allow the church at 6101 Grelot Road to erect a digital sign less than 300-feet from residentially zoned property; the variance was approved.

STAFF COMMENTS

Engineering Comments:

Subdivision

FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.

- B. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.

Modification of Planned Unit Development

Retain PUD NOTE #2 (City of Mobile Engineering Department Notes).

Traffic Engineering Comments:

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-3-12 of the City's Unified Development Code.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2021 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

Planning Comments:

Subdivision

The applicant is proposing a 3-lot, 17.85±-acre subdivision from a single existing legal lot of record. The site is served by public water and sanitary sewer services.

The site has frontages along Grelot Road and Hillcrest Road, both major streets on the Major Street Plan with compliant 100-foot rights-of-way, making no dedications necessary. There are also private service roads, both existing, internal to the development.

All three (3) lots, as proposed, will exceed the minimum size requirements for lots served by public water and sanitary sewer in a B-3, Community Business Suburban District. Each lot is labeled with its size in both square feet and acres on the preliminary plat, and this information should be retained on the Final Plat, if approved; or the provision of a table on the Final Plat with the same information will suffice.

The required 25-foot minimum front yard setback is illustrated along both Grelot Road and Hillcrest Road, and should be retained on the Final Plat, if approved.

The preliminary plat depicts several existing easements: three (3) access easements, a stormwater detention basin easement, and a drainage and utility easement. These easements should be retained on the Final Plat, if

approved, as well as the note stating that no structures are allowed to be erected in any easement, without the easement holder's permission.

Planned Unit Development Modification

The purpose of the Planned Unit Development Modification under consideration is to amend the previously approved Planned Unit Development to include the newly created lots. No new improvements or alterations are proposed to be made to any of the lots at this time. At the time that development is proposed for the two (2) new lots, a new Major Modification application will be required.

Any changes to the scope of operations or the building footprint for the church located at 6101 Grelot Road will require Modification to the Previously Approved Planning Approval.

It should be noted that the originally approved PUD includes several properties that are not included in the current application site plan or application authorizations: 6285 & 6293 Grelot Road and 1401 & 1475 Hillcrest Road. Therefore, the current applications should be heldover to give the applicant time to obtain owner authorization of these lots and revising the PUD site plan to include the entirety of the PUD prior to the Planning Commission making a determination.

SUBDIVISION CONSIDERATIONS

Standards of Review:

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

Considerations:

The Planning Commission should consider holdover of the request until the November 21st meeting, with revisions submitted no later than November 8th, to allow the applicant to address the following:

2. Required information for the associated Major Modification of the PUD.

PLANNED UNIT DEVELOPMENT MODIFICATION CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-8-B.2.(b)(5) states the following concerning Planned Unit Development Modifications:

Approval Criteria. The Planning Commission shall not recommend a major modification for approval, and the City Council shall not approve the modification, unless the proposed modification:

1. Is consistent with all applicable requirements of this Chapter;
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property;

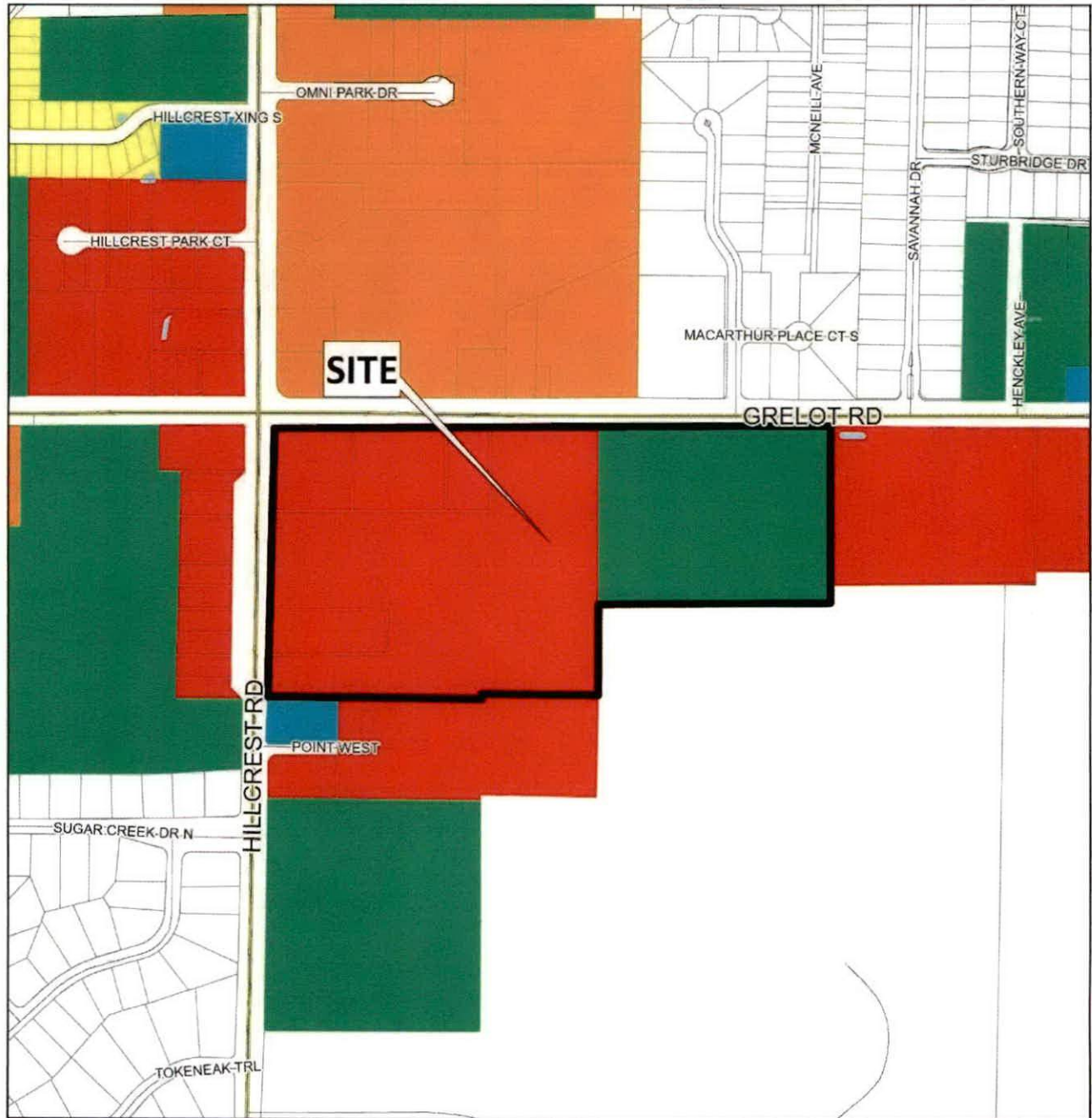
4. Will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood:
 - a. In making this determination, the Planning Commission and City Council shall consider the location, type and height of buildings or structures, the type and extent of landscaping and screening, lighting, hours of operation or any other conditions that mitigate the impacts of the proposed development; and
 - b. Includes adequate public facilities and utilities;
5. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
6. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
7. Shall not be detrimental or endanger the public health, safety or general welfare.
8. Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

Considerations:

The Planning Commission should consider holdover of the request until the November 21st meeting, with revisions submitted no later than November 8th, to allow the applicant to address the following:

2. Provision of owner authorization for 6285 & 6293 Grelot Road and 1401 & 1475 Hillcrest Road; and
3. Revision of the PUD site plan to depict the entirety of the PUD.

LOCATOR ZONING MAP



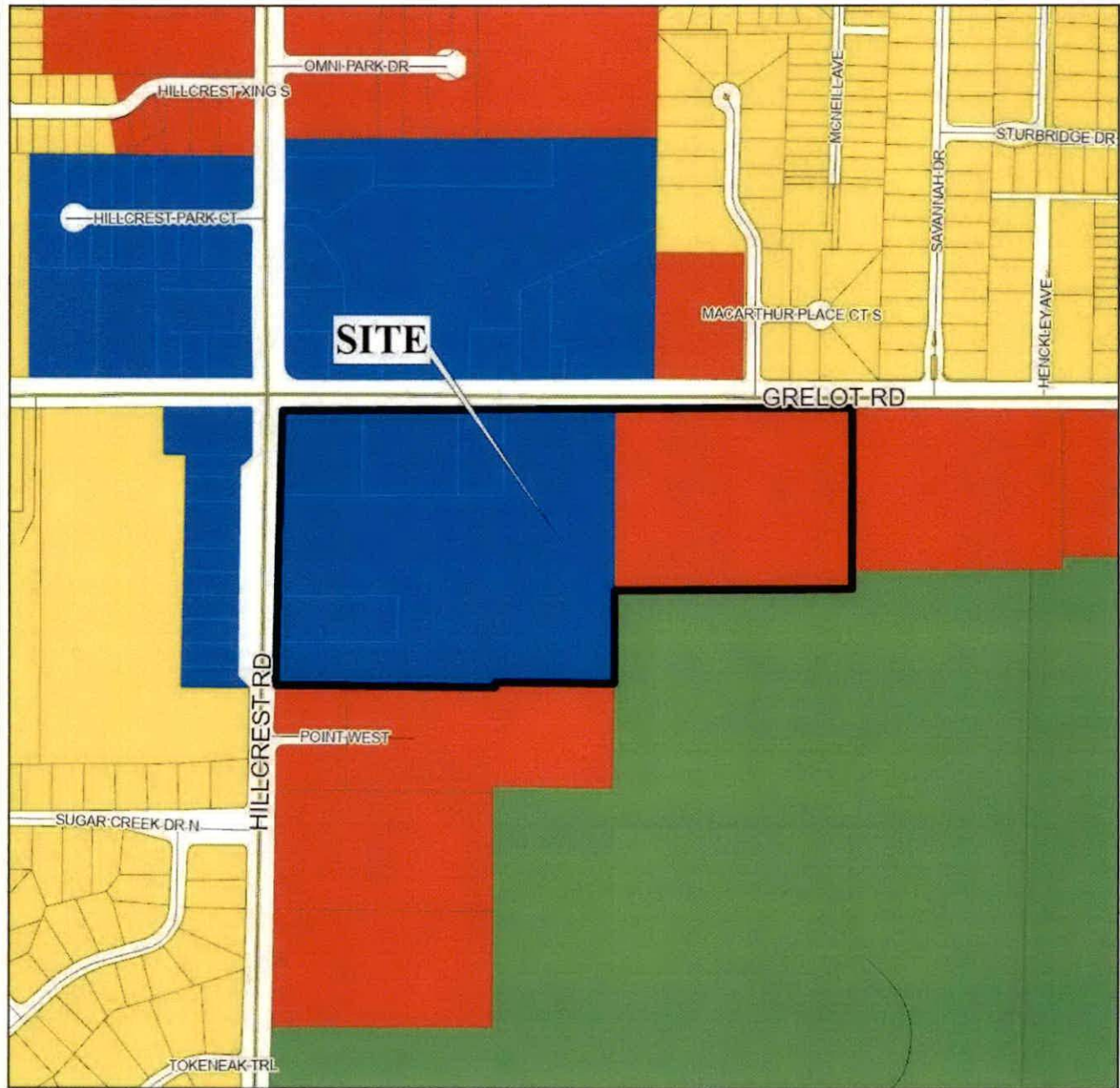
APPLICATION NUMBER 1 DATE November 21, 2024

APPLICANT Christ United Church West Subdivision

REQUEST Subdivision, PUD Modification



FLUM LOCATOR MAP



APPLICATION NUMBER 1 DATE November 21, 2024

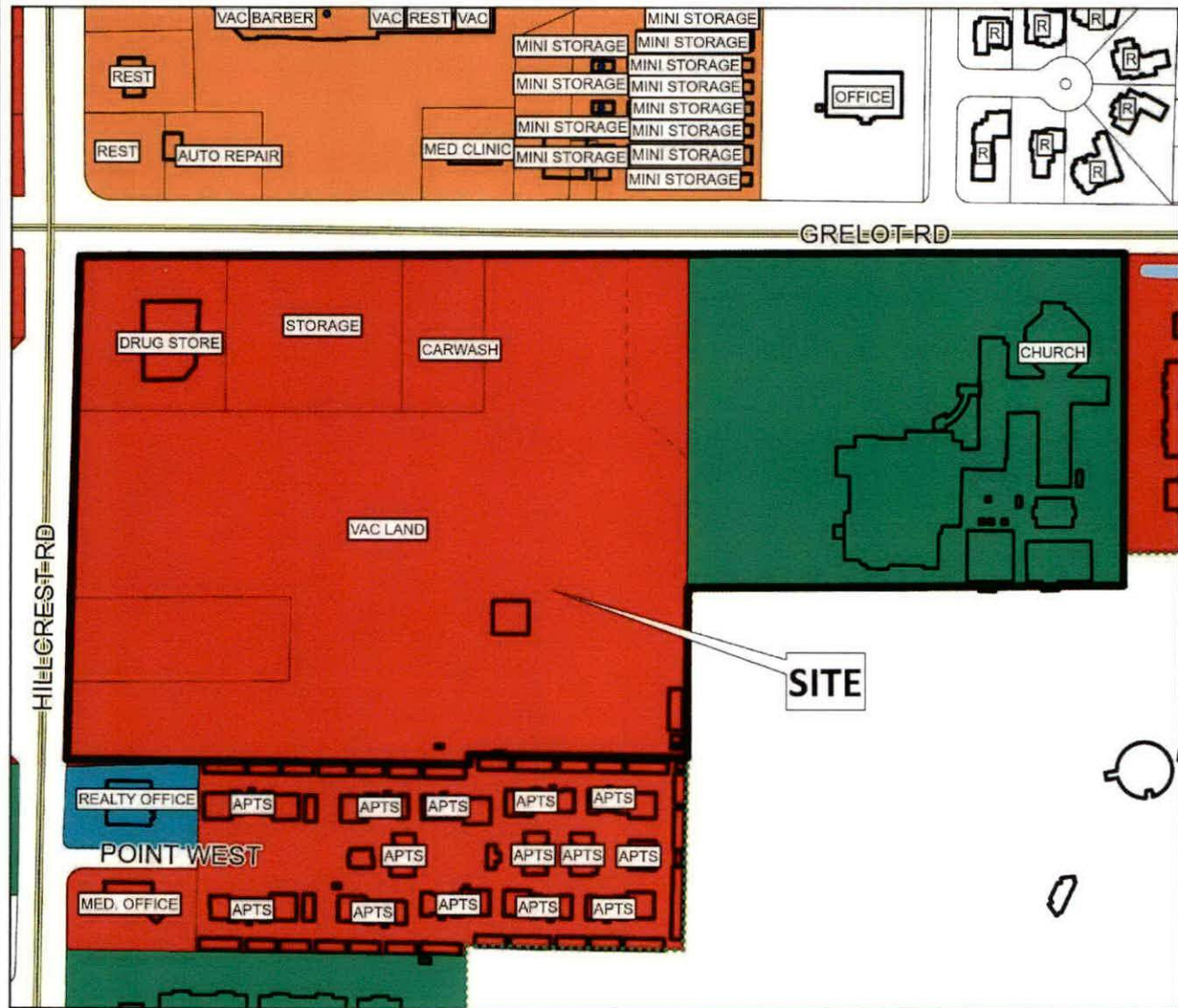
APPLICANT Christ United Church West Subdivision

REQUEST Subdivision, PUD Modification

- | | | | |
|---------------------------|-----------------------------------|---------------------|--------------------|
| Low Density Residential | Neighborhood Center - Traditional | Downtown Waterfront | Parks & Open Space |
| Mixed Density Residential | Neighborhood Center - Suburban | Light Industry | Water Dependent |
| Downtown | Traditional Corridor | Heavy Industry | |
| District Center | Mixed Commercial Corridor | Institutional | |



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and residential units.

APPLICATION NUMBER 1 DATE November 21, 2024

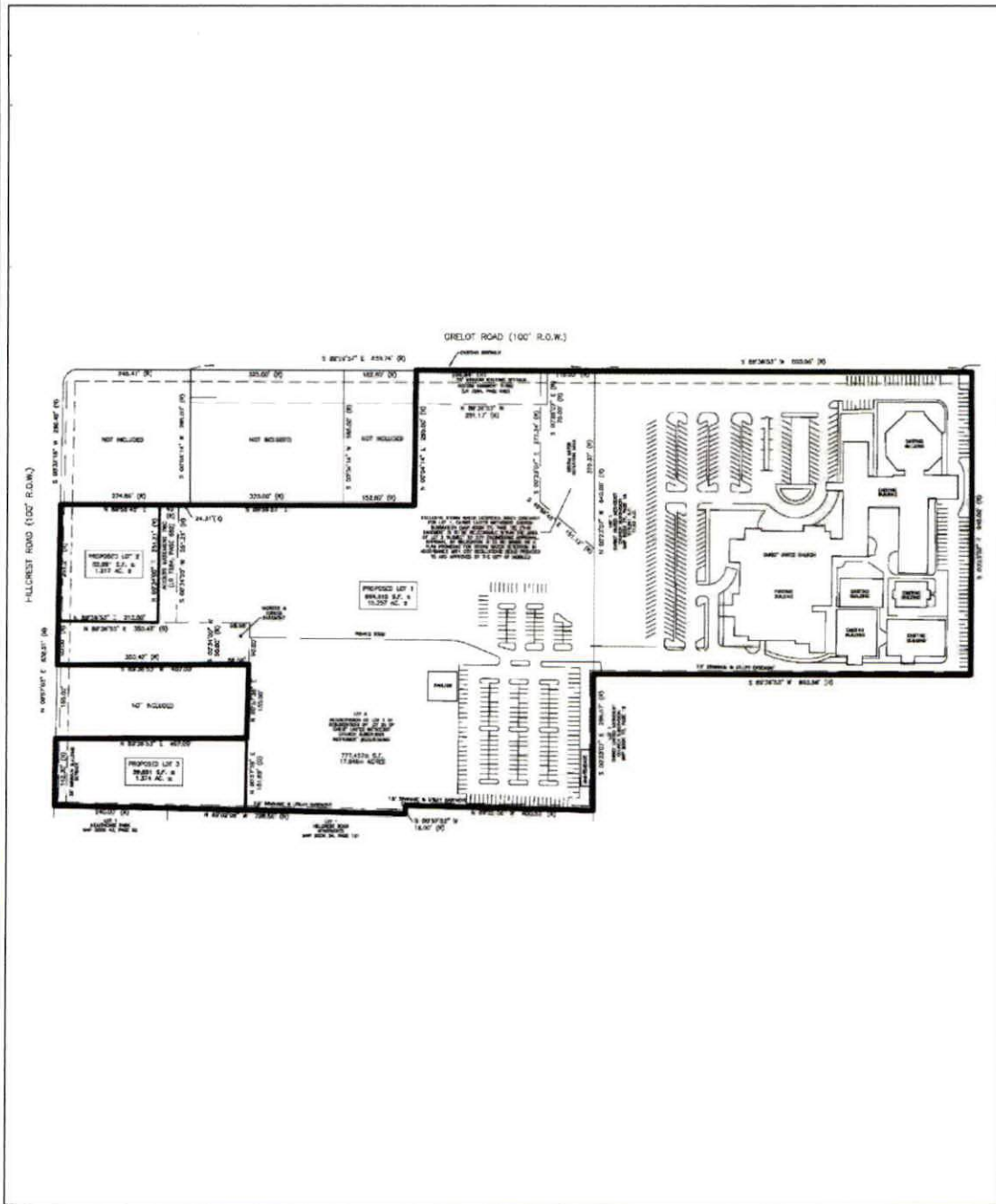
APPLICANT Christ United Church West Subdivision

REQUEST Subdivision, PUD Modification

R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



SITE PLAN



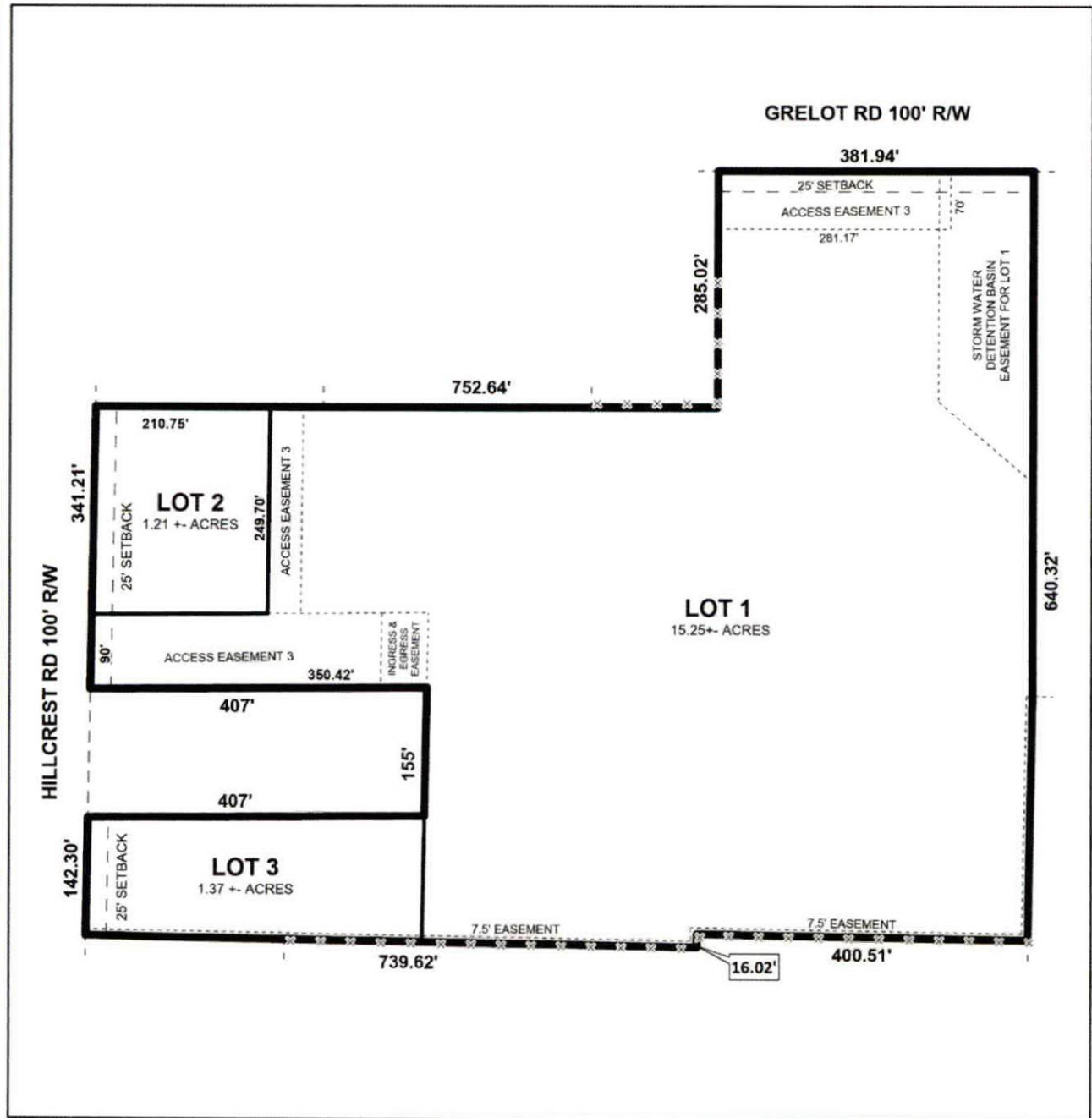
The site plan illustrates the existing church, parking, and proposed lot boundaries.

APPLICATION NUMBER	10	DATE	October 17, 2024
APPLICANT	Christ United Church West Subdivision		
REQUEST	Subdivision, PUD Modification		



NTS

DETAIL SITE PLAN



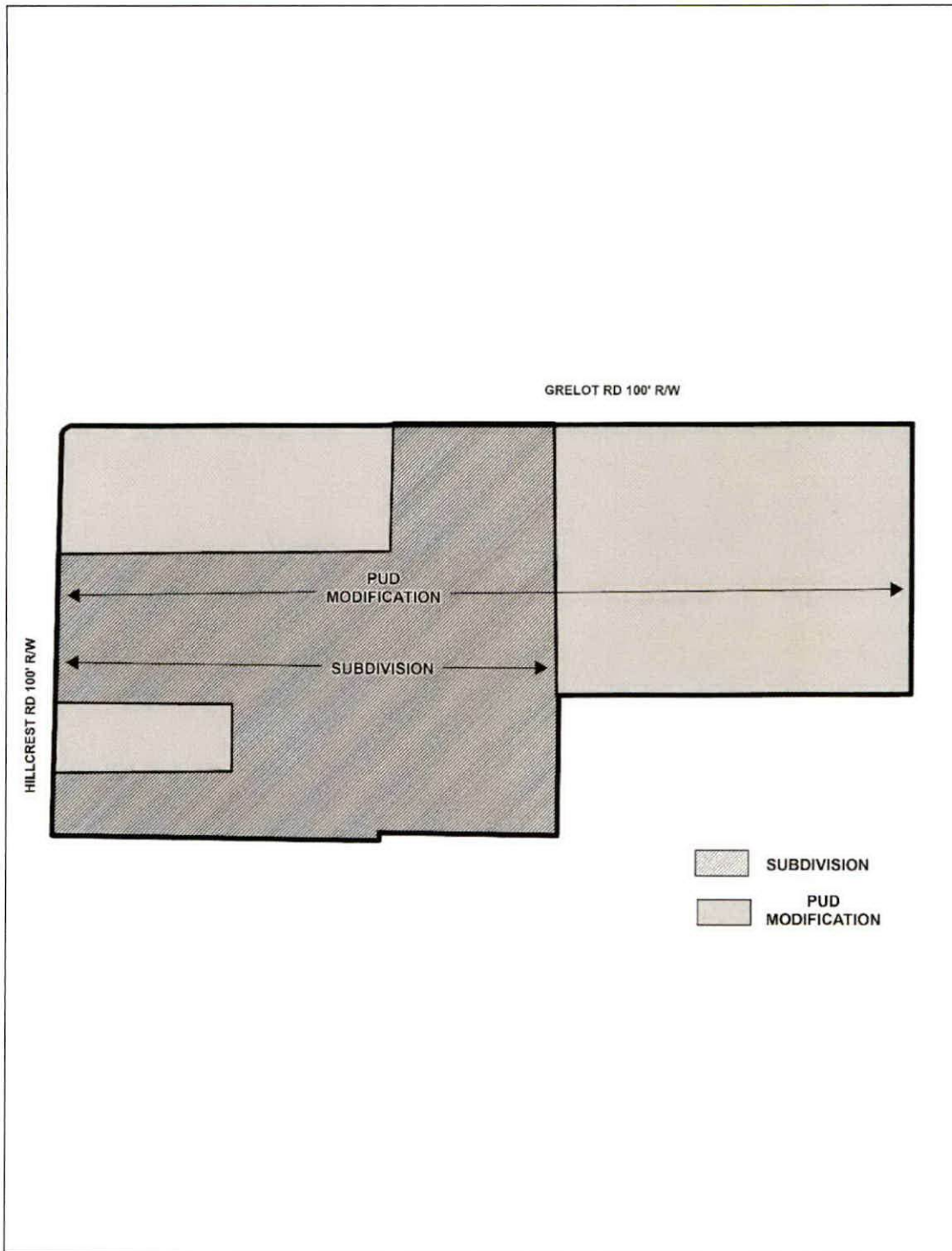
APPLICATION NUMBER 10 DATE October 17, 2024

APPLICANT Christ United Church West Subdivision

REQUEST Subdivision, PUD Modification



DETAIL SITE PLAN



APPLICATION NUMBER	1	DATE	November 21, 2024
APPLICANT	Christ United Church West Subdivision		
REQUEST	Subdivision, PUD Modification		

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↑
NTS

ZONING DISTRICT CORRESPONDENCE MATRIX			LOW DENSITY RESIDENTIAL (LDR)	MIXED DENSITY RESIDENTIAL (MXDR)	DOWNTOWN (DT)	DISTRICT CENTER (DC)	NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	TRADITIONAL CORRIDOR (TC)	MIXED COMMERCIAL CORRIDOR (MCC)	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRY (HI)	INSTITUTIONAL LAND USE (INS)	PARKS & OPEN SPACE (POS)	DOWNTOWN WATERFRONT (DW)	WATER DEPENDENT USES (WDWRU)
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ONE-FAMILY RESIDENCE	R-1	■					■		■					□		
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MULTIPLE-FAMILY	R-3	○	■				■	■						□	○	
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NEIGH. CENTER	TCD						■	■						□		
NEIGH. GENERAL	TCD						■							□		
DOWNTOWN DEV. DDD	T-6				■									□		
DOWNTOWN DEV. DDD	T-5.1				■		■		□					□		
DOWNTOWN DEV. DDD	T-5.2				■		■							□		
DOWNTOWN DEV. DDD	T-4				■		■		□					□		
DOWNTOWN DEV. DDD	T-3				■		■							□		
DOWNTOWN DEV. DDD	SD-WH										○	○		□		
DOWNTOWN DEV. DD	SD	○	○	○	○	○	○	○	○		○	○		□		
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General Principles for Neighborhood Centers:

- › NC should support a limited amount of commercial employment
- › NC should incorporate some residential use, which may vary in type from detached single family, townhouse, accessory and live-work units in mixed use and low-rise multifamily structures.
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While the above-listed principles are common to all NC districts, the design attributes of neighborhood centers generally vary depending on whether a center is in a more “traditional” or more “suburban” context.

Additional Attributes of Neighborhood Centers:

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MIXED COMMERCIAL CORRIDOR (MCC)

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.



MOD-003094-2024

Click on this proposal and all application materials using the following link:

[Materials for Consideration – Subdivision](#)

[Materials for Consideration – PUD Modification](#)

6301 Grelot Road

Subdivision Name:

Christ United Methodist Church West Subdivision

Applicant / Agent:

Kari Givens, Byrd Surveying, Inc.

Property Owner:

Christ United Methodist Church

Current Zoning:

B-3, Community Business Suburban District and R-3,
Multi-Family Residential Suburban District

Future Land Use:

Suburban Center and Mixed Commercial Corridor

Applicable Codes, Policies, and Plans:

- Unified Development Code (UDC)
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Schedule for Development:

- Not Applicable

Proposal:

- Subdivision approval to create three (3) legal lots of record
- Modification of a previously approved Planned Unit Development

Commission Considerations:

- Holdover

Report Contents:

	Page
Context Map	2
Site History	3
Staff Comments	3
Subdivision Considerations	4
PUD Modification Considerations	5
Exhibits	6

PLANNING COMMISSION **VICINITY MAP - EXISTING AERIAL**



The site is surrounded by commercial and residential units.

APPLICATION NUMBER <u>10</u>	DATE <u>October 17, 2024</u>	 NTS
APPLICANT <u>Christ United Church West Subdivision</u>		
REQUEST <u>Subdivision, PUD Modification</u>		

SITE HISTORY

Since 1997, the subject site has had Planning Approvals to allow a church in a R-3, Multi-Family Residential District, as well as Planned Unit Developments (PUDs) to allow multiple buildings on a single building site as well as shared access between multiple building sites. The most recent applications for the site were a two (2) lot Subdivision and Major Modification of a Previously Approved PUD in September 2023 which allowed the creation of a baseball and softball academy currently under construction. No changes are being made to the existing church, therefore a Modification to the Previously Approved Planning Approval is not required at this time.

In 2017, the site was before the Board of Zoning Adjustment to allow the church at 6101 Grelot Road to erect a digital sign less than 300-feet from residentially zoned property; the variance was approved.

STAFF COMMENTS

Engineering Comments:

Subdivision

FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.

Modification of Planned Unit Development

Retain PUD NOTE #2 (City of Mobile Engineering Department Notes).

Traffic Engineering Comments:

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-3-12 of the City's Unified Development Code.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2021 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and

residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

Planning Comments:

Subdivision

The applicant is proposing a 3-lot, 17.85±-acre subdivision from a single existing legal lot of record. The site is served by public water and sanitary sewer services.

The site has frontages along Grelot Road and Hillcrest Road, both major streets on the Major Street Plan with compliant 100-foot rights-of-way, making no dedications necessary. There are also private service roads, both existing, internal to the development.

All three (3) lots, as proposed, will exceed the minimum size requirements for lots served by public water and sanitary sewer in a B-3, Community Business Suburban District. Each lot is labeled with its size in both square feet and acres on the preliminary plat, and this information should be retained on the Final Plat, if approved; or the provision of a table on the Final Plat with the same information will suffice.

The required 25-foot minimum front yard setback is illustrated along both Grelot Road and Hillcrest Road, and should be retained on the Final Plat, if approved.

The preliminary plat depicts several existing easements: three (3) access easements, a stormwater detention basin easement, and a drainage and utility easement. These easements should be retained on the Final Plat, if approved, as well as the note stating that no structures are allowed to be erected in any easement, without the easement holder's permission.

Planned Unit Development Modification

The purpose of the Planned Unit Development Modification under consideration is to amend the previously approved Planned Unit Development to include the newly created lots. No new improvements or alterations are proposed to be made to any of the lots at this time. At the time that development is proposed for the two (2) new lots, a new Major Modification application will be required.

Any changes to the scope of operations or the building footprint for the church located at 6101 Grelot Road will require Modification to the Previously Approved Planning Approval.

It should be noted that the originally approved PUD includes several properties that are not included in the current application site plan or application authorizations: 6285 & 6293 Grelot Road and 1401 & 1475 Hillcrest Road. Therefore, the current applications should be heldover to give the applicant time to obtain owner authorization of these lots and revising the PUD site plan to include the entirety of the PUD prior to the Planning Commission making a determination.

SUBDIVISION CONSIDERATIONS

Standards of Review:

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities

and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

Considerations:

The Planning Commission should consider holdover of the request until the November 21st meeting, with revisions submitted no later than November 8th, to allow the applicant to address the following:

1. Required information for the associated Major Modification of the PUD.

PLANNED UNIT DEVELOPMENT MODIFICATION CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-8-B.2.(b)(5) states the following concerning Planned Unit Development Modifications:

Approval Criteria. The Planning Commission shall not recommend a major modification for approval, and the City Council shall not approve the modification, unless the proposed modification:

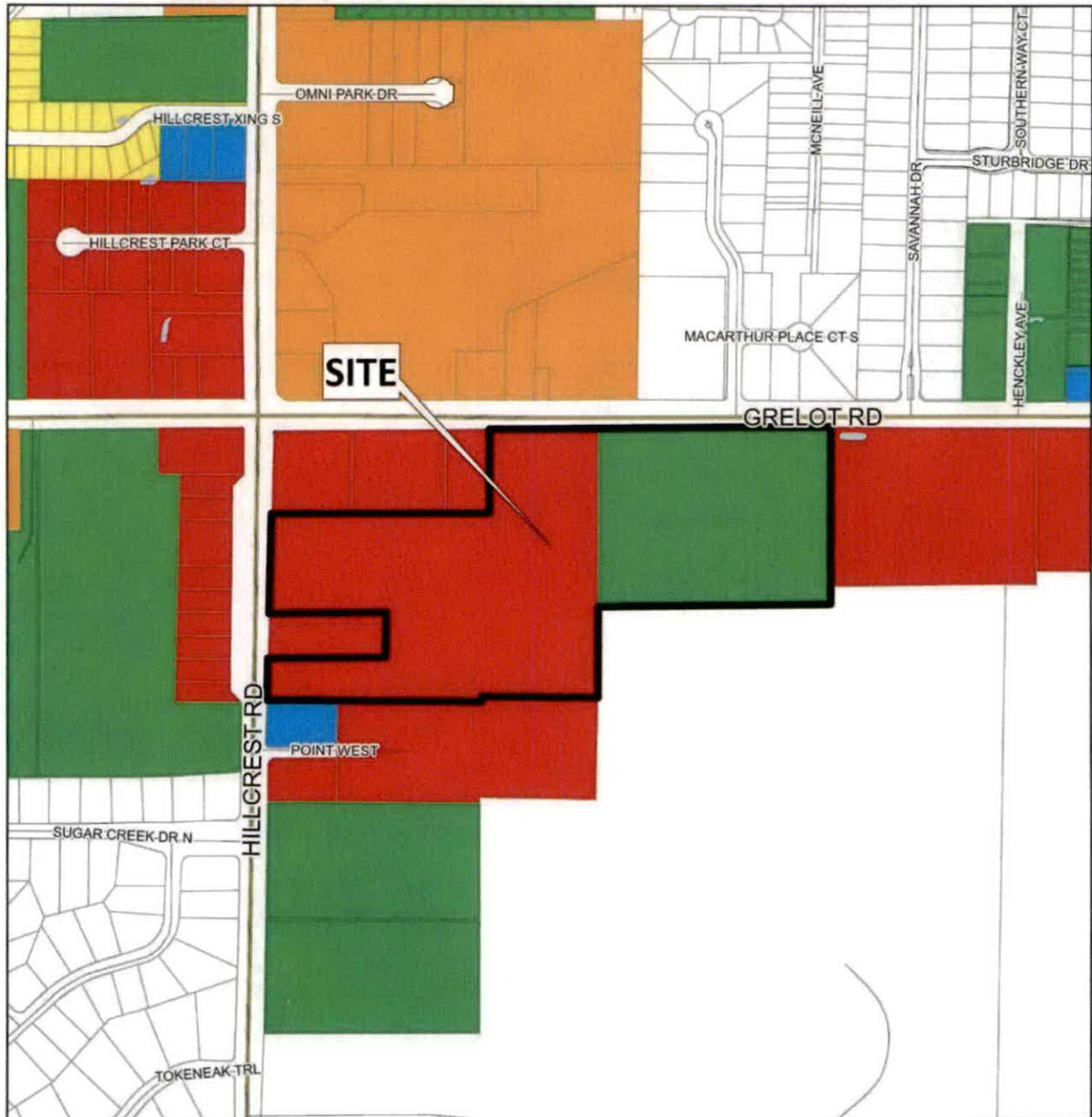
1. Is consistent with all applicable requirements of this Chapter;
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property;
4. Will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood:
 - a. In making this determination, the Planning Commission and City Council shall consider the location, type and height of buildings or structures, the type and extent of landscaping and screening, lighting, hours of operation or any other conditions that mitigate the impacts of the proposed development; and
 - b. Includes adequate public facilities and utilities;
5. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
6. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
7. Shall not be detrimental or endanger the public health, safety or general welfare.
8. Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

Considerations:

The Planning Commission should consider holdover of the request until the November 21st meeting, with revisions submitted no later than November 8th, to allow the applicant to address the following:

1. Provision of owner authorization for 6285 & 6293 Grelot Road and 1401 & 1475 Hillcrest Road; and
2. Revision of the PUD site plan to depict the entirety of the PUD.

LOCATOR ZONING MAP



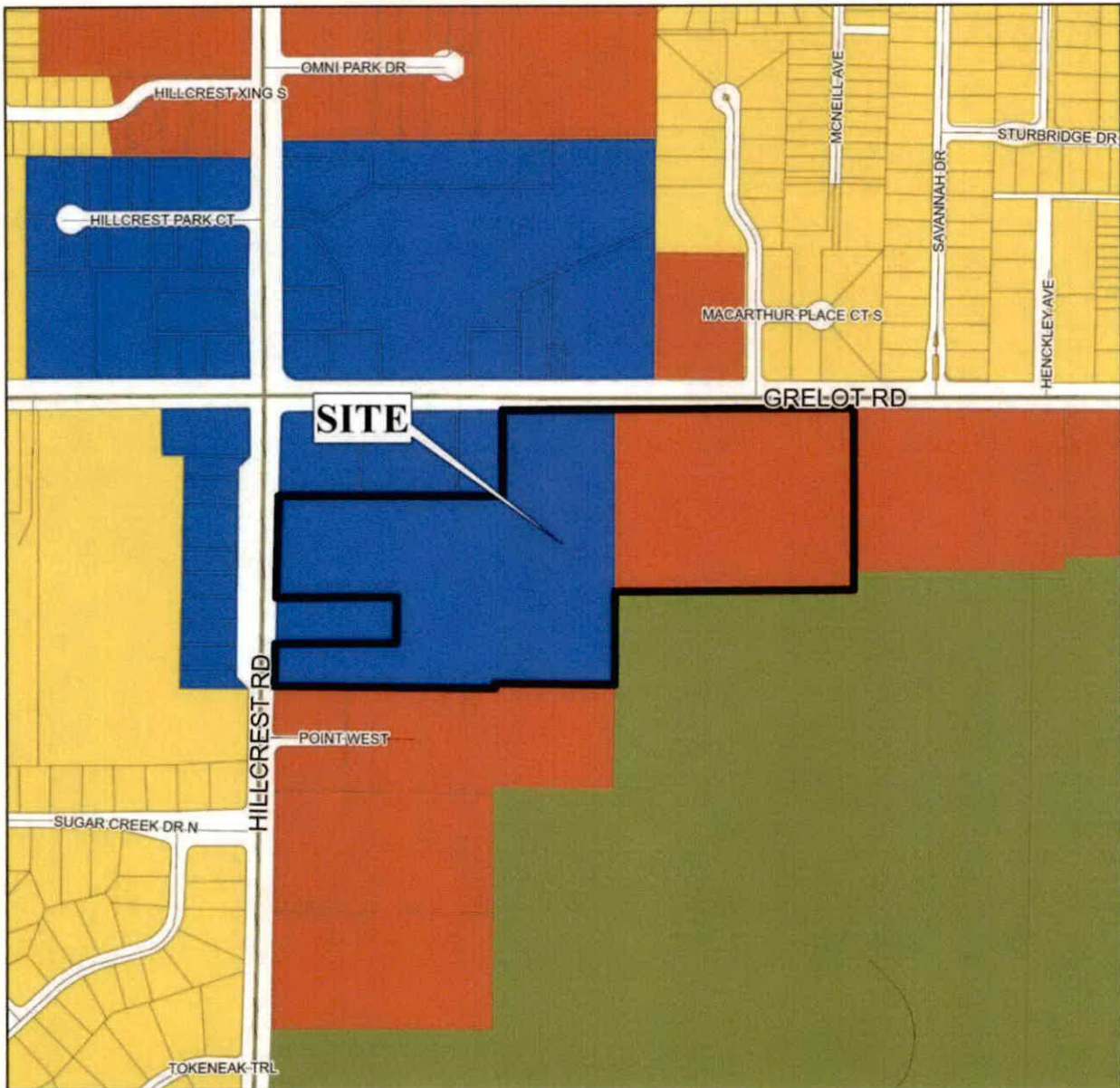
APPLICATION NUMBER 10 DATE October 17, 2024

APPLICANT Christ United Church West Subdivision

REQUEST Subdivision, PUD Modification



FLUM LOCATOR MAP



APPLICATION NUMBER 10 DATE October 17, 2024

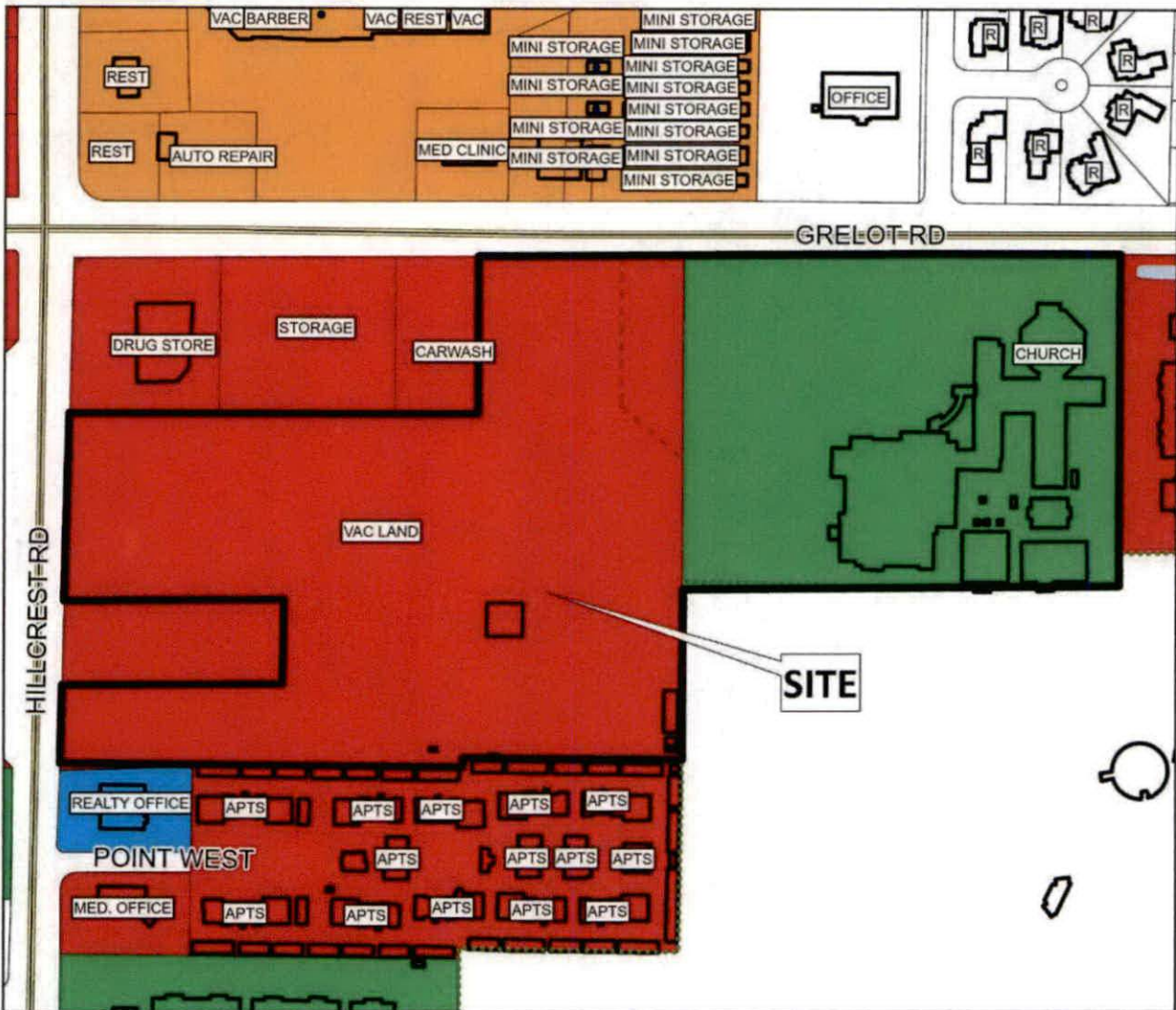
APPLICANT Christ United Church West Subdivision

REQUEST Subdivision, PUD Modification

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
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Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



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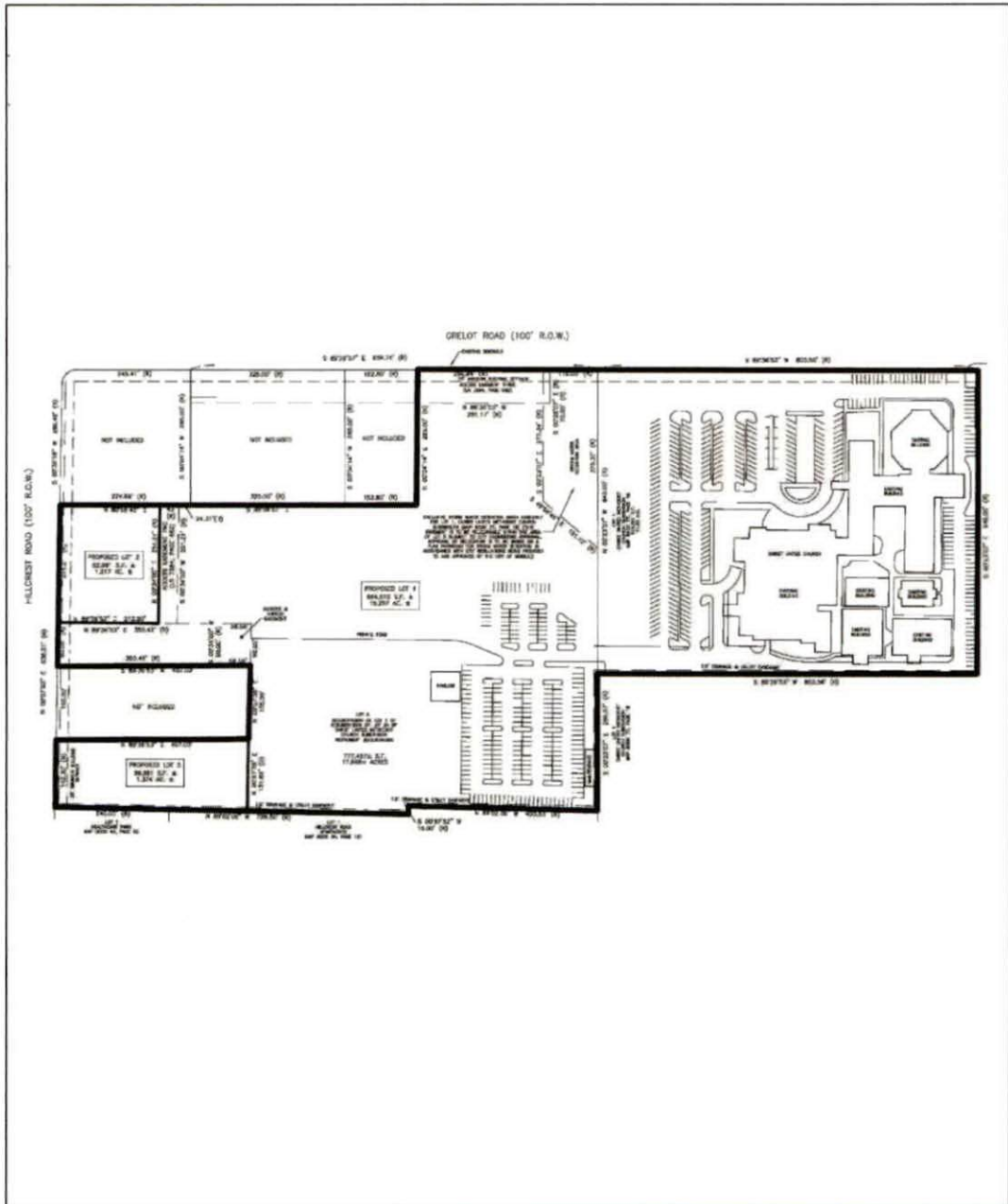
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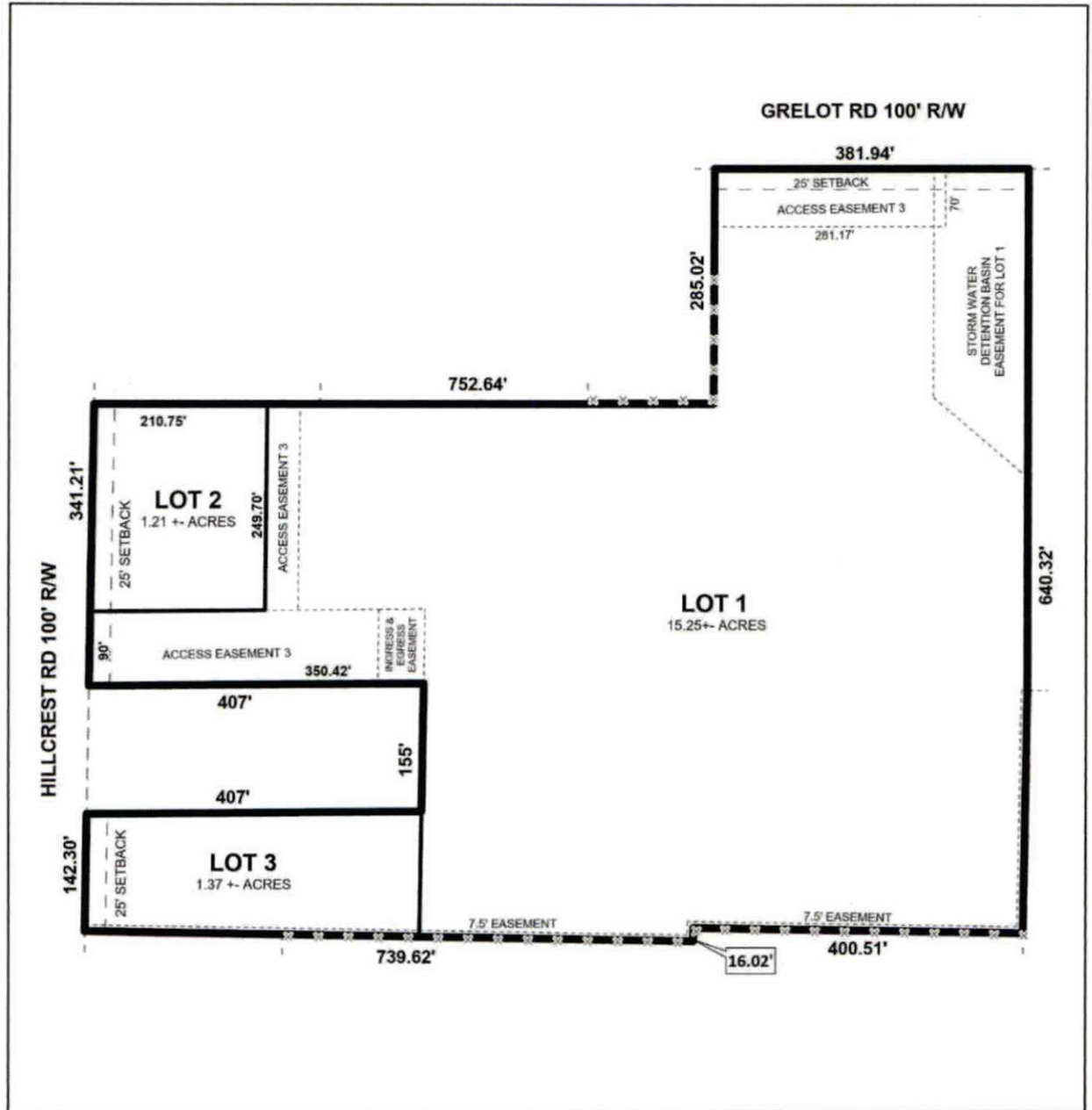
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The site plan illustrates the existing church, parking, and proposed lot boundaries.

APPLICATION NUMBER	10	DATE	October 17, 2024	 NTS
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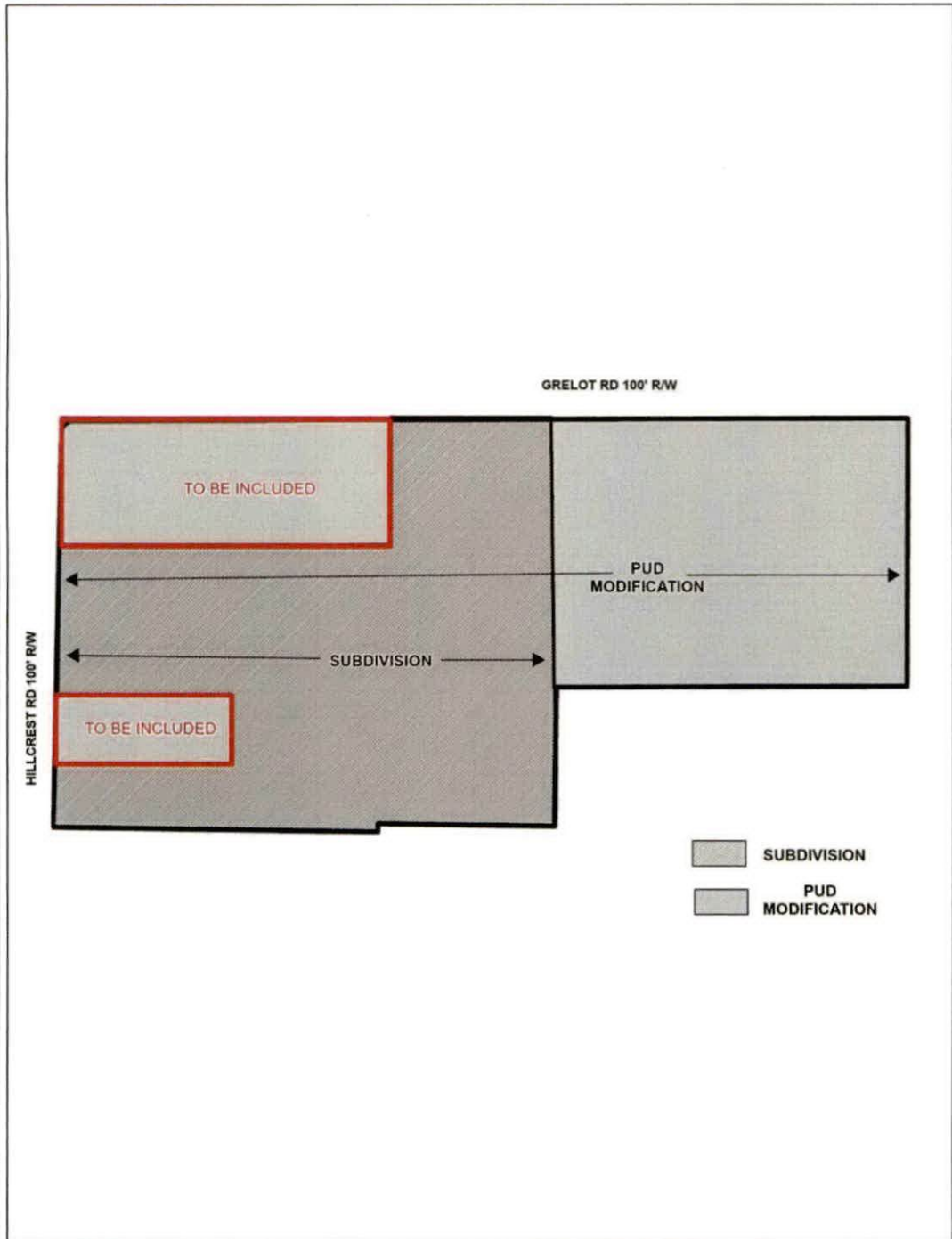
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From: [City Clerk](#)
To: [Gauthier, Lana](#)
Subject: Fw: Announcements @ City Council next week
Date: Friday, January 10, 2025 11:58:03 AM
Attachments: [MLK Day of Service Final \(1\) \(5\).png](#)

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Chris Gibson <cgibson@mobileunited.org>
Sent: Friday, January 10, 2025 11:42:04 AM
To: City Clerk <cityclerk@cityofmobile.org>
Subject: Announcements @ City Council next week

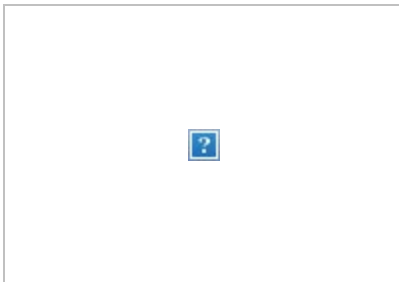
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning:

This is Chris with Mobile United. I was wondering if we could be added to the announcements section of the agenda next Tuesday, January 14th, so we could thank the City Councilors for collaborating on our MLK Day of Service, as well as invite all citizens to join us on Sat, 1/18?

I have attached the flyer for reference.

TIA,
Chris



Christienne Gibson
Executive Director
Mobile United
P.O. Box 1243
Mobile, AL 36633

251-432-1638

251-300-1482

www.mobileunited.org



CITY CLERK'S OFFICE
2025 JAN -7 PM 1:12

ADDRESSING THE CITY COUNCIL

This form must be received in the City Clerk's Office by 2:00 p.m., on the Thursday **before** the City Council meeting you would like to speak at. Requests must be submitted in writing to the City Clerk identifying the subject matter to be discussed and describing in detail the specific question or issue to be addressed. Single word descriptions or topics are insufficient. Persons who do not provide the required information in their request **will not be called on to address the Council**. This form must be filled out to speak about a non-agenda item and your topic must concern City of Mobile business.

Please return this form to:

City Clerk's Office
205 Government Street
9th Floor, South Tower
Fax: (251) 208-7576
Email: cityclerk@cityofmobile.org

Your comments will be limited to three (3) minutes

Name:

Apostle Valenia Green

Date:

2.7.24

Address:

1603 Delaware St.

Phone:

(251) 322-8540

Email:

valeniagreen@gmail.com

Date to Address City Council:

2.14.24

Subject and/or specific questions (must complete):

→ ethnic violations
Corruption in the city of Mobile - exposure!
Nepotism - homeless, disabled, & poverty
C7 03-001. Adjustments & BOA

How does this pertain to city business (must complete):

It pertains to city residents.

Signature: _____



2025 JAN -7 AM 10:09

ADDRESSING THE CITY COUNCIL

This form must be received in the City Clerk's Office by 2:00 p.m., on the Thursday **before** the City Council meeting you would like to speak at. Requests must be submitted in writing to the City Clerk identifying the subject matter to be discussed and describing in detail the specific question or issue to be addressed. Single word descriptions or topics are insufficient. Persons who do not provide the required information in their request **will not be called on to address the Council**. This form must be filled out to speak about a non-agenda item and your topic must concern City of Mobile business.

Please return this form to:

City Clerk's Office
205 Government Street
9th Floor, South Tower
Fax: (251) 208-7576
Email: cityclerk@cityofmobile.org

Your comments will be limited to three (3) minutes

Name: Perry Berens Date: 1/8/2025
Address: 117 Crenshaw St Mobile AL 36606
Phone: 251-442-5580 Email: artywhtus@gmail.com
Date to Address City Council: 01/14/2025

Subject and/or specific questions (must complete):

To Address Ad Hoc Committee Regarding
Mobile City Animal Shelter Assessment and
Recommendations
Prepared by Ad Hoc Committee 01/11/2022

How does this pertain to city business (must complete):

Revenge enhancement - Animal control
Breeding Spay Nutor Enforcement
To build a better City it starts at the
bottom of constituents rights. The right to know and
feel secure that
Cruelty to any species
is not tolerated or ignored.

Signature: [Signature]

From: [City Clerk](#)
To: [Gauthier, Lana](#)
Subject: Fw: CityofMobile.org: Addressing City Council Submission
Date: Wednesday, January 8, 2025 7:47:38 AM

From: cityofmobile@forms.dwdgo.net <cityofmobile@forms.dwdgo.net>
Sent: Tuesday, January 7, 2025 10:34 PM
To: City Clerk <cityclerk@cityofmobile.org>
Subject: CityofMobile.org: Addressing City Council Submission

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name: Sabrina Mass
Date To Address Council: 2025-01-14
Address: 1050 Belvedere circle west
Email: texast750@gmail.com
Phone: 251 656 4049
Subject And Specific Questions: Address the issue of requirements for speakers/tax payers to present concerns and matters and ABUSE of POWER in suppressing the citizens rights under the laws of Federal/State and Local..FREEDOM OF SPEECH IS THE ROOT OF THE CONSTITUTION, and ANY MATTER OF PUBLIC RECORD.
Pertain To City Business: Tax payer
Signature: Sabrina Mass
Signature Verify: X
Agree: X
Date Submitted: 2025-01-07 22:34:33

This submission was recieved from your website <https://www.cityofmobile.org/>

From: [City Clerk](#)
To: [Gauthier, Lana](#)
Subject: Fw: CityofMobile.org: Addressing City Council Submission
Date: Wednesday, January 8, 2025 10:36:49 AM

From: cityofmobile@forms.dwdgo.net <cityofmobile@forms.dwdgo.net>
Sent: Wednesday, January 8, 2025 10:36 AM
To: City Clerk <cityclerk@cityofmobile.org>
Subject: CityofMobile.org: Addressing City Council Submission

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Name: Nija Hill
Date To Address Council: 2025-01-14
Address: 600 McDonough street
Email: mothersinvolved2023@gmail.com
Phone: 2514818970
Subject And Specific Questions: Youth Resources and Events
Pertain To City Business: City of Mobile Youth
Signature: Nija Hill
Signature Verify: X
Agree: X
Date Submitted: 2025-01-08 10:36:13

This submission was recieved from your website <https://www.cityofmobile.org/>

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the City Clerk be, and she hereby is, instructed to publish in a newspaper of general circulation within the municipality the attached notice stating the time and place a proposed amendment to the Zoning Ordinance is to be considered by the City Council and further stating that at such time and place all persons who desire shall have an opportunity of being heard in opposition to or in favor of the proposed amendment.

Adopted:

City Clerk

NOTICE OF HEARING OF PROPOSED AMENDMENT TO THE UNIFIED DEVELOPMENT CODE

Notice is hereby given that the City Council of Mobile proposes to consider the adoption of the below synopsisized amendment to the Ordinance adopted on the 12th day of July, 2022, and known as the "Unified Development Code". The adoption of such amendment will be considered by the City Council of Mobile in the Auditorium of the Government Plaza in Mobile, Alabama on the 7th day of January, 2025, at 10:30 AM. At such time and place all persons who desire shall have an opportunity to be heard in opposition to or in favor of the amendment.

Synopsis of Proposed Amendment to the Unified Development Code

The proposed amendment to the Unified Development Code was published in full on the 11th day of December, 2024 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile, located at **5301 Moffett Road**.

The proposed amendment to the Unified Development Code changes the classification of the subject property from **B-2, Neighborhood Business Suburban District**, to **B-3, Community Business Suburban District**. Under the proposed amendment to the Unified Development Code, it shall hereafter be lawful to construct on the subject property any structures and to use the subject property for any use, as permitted in **B-3** districts under the terms of the Unified Development Code of July 12, 2022, as amended. Any construction or erection on the subject property shall be in compliance with the building laws of the City of Mobile and shall be approved by the Building Inspector of the City of Mobile. Any such constructed or erected structure shall be erected or constructed in compliance with the laws of the City of Mobile, including without limitation the requirements of the Unified Development Code of July 12, 2022, as amended. Further, no lot or parcel shall be used for any use allowed in **B-3** districts until the following conditions have been complied with: **1. Completion of the Subdivision process; 2. Compliance with the development provisions of Article 3 of the Unified Development Code. 3. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and, 4. Full compliance with all municipal codes and ordinances.**

This proposed amendment to the Unified Development Code shall be in full force and effect from after its publication and adoption by the Mobile City Council.

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE.

Sponsored by: Councilmember Gina Gregory

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOBILE AS FOLLOWS:

Section One: That the Ordinance commonly known as the Unified Development Code and adopted on July 12, 2022, together with the Zoning Map of the City of Mobile, be, and the same hereby is amended in respect to that certain property in the City of Mobile, State of Alabama, described as follows to-wit:

THAT CERTAIN LOT OF LAND BOUND BY A LINE DESCRIBED AS FOLLOWS, TO WIT; BEGINNING AT A POINT ON THE NORTH LINE OF OVERLOOK ROAD 230 FEET WEST OF THE NORTHWEST INTERSECTION OF OVERLOOK ROAD AND OLD MOFFAT ROAD; THENCE NORTH 89°-27'-00'' WEST, ALONG THE NORTH LINE OF OVERLOOK ROAD, A DISTANCE OF 469.44 FEET TO A POINT; THENCE NORTH 00°-23'-00'' EAST, A DISTANCE OF 25 FEET TO A POINT; THENCE SOUTH 89°-37'-00'' EAST, A DISTANCE OF 40 FEET TO A POINT; THENCE NORTH 00°-23'-EAST, A DISTANCE OF 25 FEET TO A POINT; THENCE NORTH 89°-37'-00'' WEST, A DISTANCE OF 190 FEET TO A POINT; THENCE SOUTH 00°-23'-00'' WEST, A DISTANCE OF 120 FEET TO A POINT ON THE NORTH LINE OF OVERLOOK ROAD; THENCE NORTH 89°-37'-00'' WEST, ALONG THE NORTH LINE OF OVERLOOK ROAD, A DISTANCE 30 FEET TO A POINT; THENCE NORTH 00°-23'-00'' EAST, A DISTANCE OF 250 FEET TO A POINT; THENCE NORTH 10°-36'-21'' EAST, A DISTANCE 398.28 FEET TO THE CENTERLINE OF A 50 FOOT WATER LINE EASEMENT; THENCE NORTH 89°-51'-30'' EAST ALONG THE CENTERLINE OF SAID EASEMENT, A DISTANCE OF 147.58 FEET TO THE SOUTH LINE OF MOFFAT ROAD SERVICE ROAD; THENCE SOUTH 41°-02'-40'' EAST, ALONG THE SOUTH LINE OF SAID SERVICE ROAD, A DISTANCE OF 1.83 FEET TO THE PC OF A 1507.40 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 552.95 FEET ALONG THE SOUTH LINE OF SAID SERVICE ROAD TO THE NORTHWEST CORNER OF PROPERTY CONVEYED BY OVERLOOK VILLAGE, INC. TO B. CLIFFORD PRINGLE, JR., ET AL, BY DEED DATED SEPTEMBER 12, 1963 AND RECORDED IN REAL PROPERTY BOOK 451, PAGE 326 OF THE RECORDS IN THE OFFICE OF THE PROBATE COURT OF MOBILE COUNTY, ALABAMA; THENCE RUN SOUTH 00°-23'-00'' WEST, A DISTANCE OF 305.20 FEET TO THE POINT OF BEGINNING.

The classification of said property is hereby changed from **B-2, Neighborhood Business Suburban District**, to **B-3, Community Business Suburban District** and it shall hereafter be lawful to construct on such property any structures permitted by the Ordinance of July 12, 2022, commonly known as the Unified Development Code and to use said premises for any use permitted by the terms of said Ordinance in a **B-3, Community Business Urban District**, provided, however, that the plans for any structure or building sought to be erected on said property shall be in compliance with the building laws of the City of Mobile, and that any structure shall be approved by the Building Inspector of the City of Mobile, and that any such structure be erected only in compliance with such laws, including the requirements of said Unified Development Code of July 12, 2022, and further provided, however, that no lot or parcel of land herein above described shall be used for any use allowed in a **B-3, Community Business Urban District** until all of the conditions set forth below have been complied with: **1. Completion of the Subdivision process; 2. Compliance with the development provisions of Article 3 of the Unified Development Code; 3. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and 4. Full compliance with all municipal codes and ordinances.**

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

Adopted:

Lisa Lambert, City Clerk

**Jane Steiner, PMG, LLC (Bruce Smith, Cowles Murphy Glover & Associates, Inc., Agent)
5301 Moffett Road
Council District 7
Gina Gregory**

Notice of Public Hearing for the Proposed Rezoning for
Property Located at 5301 Moffett Road

Pursuant to Resolution of the Mobile, Alabama City Council adopted **December 3, 2024**, a public hearing will be held on the 7th day of **January**, 2025, at 10:30 a.m., to consider adoption of an ordinance for the rezoning for property located at 5301 Moffett Road from B-2, Neighborhood Business Suburban District, to B-3, Community Business Suburban District.

The public hearing will be held in the Auditorium of Government Plaza, 205 Government Street, Mobile, Alabama. All persons who desire shall have an opportunity to be heard in favor of or in opposition to the proposed amendment at such time and place. Further, the City Council may consider zoning classifications other than the ones sought by the applicant, and may take other actions allowed by law.

Lisa C. Lambert
City Clerk

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOBILE AS FOLLOWS:

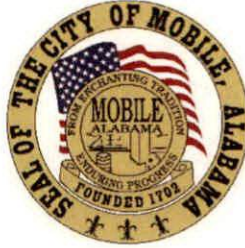
Section One: That the Ordinance commonly known as the Unified Development Code and adopted on July 12, 2022, together with the Zoning Map of the City of Mobile, be, and the same hereby is amended in respect to that certain property in the City of Mobile, State of Alabama, described as follows to-wit:

THAT CERTAIN LOT OF LAND BOUND BY A LINE DESCRIBED AS FOLLOWS, TO WIT; BEGINNING AT A POINT ON THE NORTH LINE OF OVERLOOK ROAD 230 FEET WEST OF THE NORTHWEST INTERSECTION OF OVERLOOK ROAD AND OLD MOFFAT ROAD; THENCE NORTH 89°-27'-00" WEST, ALONG THE NORTH LINE OF OVERLOOK ROAD, A DISTANCE OF 469.44 FEET TO A POINT; THENCE NORTH 00°-23'-00" EAST, A DISTANCE OF 25 FEET TO A POINT; THENCE SOUTH 89°-37'-00" EAST, A DISTANCE OF 40 FEET TO A POINT; THENCE NORTH 00°-23'-EAST, A DISTANCE OF 25 FEET TO A POINT; THENCE NORTH 89°-37'-00" WEST, A DISTANCE OF 190 FEET TO A POINT; THENCE SOUTH 00°-23'-00" WEST, A DISTANCE OF 120 FEET TO A POINT ON THE NORTH LINE OF OVERLOOK ROAD; THENCE NORTH 89°-37'-00" WEST, ALONG THE NORTH LINE OF OVERLOOK ROAD, A DISTANCE 30 FEET TO A POINT; THENCE NORTH 00°-23'-00" EAST, A DISTANCE OF 250 FEET TO A POINT; THENCE NORTH 10°-36'-21" EAST, A DISTANCE 398.28 FEET TO THE CENTERLINE OF A 50 FOOT WATER LINE EASEMENT; THENCE NORTH 89°-51'-30" EAST ALONG THE CENTERLINE OF SAID EASEMENT, A DISTANCE OF 147.58 FEET TO THE SOUTH LINE OF MOFFAT ROAD SERVICE ROAD; THENCE SOUTH 41°-02'-40" EAST, ALONG THE SOUTH LINE OF SAID SERVICE ROAD, A DISTANCE OF 1.83 FEET TO THE PC OF A 1507.40 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 552.95 FEET ALONG THE SOUTH LINE OF SAID SERVICE ROAD TO THE NORTHWEST CORNER OF PROPERTY CONVEYED BY OVERLOOK VILLAGE, INC. TO B. CLIFFORD PRINGLE, JR., ET AL, BY DEED DATED SEPTEMBER 12, 1963 AND RECORDED IN REAL PROPERTY BOOK 451, PAGE 326 OF THE RECORDS IN THE OFFICE OF THE PROBATE COURT OF MOBILE COUNTY, ALABAMA; THENCE

RUN SOUTH 00°-23'-00'' WEST, A DISTANCE OF 305.20 FEET TO THE POINT OF BEGINNING.

The classification of said property is hereby changed from B-2, Neighborhood Business Suburban District, to B-3, Community Business Suburban District and it shall hereafter be lawful to construct on such property any structures permitted by the Ordinance of July 12, 2022, commonly known as the Unified Development Code and to use said premises for any use permitted by the terms of said Ordinance in a B-3, Community Business Urban District, provided, however, that the plans for any structure or building sought to be erected on said property shall be in compliance with the building laws of the City of Mobile, and that any structure shall be approved by the Building Inspector of the City of Mobile, and that any such structure be erected only in compliance with such laws, including the requirements of said Unified Development Code of July 12, 2022, and further provided, however, that no lot or parcel of land herein above described shall be used for any use allowed in a B-3, Community Business Urban District until all of the conditions set forth below have been complied with: 1. Completion of the Subdivision process; 2. Compliance with the development provisions of Article 3 of the Unified Development Code; 3. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and 4. Full compliance with all municipal codes and ordinances.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.



THE CITY OF MOBILE, ALABAMA
PLANNING & ZONING DEPARTMENT
MOBILE CITY PLANNING COMMISSION

November 25, 2024
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on November 21, 2024 considered the request of **Jane Steiner, PMG, LLC (Bruce Smith, Cowles Murphy Glover & Associates, Inc., Agent)** for a change in zoning from **B-2, Neighborhood Business Suburban District, B-5, Office Distribution District** for the property located at **5301 Moffett Road**.

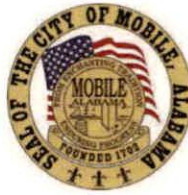
After discussion it was decided to recommend approval of rezoning the property to **B-3, Community Business Suburban District**, to the City Council subject to the following conditions:
1. Completion of the Subdivision process; 2. Compliance with the development provisions of Article 3 of the Unified Development Code; 3. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and, 4. Full compliance with all municipal codes and ordinances.

Copies of the application and reports are attached.

Sincerely,

Stephen Guthrie
Deputy Director, Planning & Zoning Department

dla
Attachments



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 22, 2024

Jane Steiner
PMG, LLC
1055 St. Charles Avenue
Suite 701
New Orleans, Louisiana 70130

Re: 5301 Moffett Road
ZON-UDC-003064-2024
Overlook Cargo Connection Subdivision
Jane Steiner, PMG, LLC (Bruce Smith, Cowles Murphy Glover & Associates, Inc., Agent)
District 7
Rezoning from Neighborhood Business Suburban District (B-2) to Office Distribution District (B-5).

Dear Applicant(s)/ Property Owner (s):

After discussion, the Planning Commission determined that the following criteria prevail to support rezoning of the property to **B-3, Community Business Suburban District**:

- A) Consistency. The proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. There was a mistake or error in the original zoning map; and
- C) Compatibility. The proposed amendment is compatible with:
 - (1) The current development trends in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would not adversely impact neighboring properties; and
 - (4) Would not cause a loss in property values.
- D) Health, Safety and General Welfare. The proposed amendment promotes the community's public health, safety, and general welfare.
- E) Capacity. The infrastructure is in place to accommodate the proposed amendment; and,
- F) Change. Changed or changing conditions in a particular area make an amendment necessary and desirable.

ZON-UDC-003064-2024 5301 Moffett Road
November 22, 2024

G) Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend Approval of rezoning the property to **B-3, Community Business Suburban District**, to the City Council, subject to the following conditions:

1. Completion of the Subdivision process;
2. Compliance with the development provisions of Article 3 of the Unified Development Code;
3. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in the staff report; and,
4. Full compliance with all municipal codes and ordinances.

The advertising fee for this application based on the current legal description is **\$410.78**. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

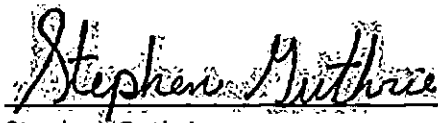
If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Stephen Guthrie

Deputy Director of Planning and Zoning



City of Mobile · Planning & Zoning

Planning Commission Application

For hard copy submissions, SEVEN (7) COPIES of all the necessary information as required by the Zoning Ordinance, including the site plan, must be submitted along with **seven (7) paper copies of this application by NOON** on the deadline filing date. Otherwise, this application will not be accepted. Separate application packets and fees are required for each application type. Digital submissions are required by noon on the deadline filing date.

Fees

Conditional Use Permit	\$500
Conditional Use Permit for Above-Ground Oil Storage Tank*	\$1,500
Conditional Use Permit for Hazardous Substance Storage Tank*	\$1,500
Rezoning, Text Amendment, or Specific Area Plan	\$500
Planned Development	\$500
Planning Approval or Planned Unit Development	\$500

Notification fees: First Class Postage per property owner within 300', and each applicant/owner.

Additional fees: A legal advertisement fee will be required for each application, after consideration by the Planning Commission and prior to consideration by the City Council. If approved by the City Council, documentation must be recorded in Mobile County Probate Court at the expense of the applicant.

* For Above-Ground Oil Storage Tank or Hazardous Substance Storage Tank applications, please contact staff for additional information regarding fee, legal ad and notification requirements.

APPLICATION TYPE Please select the application type. Please complete the appropriate checklist (A, B, C, or D) for a full list of application requirements.

☐ **Conditional Use Permits**

Checklist A

☒ **Rezoning, Text Amendment, or Specific Area Plan Amendments**

Checklist B

☐ **Planned Development**

Checklist C

☐ **Previously approved Planning Approvals or Planned Unit Development**

Checklist D

Have you provided the required information on the corresponding checklist? ☐ Yes ☐ No

1. APPLICANT INFORMATION If other than the property owner, must furnish written authorization from owner. Owner must submit evidence, such as deed or tax assessment that the person has right of possession to the land and any structures thereon.

	Applicant	Agent (If Applicable)
Name:	JANE STEINER	BRUCE SMITH
Firm:	PMG LLC	COWLES MURPHY GLOVER & ASSOCIATES
Phone:	1-504-586-2003	1-251-433-1611
Email:	jsteiner@pmgleasing.com	bsmith@cmg-a.com
Address:	1055 ST. CHARLES AVE., SUITE 701 NEW ORLEANS, LA 70130	457 ST MICHAEL STREET, MOBILE, AL 36602

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: www.BuildMobile.org | planning@cityofmobile.org | 251 208 5895

Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower
Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

Revised February 2023

	Owner	Design Professional
Name:	WALDA BESTHOFF, USUFRUCT	BRUCE SMITH
Firm:		COWLES MURPHY GLOVER & ASSOCIATES
Phone:	1-504-586-2003	1-251-433-1611
Email:	jsteiner@pmgleasing.com	bsmith@cmg-a.com
Address:	1055 ST. CHARLES AVE., SUITE 701 NEW ORLEANS, LA 70130	457 ST MICHAEL STREET, MOBILE, AL 36602

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.
 5301 MOFFETT RD MOBILE, AL 36618 6.87 acres

Property Address R022802034000118.000 Property Area (acres or square feet)

Parcel Number(s) or Key Number(s)
 B-2

B-5

Present Zoning or Transect District

Proposed Zoning or Transect District (if applicable)

3. NEIGHBORHOOD MEETING Attach the Neighborhood Meeting Documentation if applicable.
 This requirement applies to any of the following applications:

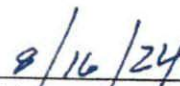
- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

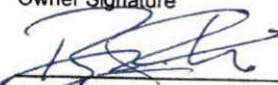
Have you provided the required Neighborhood Meeting Documentation, if applicable? ☒ Yes ☐ No

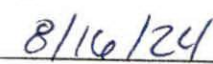
4. LABELS FOR NOTIFICATION Provide the names and complete addresses of owners of property lying within 300 feet of the property in this application, as shown by the latest assessment records of the Mobile County Revenue Commissioner's Office located in the plat and map room. ALL property ownership information provided for notification MUST be verified through Probate Court records. Each name and address must be TYPED on a standard size (approximately 1" x 2-5/8") white self-adhesive label. Include one (1) label with the APPLICANT'S name and address, plus one (1) label with the OWNER'S name and address (if applicant and owner differ). A PHOTOCOPY OF THE TYPED LABELS MUST ALSO BE SUBMITTED. (Please use 8 1/2" x 11" sheets of labels).

5. SIGNATURE It is warranted in good faith by the applicant whose name is signed hereto that all of the above facts are true and correct.


 Owner Signature

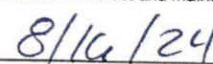

 Date


 Applicant or Agent Signature (if applicable)


 Date

AGREEMENT ALLOWING THE CITY OF MOBILE TO POST PUBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION
 I hereby agree to allow the City of Mobile to post on my property, which is under consideration for Planning Commission/City Council approval, a sign notifying the general public of said request. I understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.


 Applicant or Agent Signature


 Date

Build Mobile, PO Box 1827, Mobile, Alabama 36633
 For more information: www.BuildMobile.org | planning@cityofmobile.org | 251 208 5895
 Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower
 Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

Revised February 2023

CHECKLIST B

Rezoning, Text Amendments, or Specific Area Plan Amendments

The following information is required to evaluate applications for Rezoning, Text Amendments, or Specific Area Plan Amendments. Please provide a statement for all items.

The following information is required for Rezoning Applications. Please refer to [Article 10](#) for a full description of the requirements and verify that the following documentation is provided:

- | | |
|---|---|
| ☐ Planning Commission Application

☐ Neighborhood Meeting documentation
☐ Boundary Plan | ☐ A Concept Plan or Site Plan due to complexity of project or if required by Planning Commission
☐ Traffic Impact Studies, as prescribed by the Traffic Engineer |
|---|---|

A. JUSTIFICATION FOR THE PROPOSED AMENDMENT

1. Describe how the proposal aligns with the [Comprehensive Plan, Map for Mobile](#).

THE SITE LIES WITHIN THE MIXED COMMERCIAL CORRIDOR (MCC). THE PROPOSED DEVELOPMENT ENHANCES EXISTING LANDSCAPE BUFFERS WITH A 6' FENCE AND INCLUDES ADDITIONAL LANDSCAPE ISLANDS TO THE PROPERTY. REMOVAL OF AN EXCESS TURNOUT ALONG OVERLOOK PROVIDES A CLEANER STREETSCAPE FOR OVERLOOK RD. THE EXISTING BUILDINGS ARE AN EYESORE TO THE COMMUNITY. ADDITION OF THE NEW BUILDING WILL INCREASE THE OVERALL QUALITY OF THE NEIGHBORHOOD.

MIXED COMMERCIAL CORRIDOR

Future Land Use Map (FLUM) Designation

B-5

Requested Zoning

2. Was there a mistake or error in the original zoning map? ☐ Yes ☒ No
If yes, describe the error

3. Describe how this proposal promotes the community's health, safety, and welfare.

REZONING THIS PROPERTY FOR THE PURPOSE OF CONSTRUCTING A WAREHOUSE WILL HAVE A POSITIVE IMPACT ON THE COMMUNITY. THE PROPOSED WAREHOUSE WILL REPLACE +31,000 SF OF VACANT BUILDINGS. VACANT BUILDINGS AND PARKING LOTS ARE WELL KNOWN TO HAVE NEGATIVE EFFECTS ON CRIME RATES AND PROPERTY VALUES IN THEIR SURROUNDING COMMUNITY. A NEW WAREHOUSE WOULD UTILIZE SECURITY SYSTEMS AND AREA LIGHTING TO ENSURE THAT THE PROPERTY REMAINS CLEAN AND FREE OF ANY CRIMINAL ACTIVITY.

4. Describe what changed or changing conditions in the area make an amendment necessary and desirable.

THIS AREA HAS SEEN A COMMERCIAL DECLINE OVER THE LAST 20+ YEARS. WITH EASIER ACCESSIBLE COMMERCIAL PROPERTIES ALONG MOFFETT AND UNIVERSITY, THIS SITE HAS HAD MUCH DIFFICULTY RETAINING AND ATTRACTING NEW TENANTS. THE OWNER UNSUCCESSFULLY ATTEMPTED TO SELL THE PROPERTY IN 2021. THE EAST BUILDINGS ON THE SITE WERE RECENTLY RENOVATED IN 2015 AND MANY OF THE SPACES REMAIN VACANT. THE PROPOSED DEVELOPMENT WILL BRING VIABLE BUSINESS TO A PROPERTY AND AREA THAT IS LARGELY UNDERUTILIZED AND WILL REMOVE +31,000SF OF ABANDONED BUILDINGS AND REPLACE IT WITH A NEW OCCUPIED STRUCTURE.

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895

Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower
Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

Revised February 2023

B. SITE AND NEIGHBORHOOD COMPATIBILITY The following will be considered when evaluating application for compatibility with surrounding uses.

1. Describe the current development trends in the area of the property.

MANY PROPERTIES ZONED B-2 AND B-3 LOCATED BETWEEN MOFFETT RD. AND OVERLOOK RD. ARE VACANT. BUSINESSES THAT TRADITIONALLY UTILIZE B-2/B-3 ZONING HAVE LOCATED TO AREAS MORE EASILY ACCESSIBLE TO COMMERCIAL TRAFFIC AND MORE CENTRALIZED TO THE NEIGHBORHOOD CENTERS FURTHER WEST ALONG MOFFETT AND SOUTH ALONG UNIVERSITY.

2. Describe the surrounding land uses.

THE PROPERTIES TO THE WEST OF THE SUBJECT PROPERTY ARE RESIDENTIAL (R-1). THE PROPERTIES ADJACENT TO THE EAST ARE ZONED B-2/B-3 AND ARE VACANT. THE SUBJECT PROPERTY HAS ACCESS TO MOFFETT RD. (PRINCIPAL ARTERIAL PER MSP), UNIVERSITY BLVD. (PRINCIPAL ARTERIAL PER MSP) AND OVERLOOK RD (MINOR ARTERIAL PER MSP). THE SURROUNDING AREA CONTAINS LARGE SELF-STORAGE COMPLEXES, MAWSS TREATMENT PLANTS, AND RETAIL.

3. Describe any potential adverse impacts on neighboring properties and how they will be mitigated.

NO HEAVY MACHINERY WILL BE UTILIZED IN THE WAREHOUSE FOR ANY MANUFACTURING PURPOSES. ONLY FORKLIFTS AND TRUCKS WILL BE USED. LOADING/UNLOADING TRAFFIC WILL BE ON THE EAST SIDE OF THE BUILDING, AWAY FROM THE RESIDENTIAL AREA. SECURITY SYSTEMS AND AREA LIGHTING WOULD BE UTILIZED TO THWART UNWANTED LOITERING. A LIGHT STUDY WILL BE PERFORMED TO ASSURE NO LIGHT POLLUTION TO ADJACENT PROPERTIES. REMOVAL OF AN EXCESS TURNOUT ALONG OVERLOOK PROVIDES A CLEANER STREETScape FOR OVERLOOK RD.

4. Describe if there is adequate infrastructure in place to accommodate the proposed request.

SURROUNDED BY PRINCIPAL AND MINOR ARTERIALS, THE CURRENT INFRASTRUCTURE IS ADEQUATE FOR THE PROPOSED USE. FINAL TRAFFIC FLOW WILL BE DETERMINED BY FINAL COMMENTS FROM ALDOT. THE SITE CURRENTLY HAS ACCESS TO ALL MAJOR UTILITIES. COMPARED TO THE SITE'S PREVIOUS USES, THE PROPOSED WAREHOUSE USE WILL CREATE LESS OF A DEMAND ON LOCAL UTILITIES. THERE WILL BE A DECREASE IN THE IMPERVIOUS SURFACE FOR THE PROPOSED IMPROVEMENTS, THEREFORE, CREATING LESS STORMWATER. EXISTING PIPES MAY BE REROUTED/REPLACED AS NECESSARY TO COMPLY WITH CITY OF MOBILE REGULATIONS.

5. Describe how the proposal is in the City's or the larger community's best interest and what needs, benefits, or public purposes it serves.

THE NEED FOR ADDITIONAL WAREHOUSE SPACE IN THE MOBILE AREA HAS BEEN WELL DOCUMENTED. THIS APPLICATION PROPOSES TO ASSIST IN MEETING THIS NEED WHILE IMPROVING AN EXISTING SITE THAT IS LARGELY VACANT/UNOCCUPIED. TWO UNOCCUPIED BUILDINGS WILL BE REPLACED WITH NEW CONSTRUCTION. THE UNOCCUPIED PARKING LOT WILL HAVE A NEW USE (INCLUDING UPDATED SECURITY) THAT WILL PREVENT UNWANTED LOITERING.

C. SPECIFIC AREA PLANS For Specific Area Plans (regulating plans, Neighborhood Plans, and overlay districts), describe proposed changes to area plan.



Agenda Item # 10

SUB-003067-2024 & ZON-UDC-003064-2024

View additional details on this proposal and all application materials using the following link:

[Applicant Materials for Consideration – Subdivision](#)

[Applicant Materials for Consideration – Rezoning](#)

DETAILS

Location:

5301 Moffett Road

Subdivision Name:

Overlook Cargo Connection Subdivision

Applicant / Agent:

Jane Steiner, PMG, LLC / Bruce Smith, Cowles Murphy
Glover & Associates, Inc., Agent

Property Owners:

Walda Besthoff

Current Zoning:

B-2, Neighborhood Business Suburban District

Proposed Zoning:

B-5, Office Distribution District

Future Land Use:

Mixed Commercial Corridor

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Proposal:

- Subdivision approval to create one (1) legal lot of record.
- Rezoning from B-2 to B-5
 - Any use permitted in the proposed district would be allowed at this location if the zoning is approved. The Planning Commission may consider other zoning districts than the proposed sought by the applicant for this property.

Commission Considerations:

1. Subdivision proposal with ten (10) conditions; and
2. Rezoning with four (4) conditions.

Report Contents:

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Site History	3
Staff Comments	3
Commission Considerations	6
Exhibits	9

PLANNING COMMISSION
VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential and commercial units.

APPLICATION NUMBER <u>10</u> DATE <u>November 21, 2024</u>	 NTS
APPLICANT <u>Overlook Cargo Connection Subdivision</u>	
REQUEST <u>Subdivision, Rezoning from B-2 to B-5</u>	

SITE HISTORY

The site is a metes-and-bounds parcel annexed in 1956 that was under active building development by 1960, prior to current regulations.

A Front Yard Variance was approved by the Board of Zoning Adjustment in September 1984 to allow the relocation of an ATM machine within five (5) feet of the Moffett Road Service Road. An Administrative Planned Unit Development was approved in March 2017 to allow an ATM machine to be constructed within the parking lot.

Most recently, at its October 7, 2024 meeting the Board of Zoning Adjustment approved a Special Exception to allow warehousing over 40,000 square feet in a B-3, Community Business Suburban District. While the rezoning request is for a B-5 classification, in which warehousing over 40,000 square feet is allowed by right, the request for a Special Exception was submitted by the applicant in case the rezoning is approved with a B-3 classification.

STAFF COMMENTS

Engineering Comments:

Subdivision:

FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Provide a different line type/width for the proposed subdivision boundary. Every property line on the map shows up the same on a print.
- C. Provide reference, on the map and the description, to a monumented corner.
- D. Provide and label the monument set or found at each subdivision corner.
- E. Show and label the ROW width from the property line to center line.
- F. Provide a written description for the subdivision boundary.
- G. Label the proposed LOT as LOT 1, LOT A, etc.
- H. Revise the plat to label each lot with its size in acres and square feet.
- I. Add a note that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- J. Add a note that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
- K. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- L. Add a note that all existing and proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile.
- M. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- N. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.

Rezoning:

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Traffic Engineering Comments:

ALDOT approval will be required for the shown truck entrance from Moffett Road. Driveway number, size, location, and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Article 3, Section 64-3-12 of the City's Unified Development Code.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2021 International Fire Code). Fire apparatus access is required to be within 150' of all non-sprinklered commercial buildings and within 300' of all sprinklered commercial buildings. Fire water supply for all commercial buildings will be required to meet the guidance of Appendices B and C of the 2021 International Fire Code. The minimum requirement for fire hydrants is to be within 400' of non-sprinkled commercial buildings, within 600' of sprinkled commercial buildings, and within 100' of fire department connections (FDC) for both standpipes and sprinkler systems.

Planning Comments:

Subdivision

The purpose of this application is to create one (1) legal lot of record from one (1) metes-and-bounds parcel. The site is served by public water and sanitary sewer.

Access to the site is from Moffett Road, an ALDOT-maintained Principal Arterial Street requiring a 100-foot-wide right-of-way at this location, and from Overlook Road, a Minor Arterial Street. Variable right-of-way widths are depicted along both Moffett Road and Overlook Road. No additional dedication is required by the Major Street Plan along Overlook Road, and internal map images and parcel data indicate there is sufficient right-of-way along Moffett Road; however, if approved, the plat should be revised to illustrate the minimum existing right-of-way width or a 100-foot right-of-way along Moffett Road (whichever is greater), and the existing right-of-way along Overlook Road.

Double-frontage lots are discouraged by Section 6.C.7. of the Subdivision Regulations, but the property has existed in its current configuration prior to current regulations. As such, a waiver of Section 6.C.7. may be appropriate and will be required for approval of the request.

The lot will meet the minimum size requirement for lots served by public water and sanitary sewer in the B-2 and B-5 zoning districts, as well as in the B-3 zoning district if rezoning of the property is approved with a B-3 classification. The size of the lot is labeled in both square feet and acres on the preliminary plat, as required by Section 5.A.2(f) of the Subdivision Regulations. This information should be retained on the Final Plat, if approved, adjusted for any required dedication.

The lot exceeds the minimum width requirements of Section 6.C.2(b)(4) of the Subdivision Regulations for non-residential lots along both street frontages.

No front yard setbacks are illustrated on the preliminary plat. Section 6.C.8. of the Subdivision Regulations requires the minimum front yard setbacks of the underlying zoning district and sub-district to be illustrated along all streets adjoining the subdivision. As such, if approved, revision of the plat should be required to illustrate a 25-foot front yard setback along both Moffett Road and Overlook Road wherever the lot is at least 60 feet wide, adjusted for any required dedication.

A 30-foot-wide screen planting strip is depicted on the preliminary plat where the site adjoins residential property to the West. If approved, a note should be placed on the Final Plat stating the site shall comply with the protection buffer requirements of Article 3, Section 64-3-8.A.1.(a) of the Unified Development Code wherever the site adjoins residentially zoned or utilized property.

Multiple easements are illustrated on the preliminary plat. If approved, a note should be placed on the Final Plat stating no structures shall be constructed in any easement without permission of the easement holder.

Rezoning

The applicant is requesting to rezone the subject site from B-2, Neighborhood Business Suburban District, to B-5, Office Distribution District to facilitate redevelopment of a portion of the site with a warehouse larger than 40,000 square feet. Such a use is not permitted by right in the B-2 zoning district. As mentioned, the Board of Zoning Adjustment approved a Special Exception to allow a warehouse larger than 40,000 square feet in a B-3 zoning district should the request for rezoning be approved with a B-3 classification. A detailed description and justification of the request suggests there are multiple self-storage unit complexes larger than 40,000 square feet

less than a mile from the subject site, and that the proposal will be an improvement to the surrounding neighborhood. The application and supporting documentation are available via the link on Page 1 of this report.

The property is currently developed with 64,100± square feet of commercial building space split between three (3) buildings. The applicant proposes to demolish two (2) of the buildings located near the West property line and redevelop that portion of the site with a 60,000 square-foot warehouse. New landscape islands and site lighting are proposed, and the existing vegetative buffer to the West will be enhanced with a six (6)-foot tall privacy fence.

It should be noted that the proposed redevelopment will result in a building footprint greater than 50% of the existing building footprint. As such, if approved, full compliance with the development standards of Article 3 of the UDC will be required. This includes, but is not limited to:

- the provision of sidewalks along Overlook Road and Moffett Road;
- the provision of on-site pedestrian walkway connections;
- compliance with building design and height variation requirements;
- compliance with tree planting and landscape area requirements;
- the provision of a residential protection buffer where the site abuts residentially zoned or utilized property;
- compliance with parking lot lighting requirements and the provision of a photometric plan;
- the provision of off-street loading facilities; and
- the provision of bicycle parking.

The site abuts properties zoned R-1, Single-Family Residential Suburban District, to the West, which are developed with single-family dwellings. Article 3, Section 64-3-8.A. of the UDC requires a protection buffer wherever the boundary of a commercial building site adjoins an R-1 zoning district. Section 64-3-8.A.2. requires this buffer to be at least ten (10) feet wide and contain both a wall or fence, and a screen planting strip.

Except for the adjacent single-family dwellings, there are a variety of commercial uses within the vicinity of the subject site, including medical offices, gas stations, convenience stores, general office uses, and general retail stores. As the applicant mentions, there are self-storage facilities within the vicinity of the subject site along Moffett Road, but they were developed either by right in a B-3 zoning district, or with Planning Commission Approvals in a B-2 zoning district. Whether this indicates changing conditions in the surrounding area make rezoning of the subject site to B-5 appropriate is for the Planning Commission to decide, but it would seem rezoning to B-3, Community Business Suburban District may be more suitable as it allows for land uses of a lower intensity than those permitted in a B-5 district. Special Exception approval by the Board of Zoning Adjustment may further support that a B-3 classification is more suitable than a B-5 classification for the proposed warehouse use. It should be noted, however, that there do not appear to be any other warehousing or distribution facilities within the immediate vicinity of the subject site.

SUBDIVISION CONSIDERATIONS

Standards of Review:

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

Considerations:

If the Planning Commission considers approving the Subdivision request, a waiver of Section 6.C.7. (for double frontage) will be required and the following conditions could apply:

1. Revision of the plat to illustrate the minimum existing right-of-way and, if less than 100 feet, dedication to provide 50 feet from the centerline of Moffett Road;
2. Revision of the plat to depict the existing right-of-way along Overlook Road;
3. Retention of the lot's size in both square feet and acres on the Final Plat, adjusted for any required dedication;
4. Revision of the plat to illustrate a 25-foot front yard setback along each street frontage where the lot is at least 60 feet wide, adjusted for any required dedication, in compliance with Section 6.C.8. of the Subdivision Regulations, and with Article 2 of the Unified Development Code;
5. Placement of a note on the Final Plat stating the site shall comply with the development provisions of Article 3 of the Unified Development Code;
6. Placement of a note on the Final Plat stating no structures shall be constructed in any easement without permission of the easement holder;
7. Compliance with all Engineering comments noted in this staff report;
8. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in this staff report;
9. Compliance with all Urban Forestry comments noted in this staff report; and,
10. Compliance with all Fire Department comments noted in this staff report.

REZONING CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-5.E. states that Rezoning is intended to carry out the objective of a sound, stable and desirable development and that casual change or amendment would be detrimental to the achievement of that objective.

The UDC goes on to say that zoning changes should be consistent with the Comprehensive Plan. However, the Comprehensive Plan and Future Land Use Plan (FLUP) and Map (FLUM) are meant to serve as a general guide, not a detailed lot and district plan; they are not a legal mandate for development. The FLUP and FLUM allow the Planning Commission and City Council to consider individual cases based on several factors including: surrounding development, classification requested, timing of the request, and the appropriateness and compatibility of the proposed use with the zoning classification.

The UDC states that an application for rezoning shall include a statement of the justification for the proposed amendment that addresses all of the following:

- A) Consistency. Whether the proposed amendment is consistent with the Comprehensive Plan;
- B) Mistake. For a Rezoning, whether there was a mistake or error in the original zoning map; and
- C) Compatibility. Whether the proposed amendment is compatible with:
 - (1) The current development trends, if any, in the vicinity of the subject property;
 - (2) Surrounding land uses;
 - (3) Would adversely impact neighboring properties; or
 - (4) Cause a loss in property values.
- D) Health, Safety and General Welfare. Whether the proposed amendment promotes the community's public health, safety, and general welfare;
- E) Capacity. Whether the infrastructure is in place to accommodate the proposed amendment; and

- F) Change. Whether changed or changing conditions in a particular area make an amendment necessary and desirable.
- G) Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

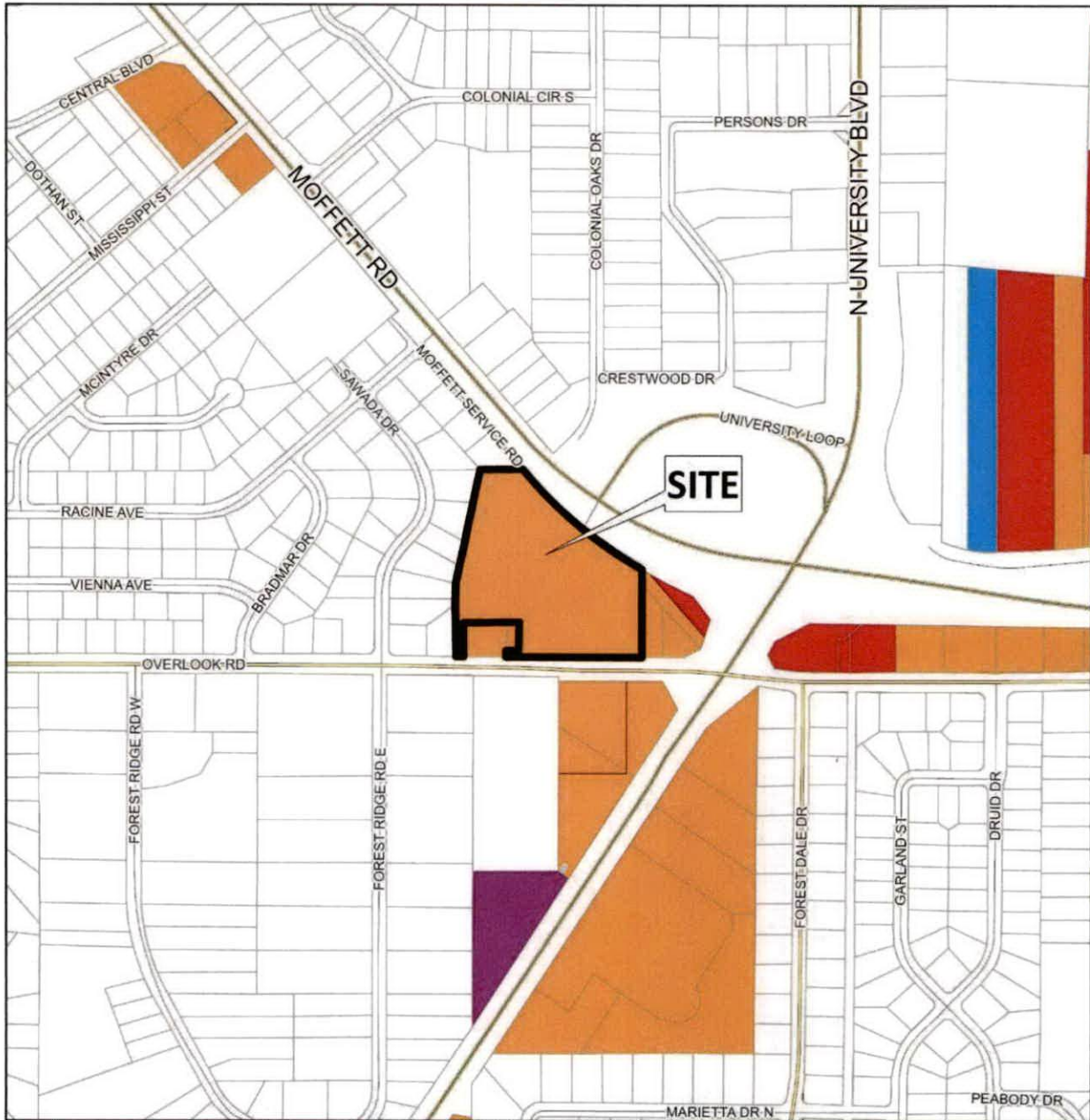
The applicant's responses to address the above criteria are available in the link on page one (1).

Considerations:

If the Planning Commission considers a recommendation of approval of the Rezoning request to the City Council, the following conditions could apply:

1. Completion of the Subdivision process;
2. Compliance with the development provisions of Article 3 of the Unified Development Code;
3. Compliance with all Engineering, Traffic Engineering, Urban Forestry, and Fire Department comments noted in this staff report; and,
4. Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP



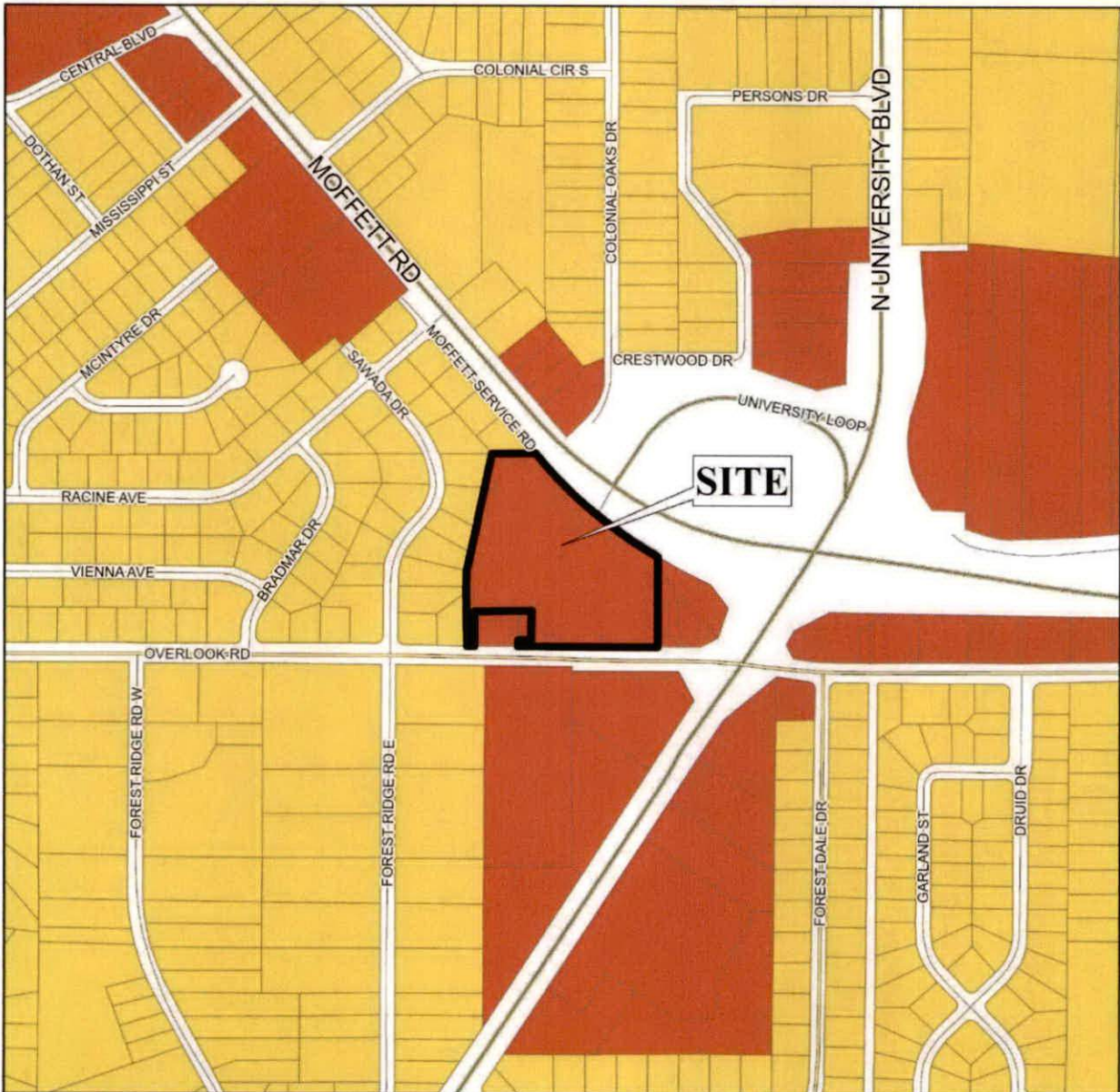
APPLICATION NUMBER 10 DATE November 21, 2024

APPLICANT Overlook Cargo Connection Subdivision

REQUEST Subdivision, Rezoning from B-2 to B-5



FLUM LOCATOR MAP



APPLICATION NUMBER 10 DATE November 21, 2024

APPLICANT Overlook Cargo Connection Subdivision

REQUEST Subdivision, Rezoning from B-2 to B-5

- | | | | |
|--|---|---|---|
| Low Density Residential | Neighborhood Center - Traditional | Downtown Waterfront | Parks & Open Space |
| Mixed Density Residential | Neighborhood Center - Suburban | Light Industry | Water Dependent |
| Downtown | Traditional Corridor | Heavy Industry | |
| District Center | Mixed Commercial Corridor | Institutional | |



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential and commercial units.

APPLICATION NUMBER 10 DATE November 21, 2024

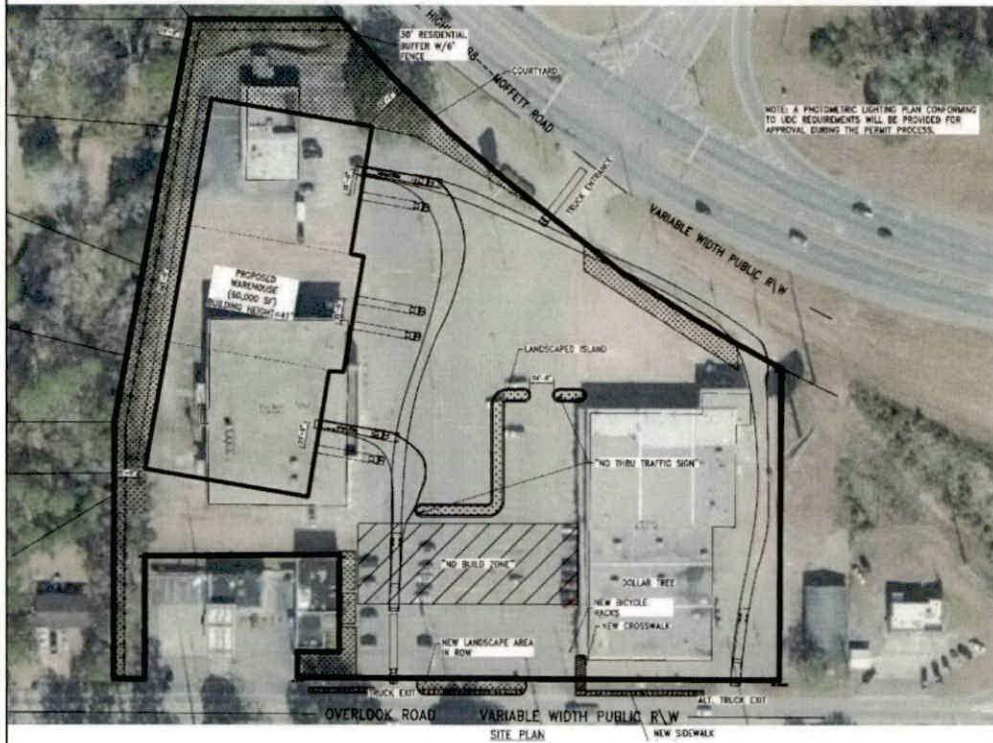
APPLICANT Overlook Cargo Connection Subdivision

REQUEST Subdivision, Rezoning from B-2 to B-5

R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



SITE PLAN

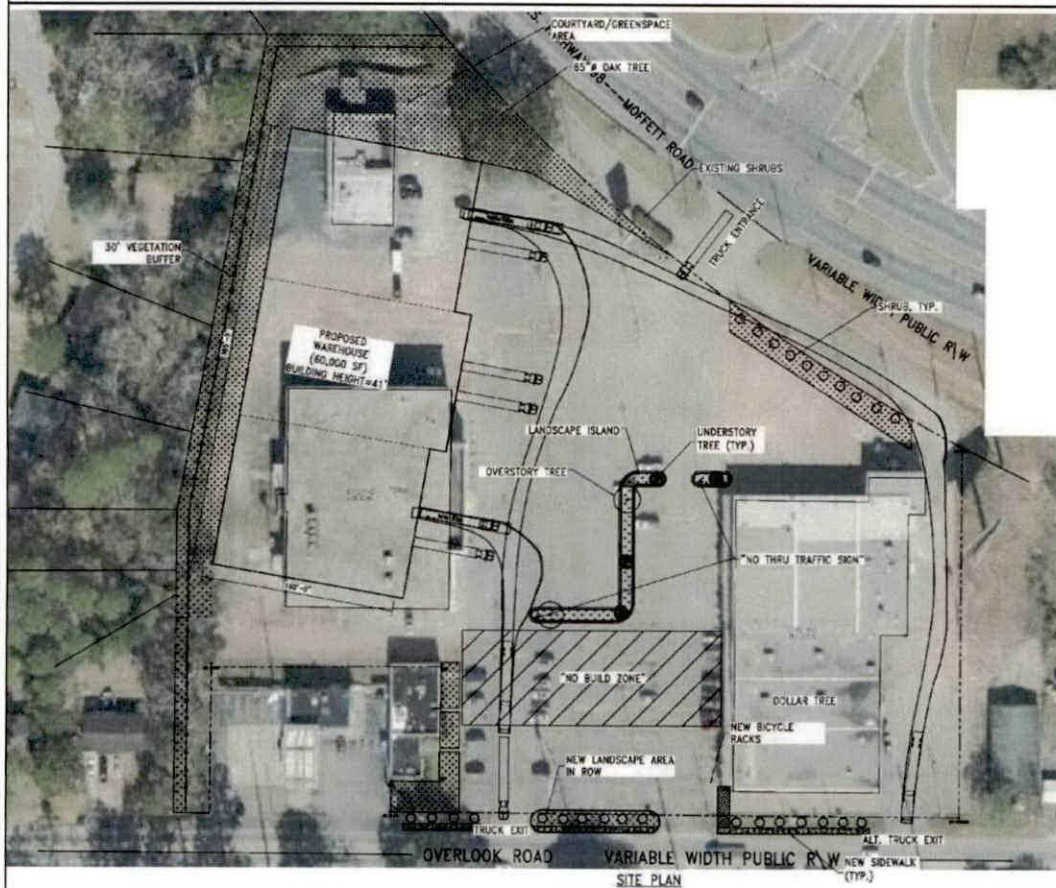


The site plan illustrates the existing conditions, proposed building, and landscaping.

APPLICATION NUMBER	10	DATE	November 21, 2024
APPLICANT	Overlook Cargo Connection Subdivision		
REQUEST	Subdivision, Rezoning from B-2 to B-5		



LANDSCAPE SITE PLAN

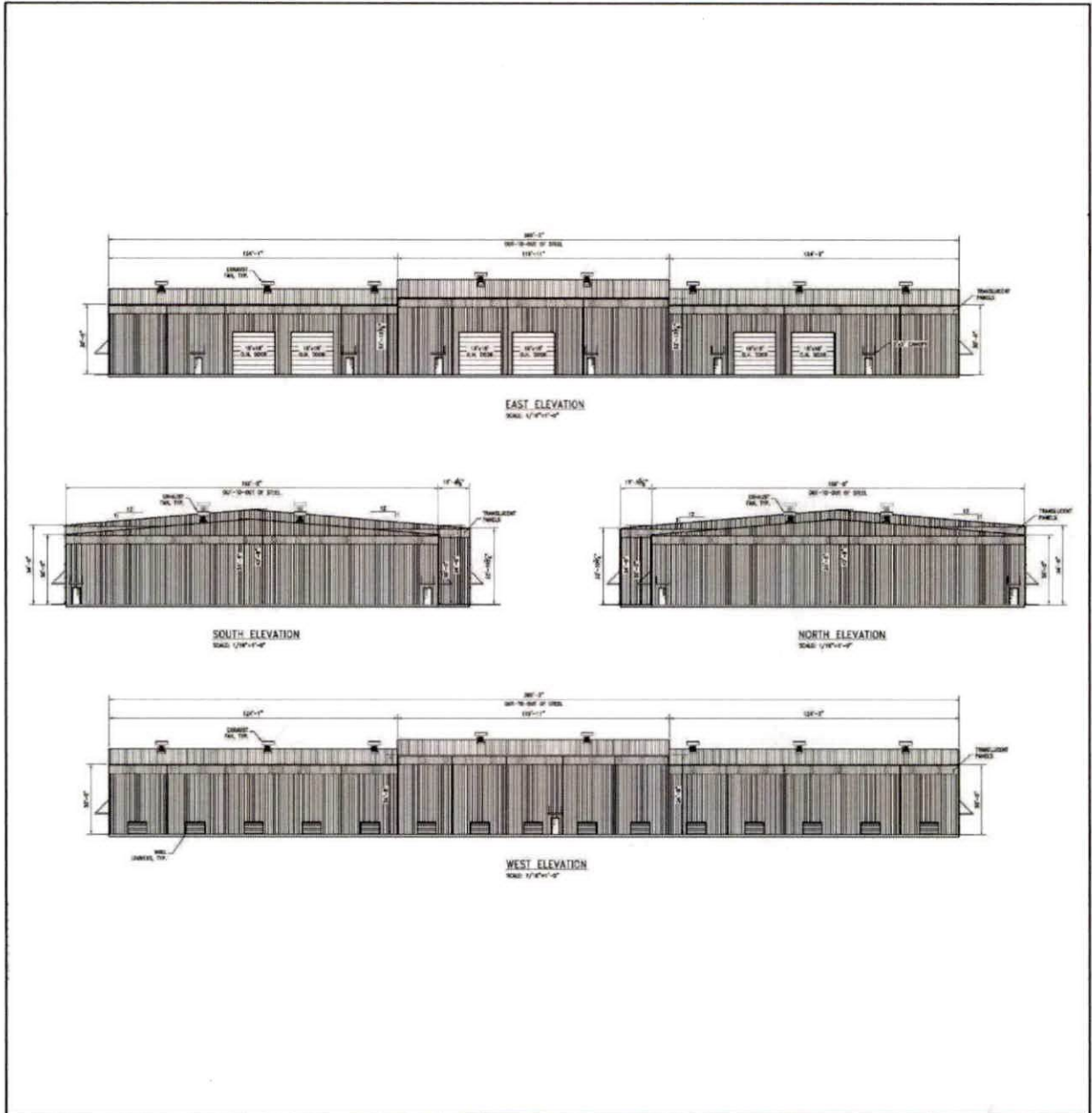


APPLICATION NUMBER	10	DATE	November 21, 2024
APPLICANT	Overlook Cargo Connection Subdivision		
REQUEST	Subdivision, Rezoning from B-2 to B-5		



DETAIL SITE PLAN

DETAIL SITE PLAN



APPLICATION NUMBER 10 DATE November 21, 2024

APPLICANT Overlook Cargo Connection Subdivision

REQUEST Subdivision, Rezoning from B-2 to B-5



MIXED COMMERCIAL CORRIDOR (MCC)

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

ZONING DISTRICT CORRESPONDENCE MATRIX															
		LOW DENSITY RESIDENTIAL (LDR)	MIXED DENSITY RESIDENTIAL (MXDR)	DOWNTOWN (DT)	DISTRICT CENTER (DC)	NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	TRADITIONAL CORRIDOR (TC)	MIXED COMMERCIAL CORRIDOR (MCC)	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRY (HI)	INSTITUTIONAL LAND USE (INS)	PARKS & OPEN SPACE (POS)	DOWNTOWN WATERFRONT (DW)	WATER DEPENDENT USES (WDWRU)
RESIDENTIAL - AG	R-A												□		
ONE-FAMILY RESIDENCE	R-1	■				■		■					□		
TWO-FAMILY RESIDENCE	R-2	■				■		■					□	○	
MULTIPLE-FAMILY	R-3	○	■			■	■						□	○	
RESIDENTIAL-BUSINESS	R-B		○			■		■					□	○	
TRANSITIONAL-BUSINESS	T-B		○		■	■	■	■					□		
HISTORIC BUSINESS	H-B			■		■		■					□		
VILLAGE CENTER	TCD					■	■						□		
NEIGH. CENTER	TCD					■	■						□		
NEIGH. GENERAL	TCD					■							□		
DOWNTOWN DEV. DDD	T-6			■									□		
DOWNTOWN DEV. DDD	T-5.1			■		■		□					□		
DOWNTOWN DEV. DDD	T-5.2			■		■							□		
DOWNTOWN DEV. DDD	T-4			■		■		□					□		
DOWNTOWN DEV. DDD	T-3			■		■							□		
DOWNTOWN DEV. DDD	SD-WH									○	○		□		
DOWNTOWN DEV. DD	SD	○	○	○	○	○	○	○		○	○		□		
BUFFER BUSINESS	B-1		□			□	■	■	■				□	○	
NEIGH. BUSINESS	B-2		○			□	■	■	■				□	○	
LIMITED BUSINESS	LB-2		○			□	■	■	■				□	○	
COMMUNITY BUSINESS	B-3				■				■			○	□	○	
GEN. BUSINESS	B-4			■					■			○	□	○	
OFFICE-DISTRIBUTION	B-5								■	■			□	□	
LIGHT INDUSTRY	I-1									■			□	□	□
HEAVY INDUSTRY	I-2										■		□		□

Zoning District Correspondence Matrix

- Directly Related
- Elements of the zoning category are related to the future LU category, but with qualifications (such as a development plan with conditions)
- Land use category is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)



Application Submission Contact Information

Name of Project PMG MOFFETT RD
Address 5301 MOFFETT RD MOBILE, AL

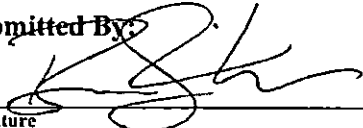
Owner WALDA BESTHOFF, USURFRUCT
Address 1055 ST CHARLES AVE, SUITE 701 NEW ORLEANS, LA 70130
Phone 504-586-2003 Fax _____ E-Mail jsteiner@pmgleasing.com

Authorized Agent Bruce Smith - Cowles, Murphy, Glover & Associates
Address 457 St. Michael Street Mobile, AL 36602
Phone (251) 433-1611 Fax (251) 433-1411 E-Mail bsmith@cmg-a.com

Contractor _____
Address _____
Phone _____ Fax _____ E-Mail _____

Civil Engineer Bruce Smith - Cowles, Murphy, Glover & Associates
Address 457 St. Michael Street Mobile, AL 36602
Phone (251) 433-1611 Fax (251) 433-1411 E-Mail bsmith@cmg-a.com

Architect N/A
Address _____
Phone _____ Fax _____ E-Mail _____

Submitted By: 
Signature _____ Print Bruce Smith- Cowles, Murphy, Glover & Assoc.

08/06/24
Date _____

Agent/Engineer
Affiliation to project/Organization _____

Effective Date: April 1, 2012

REZONE JUSTIFICATION

*NUMBERING CORRESPONDS WITH REZONE APPLICATION

A1. THE SITE LIES WITHIN THE MIXED COMMERCIAL CORRIDOR (MCC). THE PROPOSED DEVELOPMENT ENHANCES EXISTING LANDSCAPE BUFFERS WITH A 6' FENCE AND INCLUDES ADDITIONAL LANDSCAPE ISLANDS TO THE PROPERTY. REMOVAL OF AN EXCESS TURNOUT ALONG OVERLOOK PROVIDES A CLEANER STREETScape FOR OVERLOOK RD. THE EXISTING BUILDINGS ARE AN EYESORE TO THE COMMUNITY, ADDITION OF THE NEW BUILDING WILL INCREASE THE OVERALL DESIGN QUALITY OF THE NEIGHBORHOOD.

A2. NO.

A3. REZONING THIS PROPERTY FOR THE PURPOSE OF CONSTRUCTING A WAREHOUSE WILL HAVE A POSITIVE IMPACT ON THE COMMUNITY. THE PROPOSED WAREHOUSE WILL REPLACE +31,000 SF OF VACANT BUILDINGS. VACANT BUILDINGS AND PARKING LOTS ARE WELL KNOWN TO HAVE NEGATIVE EFFECTS ON CRIME RATES AND PROPERTY VALUES IN THEIR SURROUNDING COMMUNITY. A NEW WAREHOUSE WOULD UTILIZE SECURITY SYSTEMS AND AREA LIGHTING TO ENSURE THAT THE PROPERTY REMAINS CLEAN AND FREE OF ANY CRIMINAL ACTIVITY.

A4. THIS AREA HAS SEEN A COMMERCIAL DECLINE OVER THE LAST 20+ YEARS. WITH EASIER ACCESSIBLE COMMERCIAL PROPERTIES ALONG MOFFETT AND UNIVERSITY, THIS SITE HAS HAD MUCH DIFFICULTY RETAINING AND ATTRACTING NEW TENANTS. THE OWNER UNSUCCESSFULLY ATTEMPTED TO SELL THE PROPERTY IN 2021. THE EAST BUILDINGS ON THE SITE WERE RECENTLY RENOVATED IN 2015 AND MANY OF THE SPACES REMAIN VACANT. THE PROPOSED DEVELOPMENT WILL BRING VIABLE BUSINESS TO A PROPERTY AND AREA THAT IS LARGELY UNDERUTILIZED AND WILL REMOVE +31,000SF OF ABANDONED BUILDINGS AND REPLACE IT WITH A NEW OCCUPIED STRUCTURE.

B1. MANY PROPERTIES ZONED B-2 AND B-3 LOCATED BETWEEN MOFFETT RD. AND OVERLOOK RD. ARE VACANT. BUSINESSES THAT TRADITIONALLY UTILIZE B-2/B-3 ZONING HAVE LOCATED TO AREAS MORE EASILY ACCESSIBLE TO COMMERCIAL TRAFFIC AND MORE CENTRALIZED TO THE NEIGHBORHOOD CENTERS FURTHER WEST ALONG MOFFETT AND SOUTH ALONG UNIVERSITY.

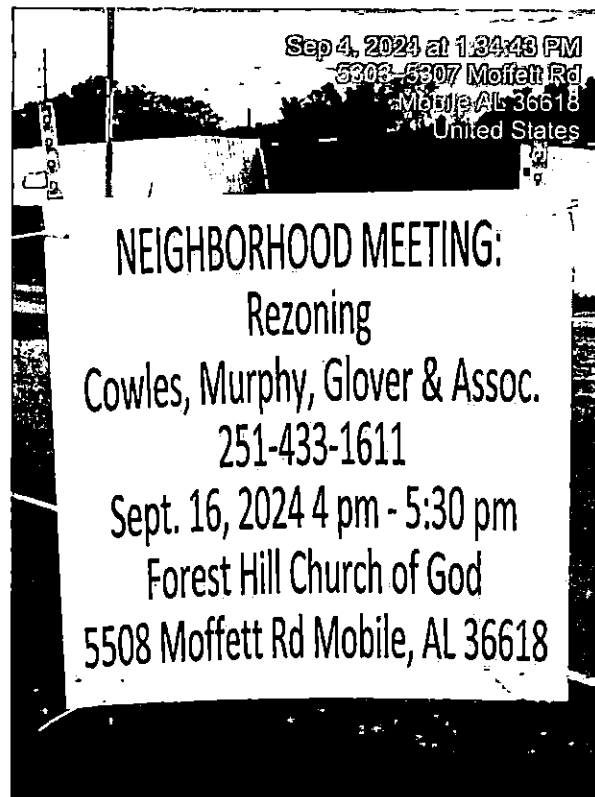
B2. THE PROPERTIES TO THE WEST OF THE SUBJECT PROPERTY ARE RESIDENTIAL (R-1). THE PROPERTIES ADJACENT TO THE EAST ARE ZONED B-2/B-3 AND ARE VACANT. THE SUBJECT PROPERTY HAS ACCESS TO MOFFETT RD. (PRINCIPAL ARTERIAL PER MSP), UNIVERSITY BLVD. (PRINCIPAL ARTERIAL PER MSP) AND OVERLOOK RD (MINOR ARTERIAL PER MSP). THE SURROUNDING AREA CONTAINS LARGE SELF-STORAGE COMPLEXES, MAWSS TREATMENT PLANTS, AND RETAIL.

B3. NO HEAVY MACHINERY WILL BE UTILIZED IN THE WAREHOUSE FOR ANY MANUFACTURING PURPOSES, ONLY FORKLIFTS AND TRUCKS WILL BE USED. LOADING/UNLOADING TRAFFIC WILL BE ON THE EAST SIDE OF THE BUILDING, AWAY FROM THE RESIDENTIAL AREA. SECURITY SYSTEMS AND AREA LIGHTING WOULD BE UTILIZED TO THWART UNWANTED LOITERING. A LIGHT STUDY WILL BE PERFORMED TO ASSURE NO LIGHT POLLUTION TO ADJACENT PROPERTIES. REMOVAL OF AN EXCESS TURNOUT ALONG OVERLOOK PROVIDES A CLEANER STREETScape FOR OVERLOOK RD.

B4. SURROUNDED BY PRINCIPAL AND MINOR ARTERIALS, THE CURRENT INFRASTRUCTURE IS ADEQUATE FOR THE PROPOSED USE. FINAL TRAFFIC FLOW WILL BE DETERMINED BY FINAL COMMENTS FROM ALDOT. THE SITE CURRENTLY HAS ACCESS TO ALL MAJOR UTILITIES. COMPARED TO THE SITES PREVIOUS USES, THE PROPOSED WAREHOUSE USE WILL CREATE LESS OF A DEMAND ON LOCAL UTILITIES. THERE WILL BE A DECREASE IN THE IMPERVIOUS SURFACE FOR THE PROPOSED IMPROVEMENTS, THEREFORE, CREATING LESS STORMWATER. EXISTING PIPES MAY BE REROUTED/REPLACED AS NECESSARY TO COMPLY WITH CITY OF MOBILE REGULATIONS.

B5. THE NEED FOR ADDITIONAL WAREHOUSE SPACE IN THE MOBILE AREA HAS BEEN WELL DOCUMENTED. THIS APPLICATION PROPOSES TO ASSIST IN MEETING THIS NEED WHILE IMPROVING AN EXISTING SITE THAT IS LARGELY VACANT/UNOCCUPIED. TWO UNOCCUPIED BUILDINGS WILL BE REPLACED WITH NEW CONSTRUCTION. THE UNOCCUPIED PARKING LOT WILL HAVE A NEW USE (INCLUDING UPDATED SECURITY) THAT WILL PREVENT UNWANTED LOITERING.







City of Mobile · Planning & Zoning
Neighborhood Meeting Cover Sheet

Please complete this cover sheet to submit with all required meeting documentation

Date of Submittal: 9/19/24

The following documentation has been collected, signed, and submitted with this cover sheet to the City of Mobile Planning and Zoning Department for the proposed application(s) (i.e. Rezoning, Planned Development, Conditional Use Permit):

ZON-UDC-003064-2024

Neighborhood Meeting Date: 9/16/24

Neighborhood Meeting Time: 4:00PM - 5:30PM

Neighborhood Meeting Location: 5508 MOFFETT RD MOBILE, AL

The following documents are enclosed (place a checkmark where applicable):

- ☒ Dated photograph(s) of the posted sign(s)
- ☒ The verified address list of surrounding property owners to whom notification was provided
- ☒ A copy of the notice advertising the Neighborhood Meeting
- ☒ A sign-in sheet documenting meeting attendance
- ☒ A written summary or minutes of the meeting
- ☒ Copies of any site plans, building elevations or other documents provided or referenced at the meeting

Additional documents (Describe: _____)

Applicant's Name: JANE STEINER
(First Name & Last Name)

Applicant's signature attesting to the accuracy of the documentation provided:

X Jane Steiner Date: 9/19/24

All required meeting documentation must be submitted to the Planning and Zoning Department not less than 15 days before the applicable Planning Commission meeting date. Failure to do so will require the associated application(s) to be heldover to a later meeting date.

Neighborhood Meeting

Date: 9/16/2024

Time: 4:00 - 5:30 pm

Location of Neighborhood Meeting: _____

5508 MOFFETT RD MORILE, AL 36618

Project Location: 5301 MOFFETT RD.

Project/Application (e.g. Rezoning from R-1 to B-1): _____

REZONING FROM B-2 TO B-5

Applicant's Signature Attesting to the Accuracy of This Sheet:

X I Stener Date: 9/19/24

Please Sign In:

#1

Name: PATRICK V. HARWELL Email: pat5701@att.net
Address: 1516 SAWYER DR MOB AL36618 Phone: 251 510 1131

#2

Name: JARRETT J HARWELL Email: _____
Address: 1620 CRESTWOOD Phone: _____

#3

Name: _____ Email: _____
Address: _____ Phone: _____

#4

Name: _____ Email: _____
Address: _____ Phone: _____

Neighborhood Meeting Sign-In Sheet

Date: 4/16/24

Meeting Location: 5508 MOFFETT RD.

Applicant: S. Sturck

Application(s): EDN-UDC-003064-2024

#5

Name: _____ Email: _____

Address: _____ Phone: _____

#6

Name: _____ Email: _____

Address: _____ Phone: _____

#7

Name: _____ Email: _____

Address: _____ Phone: _____

#8

Name: _____ Email: _____

Address: _____ Phone: _____

#9

Name: _____ Email: _____

Address: _____ Phone: _____

#10

Name: _____ Email: _____

Address: _____ Phone: _____

#11

Name: _____ Email: _____

Address: _____ Phone: _____

#12

Name: _____ Email: _____

Address: _____ Phone: _____

Neighborhood Meeting Sign-In Sheet

Date: 9/16/24

Meeting Location: 5508 MOFFETT RD.

Applicant: S. Seneel

Application(s): 20N-UDC-003064-2024

#13

Name: _____ Email: _____

Address: _____ Phone: _____

#14

Name: _____ Email: _____

Address: _____ Phone: _____

#15

Name: _____ Email: _____

Address: _____ Phone: _____

#16

Name: _____ Email: _____

Address: _____ Phone: _____

#17

Name: _____ Email: _____

Address: _____ Phone: _____

#18

Name: _____ Email: _____

Address: _____ Phone: _____

#19

Name: _____ Email: _____

Address: _____ Phone: _____

#20

Name: _____ Email: _____

Address: _____ Phone: _____

Neighborhood Meeting Summary

Meeting Date: 9/16/24
Meeting Time: 4:00-5:30 PM
Meeting Location: 5508 MOFFETT RD
MOBILE, AL

Below is a summary of the proposed project presented at the Neighborhood Meeting:
CURRENT SITE IS PROPOSED TO BE REZONED FROM B-2 TO B-5. THE EXISTING
BUILDINGS ON THE WEST SIDE OF THE PROPERTY WILL BE DEMOLISHED AND A
NEW BUILDING WILL BE CONSTRUCTED. THE INTENDED USE OF THE NEW
BUILDING IS A WAREHOUSE.

The following information was distributed (e.g. site plan, building elevation drawings, traffic study, etc.):

SITE PLANS, PROPOSED BUILDING FLOOR PLAN, PROPOSED BUILDING
ELEVATIONS AND RENDERINGS.
TABLE 64-2-24.1 USE TABLE FROM ARTICLE 2 IN THE UDC WAS ALSO PROVIDED
FOR REFERENCE.

Please attach copies of the distributed information to this summary.

Below is a summary of what occurred at the meeting (please provide the names of anyone who spoke, summarize any questions and responses, summarize any pertinent information discussed or any important activities that occurred):

ONLY TWO RESIDENTS ATTENDED THE MEETING:

PATRICK HOWELL: MR. HOWELL WAS CONCERNED ABOUT THE NOISE AND
WORKING HOURS. IT WAS DISCUSSED THAT ALL OF THE LOADING WOULD BE
PERFORMED ON THE EAST SIDE OF THE BUILDING, AWAY FROM THE ADJACENT
NEIGHBORHOOD. SECURITY WAS ALSO AN ISSUE THAT WAS DISCUSSED AS MR.
HOWELL IS UNHAPPY WITH THE CURRENT HOMELESS POPULATION THAT TAKE
SHELTER BEHIND THE VACANT BUILDINGS ONSITE. IT WAS DISCUSSED THAT

Neighborhood Meeting Summary

Date: 9/16/24

Applicant: JANE STEINER

Meeting Location: 5508 MOFFETT RD MOBILE, AL

Application: ZON-UDC-003064-2024

(Meeting summary, continued)

THE NEW WAREHOUSE WOULD BE MONITORED BY NEW SECURITY CAMERAS AND THAT THE NEW WAREHOUSE WOULD HELP BRING MORE SECURITY TO THE COMMUNITY (MR. HOWELL AGREED). MR. HOWELL LIKED THAT THE BUILDING WOULD PROVIDE ADDITIONAL WIND PROTECTION DURING TROPICAL WEATHER EVENTS.

JARRETT HARWELL: NO MAJOR CONCERNS. HE MENTIONED WORK HOURS AND TRAFFIC. IT WAS DISCUSSED THAT SINCE THE TENANTS ARE NOT KNOWN, EXACT WORK HOURS ARE ALSO NOT KNOWN. IT IS ANTICIPATED TO THAT TRUCK TRAFFIC WOULD BE APPROXIMATELY 6 TRIPS/DAY.

If meeting minutes were recorded, please provide a copy of the written minutes with this summary.

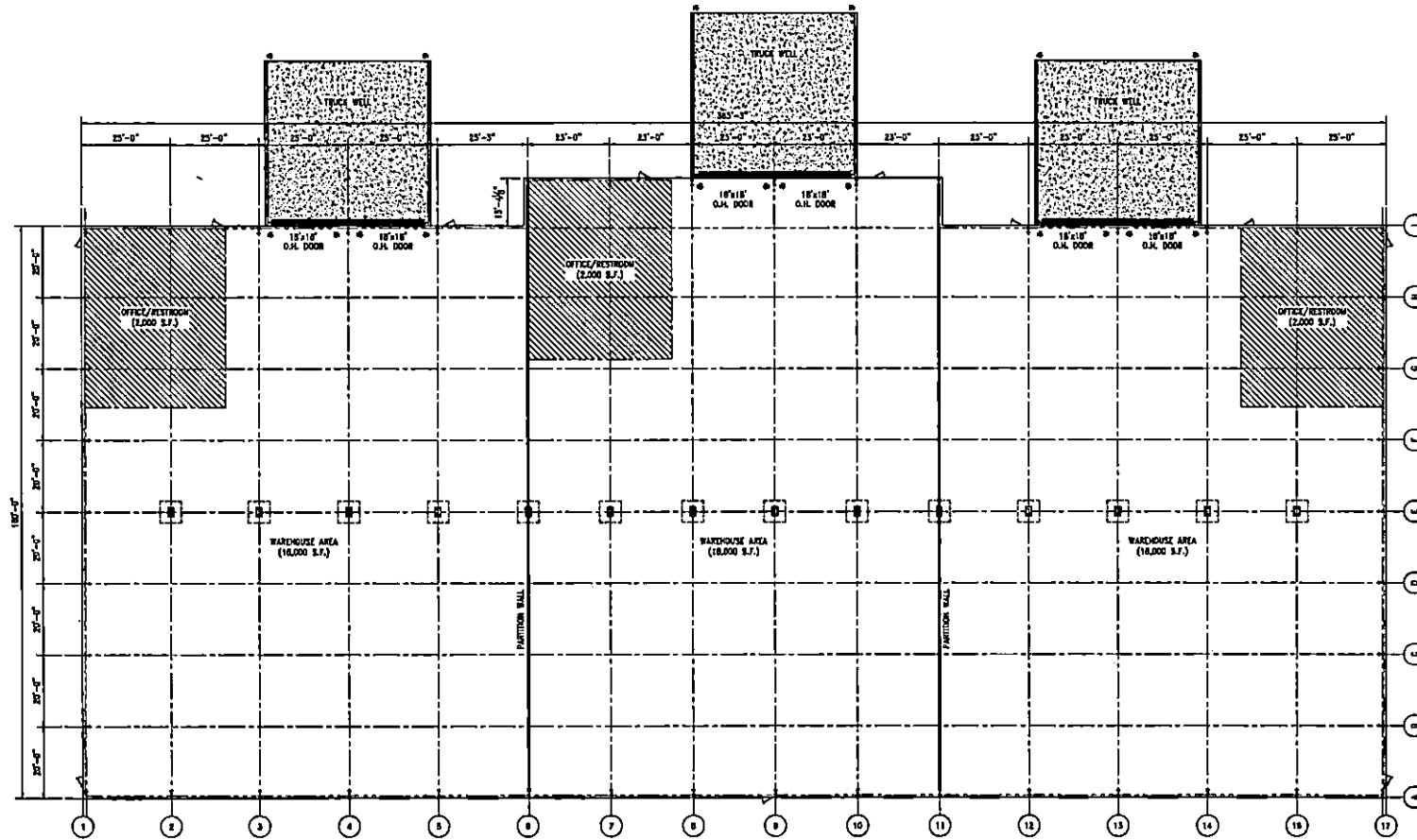
The Neighborhood Meeting ended at the following time: 5:35PM

Applicant's signature attesting to the accuracy of this summary:

X Jane Steiner Date: 9/19/24

Page 2 of 2





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REV.	DESCRIPTION	DATE	BY	CHK'D
A	ISSUED FOR REVIEW	08/08/24	VTH	WES

Cowles, Murphy, Glover & Associates
A Full Service Engineering Firm
PERFORMANCE • RELIABILITY • EXPERIENCE

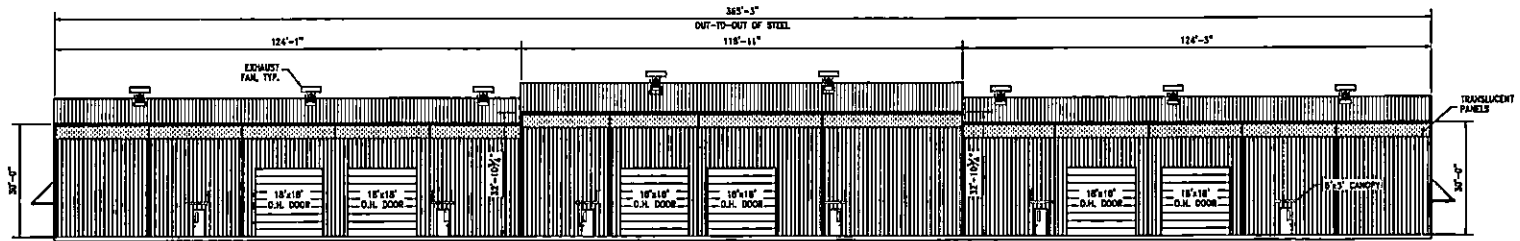
457 St. Michael St., Mobile, AL 36602
Alabama (251) 433-1611
11880 Cranston Dr. Ste 102, Arlington, TN 38002
Tennessee (901) 290-5444

PROJECT

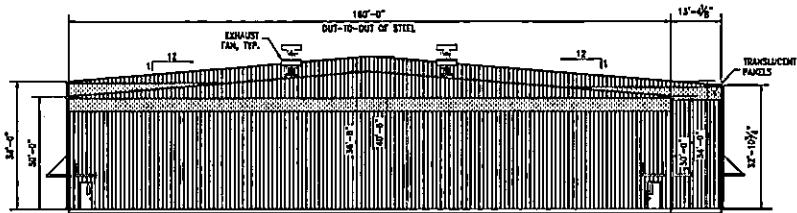
PMG
MOFFETT ROAD

MOBILE,
ALABAMA

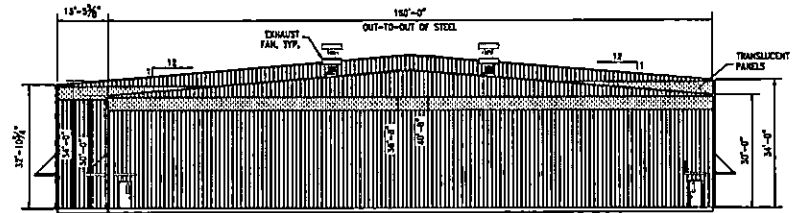
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SCALE	AS NOTED	SCALE BY	VTH	DATE	08/08/24
DATE	08/08/24	DATE	08/08/24	DATE	08/08/24
4536	4536	4536	4536	4536	4536
SHEET NO.					A
PROJECT NO.					4536-S1



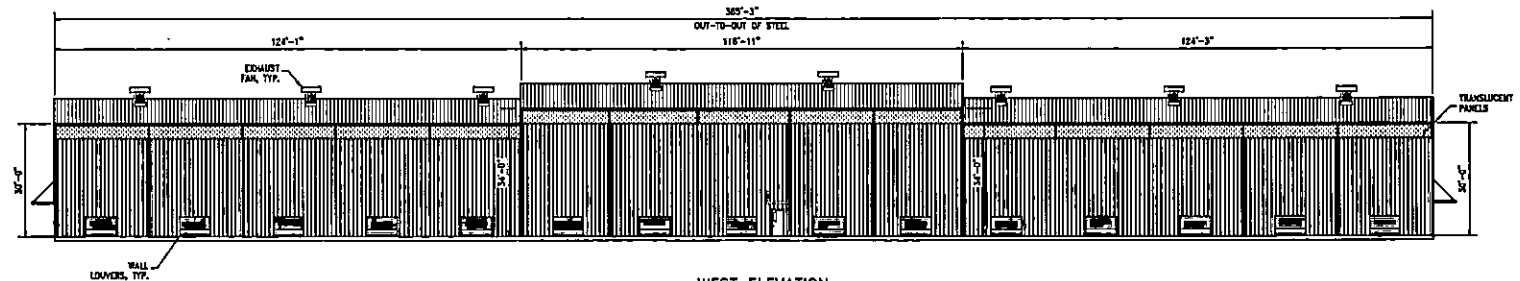
EAST ELEVATION
SCALE: 1/16"=1'-0"



SOUTH ELEVATION
SCALE: 1/16"=1'-0"



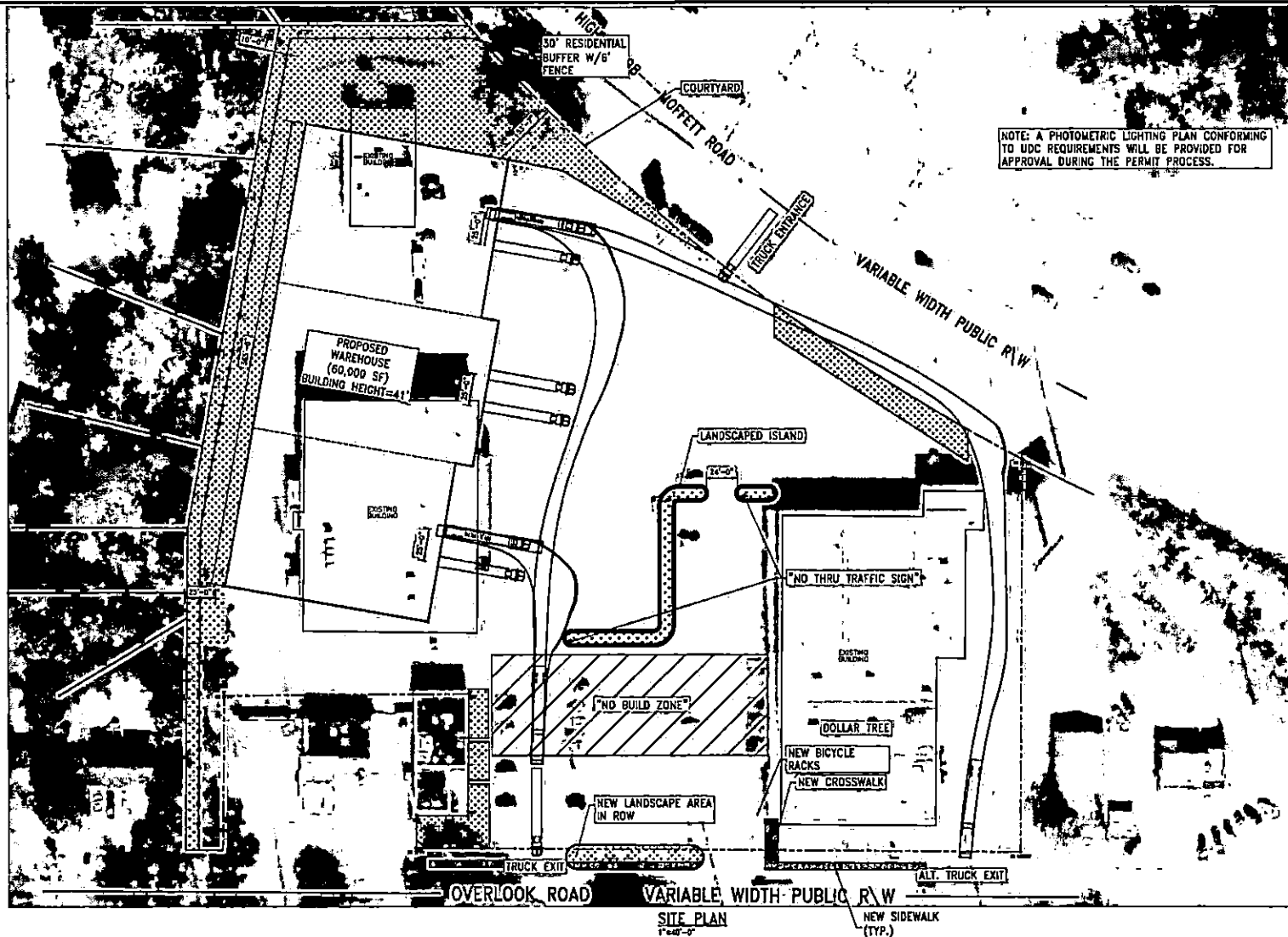
NORTH ELEVATION
SCALE: 1/16"=1'-0"



WEST ELEVATION
SCALE: 1/16"=1'-0"

D COWLES, MURPHY, GLOVER & ASSOCIATES, INC., 2014
CONFIDENTIAL, VALUABLE, AND PROPRIETARY INFORMATION

					Cowles, Murphy, Glover & ASSOCIATES A Full Service Engineering Firm		457 St. Michael St., Mobile, AL 36602 Alabama (251) 433-1611 11880 Cranston Dr. Ste 102, Arlington, TN 38002 Tennessee (901) 290-5444		PROJECT PMG MOFFETT ROAD MOBILE, ALABAMA		SHEET EXTERIOR ELEVATIONS															
REV.		DESCRIPTION		DATE	BY	CHK'D					SCALE	AS NOTED	VTH	DATE	08/06/24	SHEET	— —	DATE	08/08/24	DRAWN BY	WBS	CHECKED BY	WBS	SHEET	4536-S2	
A		ISSUED FOR REVIEW		08/06/24	VTH	WBS																				



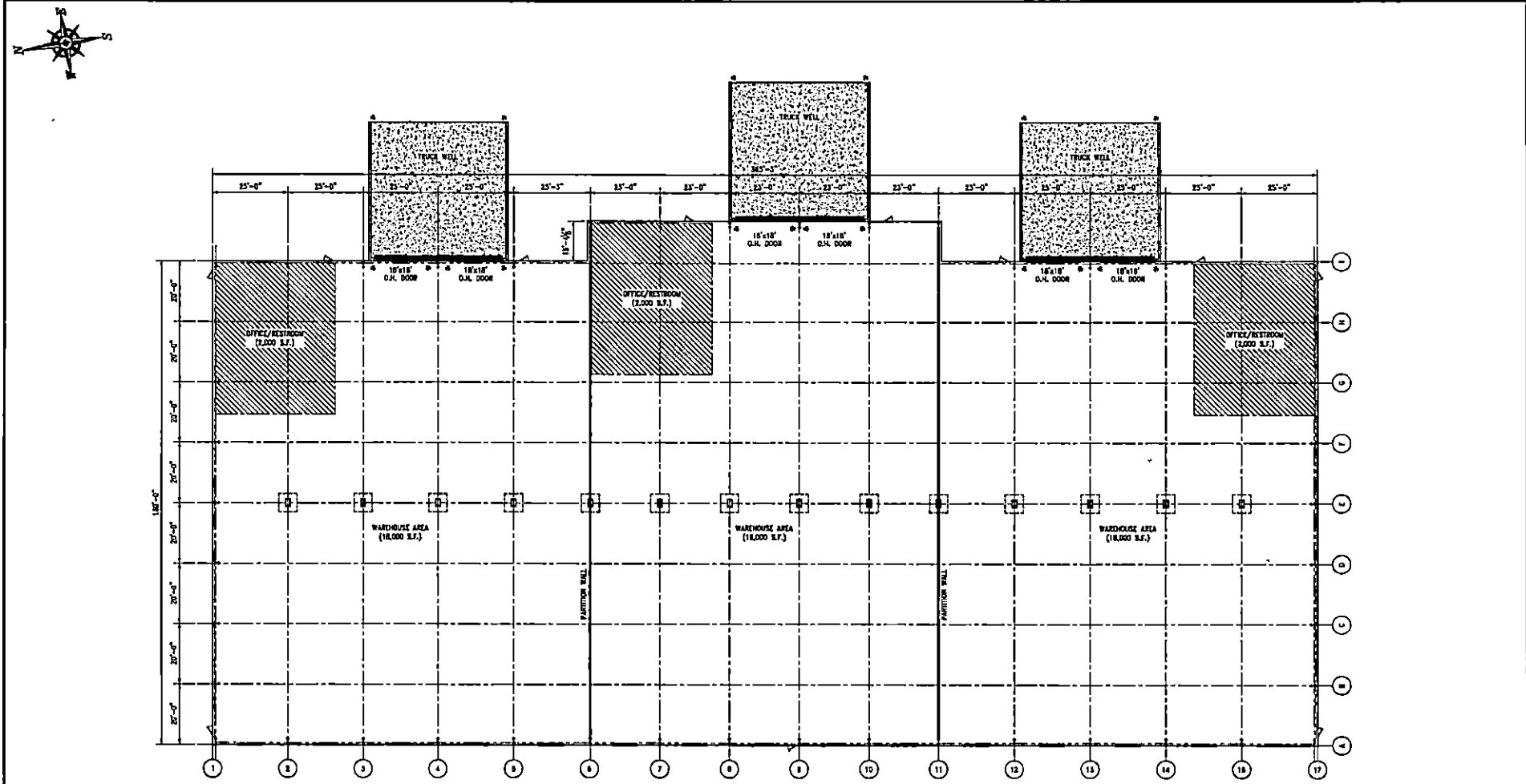
REV.	DESCRIPTION	DATE	BY	CHK'D
B	REVISED BUILDING AND LANDSCAPING LAYOUT	09/20/24	MSF	WED
A	ISSUED FOR REVIEW	08/09/24	MSF	WED

Cowles, Murphy, Glover & Associates
A Full Service Engineering Firm
PERFORMANCE • RELIABILITY • EXPERIENCE

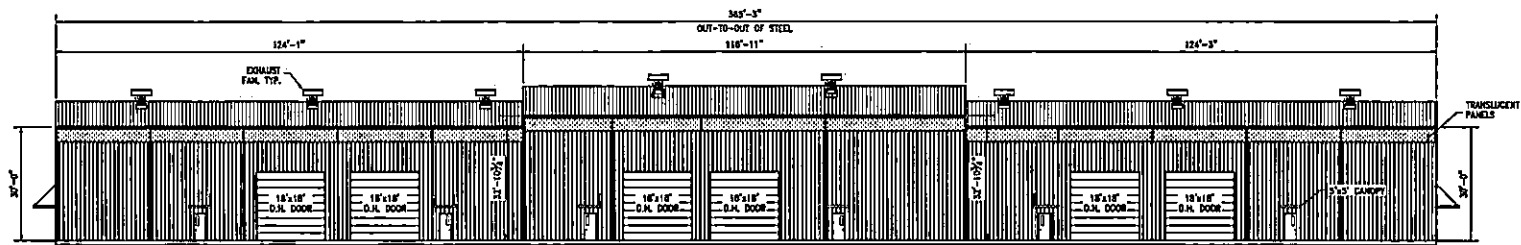
457 St. Michael St., Mobile, AL 36602
Alabama (251) 433-1611
11880 Cranston Dr. Ste 102, Arlington, TN 38002
Tennessee (901) 290-5444

PROJECT		MOBILE, ALABAMA	
PMG		MOFFETT RD.	
SCALE		AS NOTED	
DATE		08/09/24	
DRAWN BY		MSF	
CHECKED BY		MSF	
DATE		08/09/24	
PROJECT NUMBER		4536-C2	

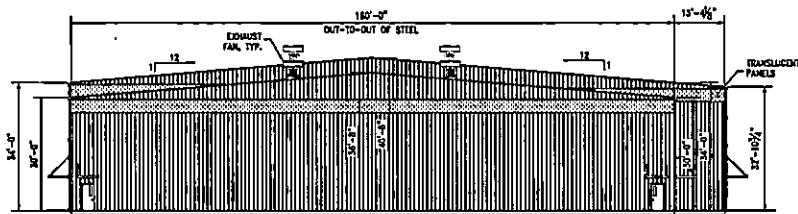
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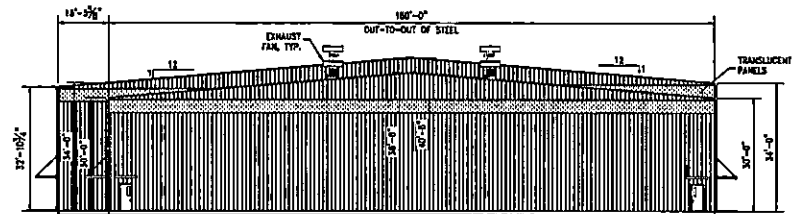
Cowles, Murphy, Glover & Associates A Full Service Engineering Firm PERFORMANCE • RELIABILITY • EXPERIENCE				457 St. Michael St., Mobile, AL 36602 Alabama (251) 433-1611 11880 Cranston Dr. Ste 102, Arlington, TN 38002 Tennessee (901) 290-5444				PROJECT PMG MOFFETT ROAD MOBILE, ALABAMA				TITLE FLOOR PLAN			
A ISSUED FOR REVIEW REV. DESCRIPTION DATE BY CHK'D				08/08/24 VTH WBS 4336				DATE 08/08/24 SHEET 1 OF 1 4536-S1							



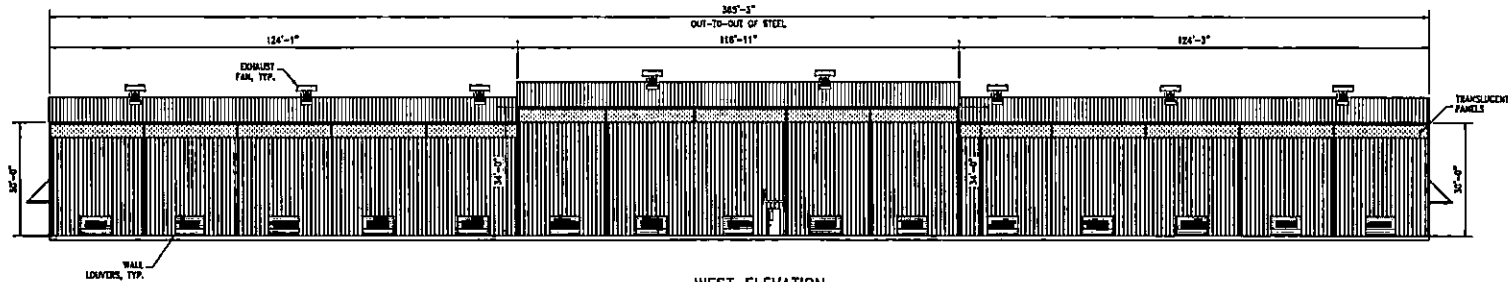
EAST ELEVATION
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SOUTH ELEVATION
SCALE: 1/16"=1'-0"



NORTH ELEVATION
SCALE: 1/16"=1'-0"



WEST ELEVATION
SCALE: 1/16"=1'-0"

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A REV.		ISSUED FOR REVIEW		06/08/24 DATE	VTH BY	WBS CHK'D	PERFORMANCE • RELIABILITY • EXPERIENCE				DATE 06/08/24		WBS VTH	4536-S2
		DESCRIPTION												

WALKER CLAUDIA Y & KENDRICK S WALKER
8545 TUNBRIDGE WELLS DR S
SEMMES, AL 36575

WARD AISHA NICOLE
9805 TRAVELER WAY
MOBILE, AL 36695

PATEL PARASKUMAR KHANDUBHAI &
MANISHAKUMARI GIRISHBHAI PACHCHIGAR
5308 MOFFETT RD
MOBILE, AL 36618

LYLE WILLIAM L & AUDRA C
6751 MOFFETT RD
MOBILE, AL 36618

PATEL PARASKUMAR KHANDUBHAI &
MANISHAKUMARI GIRISHBHAI PACHCHIGAR
5308 MOFFETT RD
MOBILE, AL 36618

LEWIS TONY F & GLORIA LULE
6751 MOFFAT RD
MOBILE, AL 36618

BESTHOFF SYDNEY J III & WALDA, LIFE EST
1055 ST CHARLES AVE SUITE 701
NEW ORLEANS, LA 70130

PRIME CARE PEDIATRICS LLC
8330 TADDISH DR N
MOBILE, AL 36695

PRICE PROPERTIES LLC
18 KINGSWAY
MOBILE, AL 36608

RENEW FAMILY DENTAL LLC
5710 KATHERINE HANKINS RD
THEODORE AL 36582

BELALLAH MAHER
9139 OLD ROMAN CIR
MOBILE, AL 36695

PRICE PROPERTIES LLC
18 KINGSWAY
MOBILE, AL 36608

PRESBYTERY OF MOBILE
855 SELMA ST
MOBILE, AL 36603

SOUTHWEST INVESTMENT GROUP LLC
7620 CUMBERLAND CT
MOBILE, AL 36695

A & J LLC
7016 CHARLESTON OAKS DR S
MOBILE, AL 36695

SHELTER CHURCH INC
1613 DONHAM DR
MOBILE, AL 36618

STANLEY FRANCES E OR DIANE S WOODWARD,
TRUSTEES, OR THEIR SUCCESSORS IN TRUST,
1550 VASSAR CT
MOBILE, AL 36695

WATSON BRANDON
1529 SAWADA DR
MOBILE, AL 36618

CARP BERNICE MCCAMPBELL & WILLIAM M
CARP
1513 SAWADA DR
MOBILE, AL 36618

STRANGE JAMES III
1511 SAWADA DR
MOBILE, AL 36618

CARTER MAKAYLLA, ADBEL JAMES ELLIOT
CARTER & MALIK CARTER
1509 SAWADA DR
MOBILE, AL 36618

KITTRELL BETTY
PO BOX 180643
MOBILE, AL 36618

SETH SABYUMVA & NDAYISHIMIYE ORENIE
5324 OVERLOOK RD
MOBILE, AL 36618

GIDDENS ALISA
1504 SAWADA DR
MOBILE, AL 36618

JEFFERY LEDARREL
1030 HEARTHSTONE CT
MOBILE, AL 36608

BROWN EMANUEL & VIRGINIA
1512 SAWADA DR
MOBILE, AL 36618

HOWELL PATRICK V & CATHERINE M
1516 SAWADA DR
MOBILE, AL 36618

HOUSTON GEORGE D II
P O BOX 180064
MOBILE, AL 36618

DUNNAM LEWIS N & PHYLISS M DUNNAM
1524 SAWADA DR
MOBILE, AL 36618

BLACKMAN MARCUS & VANICE S
6428 CHERRY RIDGE CT W
MOBILE, AL 36695

SEAWRIGHT SHARON GALE
1532 SAWADA DR
MOBILE, AL 36618

BRYANT CAROLYN BURRELL
5319 MOFFETT RD
MOBILE, AL 36618

CRABTREE DEBORAH BEECH
5311 MOFFETT RD
MOBILE, AL 36618

GRAYSON MAURICE L & VALERIE L GRAYSON
5320 OVERLOOK RD
MOBILE, AL 36618

DUNKLIN BELINDA A
5305 MOFFETT RD
MOBILE, AL 36618

AMAYA TITO B & ELIDA TAMI
5323 OVERLOOK RD
MOBILE, AL 36618

COWLES, MURPHY, GLOVER & ASSOCIATES
457 ST. MICHAEL STREET
MOBILE, AL 36602

CITY OF MOBILE, OFFICE OF CITY CLERK
WATER ST AREA URBAN RENEW PROJ 3RD
UNIT
205 GOVERNMENT PLAZA
MOBILE, AL 36644

WALDA BESTHOFF, USUFRCT
1055 ST CHARLES AVE. SUITE 701
NEW ORLEANS, LA 70130

Notice of Neighborhood Meeting

August 13th, 2024

Dear Property Owner(s):

This letter is to inform you that a Neighborhood Meeting has been scheduled to discuss the following application(s) that **Walda Besthoff** will be submitting to the Mobile City Planning Commission:

(1) Rezone: Zoning Change to rezone the property at 5301 Moffet Road Mobile, AL 36618 from Neighborhood Business District (B-2) to Office Distribution District (B-5).

The Neighborhood Meeting will be held at the following time, date, and location:

Date: August 27th, 2024

Time: 4:00 pm - 5:30 pm

Location: Forest Hill Church of God 5508 Moffett Rd, Mobile, AL 36618

You are receiving this notice because your property is located within 300 feet of **5301 Moffet Road Mobile, AL 36618**, in compliance with the notification requirements of Article 5 of the city's Unified Development Code (UDC). You or your agent are invited to attend the Neighborhood Meeting to learn more about the above-referenced application(s), ask questions, and present your views.

Sincerely,

Bruce Smith

Cowles, Murphy, Glover, & Associates

457 St. Michael St. Mobile, AL 36602

bsmith@cmg-a.com



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: January 14, 2025

Submitted by:

John Paine, Purchasing Agent

Sponsored by:

Mayor William S. Stimpson

Purpose and Scope of Project:

To approve issuance of purchase order to Chris Lovvorn Pile Drivers Inc for removal and disposal of abandoned vessel from Dog River.

Amount of Contract:

\$27,000.00

Funding Source

NOAA grant to remove derelict vessels/marine debris to restore marine habitats.

ATTACHMENTS:

1. 20241231 Lovvorn Agenda Package POs

REVIEWERS:

Lana Gauthier

Lana Gauthier

AGENDA ITEM SUMMARY SHEET

Print Page Reset

Agenda of: 7 Jan 2025 Date Item No. _____

Submitted by: Procurement Department John Paine, Purchasing Agent Department Head

Sponsored by: William S. Stimpson Name Mayor Title

Reviewed by: _____ Executive Director

Routing Authorized: James Barber Mayor's Office _____ Date

A brief synopsis and explanation of the following:

PROJECT NAME: Approval of Purchase Order to Chris Lovvorn Pile Drivers Inc

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to Chris Lovvorn Pile Drivers Inc for removal and disposal of abandoned vessel from Dog River.
NOAA grant to remove derelict vessels/marine debris to restore marine habitats.

RESOLUTION ☒ ORDINANCE ☐ OTHER ☐

AMOUNT OF CONTRACT: \$27,000.00

FUNDING SOURCE:

Budget Item: See Requisition Discretionary Funds: _____

Budget amendment: REDUCE ☐ INCREASED ☐

Grant funds: _____ Matching funds: _____

Associated Costs:

Current year (itemize)
Type: _____ Amount: _____

Future years
Year: _____ Amount: _____

**If Cost will continue, write "indefinite" and list project annual-cost.*

Effective date of contract: On issuance to vendor.

Renewal date of contract (if applicable): _____

If not bid, state reason: Price below public works bid requirement; competitive quotes.

How many bidders received bid packages (if applicable): 15

How many bidders submitted bids (if applicable): 2

If this is not the lowest bid, explain why not:

Low quote did not provide adequate plan or licenses.

RESOLUTION

Sponsored by: Mayor William S. Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, a purchase order to the indicated vendor in the approximate amount stated, and to approve the supporting bid award if required, for the following requisition as indicated below and attached herein:

Requisition	Fiscal Year	Department	Description	Amount	Vendor
<u>2659</u>	2025	(2590) GRANT MANAGEMENT	REMOVAL OF DERELICT 25FT VESSEL FROM DOG RIVER (PRICE BELOW BID REQUIREMENT, COMPETITIVE PRICE QUOTES)	\$27,000.00	<u>(299234) CHRIS LOVVORN PILE DRIVERS INC</u>

Adopted:

City Clerk

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00002659-00 FY 2025 Acct No: 5033.10.00.0000.0000.0000.0000.42200. Review: Buyer: Status: Approved	Page 1
--	---	--------

Vendor
 CHRIS LOVVORN PILE DRIVERS INC
 5989 BAYOU RD

MOBILE, AL 36605

Tel#2514547913

Ship To
 GRANTS ADMINISTRATION
 205 GOVERNMENT STREET
 4TH FLOOR SOUTH TOWER ROOM 454
 MOBILE, AL 36644
 KELSI.TIPPERY@CITYOFMOBILE.ORG

Delivery Reference
 KELSI TIPPERY/LT. JOHN ANGLE

Deliver To
 GRANTS ADMINISTRATION
 205 GOVERNMENT STREET
 4TH FLOOR SOUTH TOWER ROOM 454
 MOBILE, AL 36644

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
11/26/24	299234				GRANT MANAGEMENT

LN	Description / Account	Qty	Unit Price	Net Price
001	REMOVAL OF 25-FOOT VESSEL FROM DOG RIVER DRIVE TO INCLUDE STABILIZATION PLAN, CONTAINMENT, COLLECTION, AND REMOVAL PLAN FOR ANY SPILLS, TRANSPORTATION OF VESSEL AFTER REMOVAL, AND DISPOSAL OF VESSEL TO INCLUDE ANY NECESSARY SPILL BARRIER PROTECTION, CONTAINMENT AND REMOVAL OF ANY SPILLS, AND DISPOSAL OF VESSEL AND ITS CONTENTS Additional Description Notes	1.00 EACH	27000.00000	27000.00

RFQ WAS SENT TO 17 POTENTIAL VENDORS ON 11/13/24. ONLY TWO QUOTES WERE RECEIVED BY THE DEADLINE OF 11/25/24.

1	5033.10.00.0000.0000.0000.0000.42200. E G-NFWFNOAA.CONTRSERVC.	27000.00
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Ship To
 GRANTS ADMINISTRATION
 205 GOVERNMENT STREET
 4TH FLOOR SOUTH TOWER ROOM 454
 MOBILE, AL 36644
 Delivery Reference
 KELSI TIPPERY/LT. JOHN ANGLE

Deliver To
 GRANTS ADMINISTRATION
 205 GOVERNMENT STREET

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00002659-00 FY 2025 Acct No: 5033.10.00.0000.0000.0000.0000.42200. Review: Buyer: Status: Approved	Page 2
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Vendor
 CHRIS LOVVORN PILE DRIVERS INC
 5989 BAYOU RD

MOBILE, AL 36605

Tel#2514547913

Ship To
 GRANTS ADMINISTRATION
 205 GOVERNMENT STREET
 4TH FLOOR SOUTH TOWER ROOM 454
 MOBILE, AL 36644
 KELSI.TIPPERY@CITYOFMOBILE.ORG

Delivery Reference
 KELSI TIPPERY/LT. JOHN ANGLE

Deliver To
 GRANTS ADMINISTRATION
 205 GOVERNMENT STREET
 4TH FLOOR SOUTH TOWER ROOM 454
 MOBILE, AL 36644

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
11/26/24	299234				GRANT MANAGEMENT

LN	Description / Account	Qty	Unit Price	Net Price
	4TH FLOOR SOUTH TOWER ROOM 454 MOBILE, AL 36644			

Requisition Link

Requisition Total 27000.00

***** Project Ledger Summary Section *****

Account	Amount	Remaining Budget
E G-NFWFNOAA.CONTRSERVC.	27000.00	438381.32

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
5033.10.00.0000.0000.0000.0000.42200.	27000.00	
NFWF GRANTS EXP	PROFESSIONAL & TECHNICAL	

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Approved	12/04/24	DREANETTA BARNES	Auto approved by: 910519237
Approved	12/04/24	DONNA BRYARS	
Approved	12/04/24	TRAVIS MARSHALL	Auto approved by: 910519237
Approved	12/04/24	CODY SCOTT	Auto approved by: 910519237
Approved	12/04/24	SHAUNAGYE SIMMS	Auto approved by: 910519237
Approved	12/04/24	RANDY THREADGILL	Auto approved by: 910519237
Approved	12/23/24	DONALD ROSE	Auto approved by: 9105paij
Approved	12/23/24	SANDRA LEWIS	Auto approved by: 9105paij
Approved	12/23/24	STEVEN KRONINGER	Auto approved by: 9105paij
Approved	12/23/24	SAMANTHA COOLEY	Auto approved by: 9105paij
Approved	12/23/24	LONELL HARRIS	Auto approved by: 9105paij
Approved	12/23/24	ANNE FOLEY	Auto approved by: 9105paij
Approved	12/23/24	JOHN PAINE	Auto approved by: 9105paij

=====	=====
Bill To	Requisition 00002659-00 FY 2025
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	5033.10.00.0000.0000.0000.0000.42200.
MOBILE, AL	Review:
36601	Buyer:
vendorinvoices@cityofmobile.org	Status: Approved
	Page 3
=====	=====

Vendor
CHRIS LOVVORN PILE DRIVERS INC
5989 BAYOU RD

MOBILE, AL 36605

Tel#2514547913

Ship To
GRANTS ADMINISTRATION
205 GOVERNMENT STREET
4TH FLOOR SOUTH TOWER ROOM 454
MOBILE, AL 36644
KELSI.TIPPERY@CITYOFMOBILE.ORG

Delivery Reference
KELSI TIPPERY/LT. JOHN ANGLE

Deliver To
GRANTS ADMINISTRATION
205 GOVERNMENT STREET
4TH FLOOR SOUTH TOWER ROOM 454
MOBILE, AL 36644

-----	-----	-----	-----	-----	-----
Date	Vendor	Date	Ship		
Ordered	Number	Required	Via	Terms	Department
-----	-----	-----	-----	-----	-----
11/26/24	299234				GRANT MANAGEMENT
-----	-----	-----	-----	-----	-----

LN Description / Account	Qty	Unit Price	Net Price
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Authorized By: _____ Date: _____
Signature

REQUEST FOR QUOTE

November 12, 2024

Requested by: City of Mobile Office of Grants Management



Please direct inquiries to: Kelsi Tippery
Grant Developer
Office of Grants Management
(251) 208-7870
Kelsi.tippery@cityofmobile.org

REQUEST FOR QUOTE FOR VESSEL REMOVAL AND DISPOSAL

Date Needed: **Monday, November 25, 2024 @ 12:00 PM**

Report Location: 6706 Belwood Drive West, Theodore, AL 36582

GPS Coordinates: **Latitude:** 30.5513771. **Longitude:** -88.1095927

RFQ SPECIFICATIONS:

Contractor needed for removal and disposal of one (1) derelict vessel from Dog River behind the property located at 6706 Belwood Drive West, Theodore, AL 36582. Vessel is estimated at 25-ft and 10,000lbs. To schedule a viewing of the vessel prior to submitting a quote, and for specific location information, please contact **Cpl. Paul Lee at 251-525-0152**. Prior arrangements to view the vessel **are required**, as vessel is located behind private property and can only be accessed via water. Viewings will be scheduled on Monday, November 18, 2024.

Mobile Contractor will develop and submit a removal plan for City approval before beginning any work, to include:

- A brief description of previous experience in marine debris removal
- Demonstrated equipment to do the work
 - This location requires a narrow barge for access
- Equipment and personnel to be used
- Stabilization plan
- Containment, collection, and removal plan for any spills
- Planned removal process and timeline
 - Vessel must be removed within 6 months of contract being awarded
- Transportation plan for vessel
- Disposal plan for vessel:
 - Provide necessary spill barrier protection
 - Contain, report, and remove any sheen producing spills

- Remove and dispose of vessel and contents



- Must have a valid, current City of Mobile Business License at time of submission of quote
- Must submit proof of insurance
- Contractor shall indemnify the City of Mobile against any liability, damage, loss, or expense

PLEASE SUBMIT QUOTES TO:

KELSI TIPPERY, GRANTS DEVELOPER @ kelsi.tippery@cityofmobile.org BY NO LATER THAN MONDAY, NOVEMBER 25, 2024, AT 12:00PM



November 25, 2024

City of Mobile Office of Grants Management
Mobile, Alabama

Quote: Vessel Removal and Disposal
6706 Belwood Drive West, Theodore, AL 36582
GPS Latitude: 30.5513771 Longitude: -88.1095927

The following quote is for the removal of the vessel from Dog River behind the property located at 6706 Belwood Drive West, Theodore, Alabama 36582.

The total price for removal and disposal of the estimated 25-ft vessel is \$27,000.00.

Please find attached a copy of our City of Mobile Business License and a Certificate of Liability Insurance.

Thank you for the opportunity to quote your job. If you have any questions, please feel free to call me at 251-454-7913 or lovvornc@yahoo.com.

Chris Lovvorn

Accepted:

Dated: _____



November 25, 2024

City of Mobile Office of Grants Management
Mobile, Alabama

REMOVAL PLAN FOR VESSEL AND DISPOSAL

25-ft Vessel behind the property located at 6706 Belwood Drive West, Theodore, Alabama

Company equipment to be used - John Deere 270 Long Reach Excavator with a grapple bucket, 27' Aluminum workboat, 2-6'x20' Aluminum work floats, a 20'x50' barge and Mack dump truck. Personnel on site will be Chris Lovvorn, Jr, JohnRobert Williams, Benjamin Dauphin, Elijah MacKinnon and Donald Denges all employees of the company.

Stabilization plan - debris will be loaded onto a 20'x50' barge

Containment, collection, and removal plan for any spills - oil rags on barge and turbidity boom around site.

Planned removal process and timeline - use John Deere 50 and John Deere 130 excavator until vessel is removed and loaded on barge for transport to lay down yard where John Deere 270 Long Reach will remove from barge into dumpsters for transport to dump site.

Transportation plan for vessel - once barge is loaded 27' Aluminum work boat will push the barge to lay down yard.

Disposal plan for vessel - off load at lay down yard into 30 yard dumpsters to take to dump site.

We will provide necessary protection for spills and report any sheen producing spills.

City of Mobile Business License and Certificate of insurance is attached.

Contact info: Chris Lovvorn, Jr. 251-454-7913 or lovvornc@yahoo.com



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/25/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Platinum Global Insurance Agency, INC 162 Lighthouse Point Slidell LA 70458	CONTACT NAME: Harper Kranz PHONE (A/C, No. Ext): 573-216-4725 E-MAIL ADDRESS: ali@pglobalins.com FAX (A/C, No): INSURER(S) AFFORDING COVERAGE INSURER A: ATLANTIC SPECIALTY INSURER B: Liberty Mutual Ins. Co. INSURER C: SAFE HARBOR INSURER D: INSURER E: INSURER F:	NAIC # 27154
INSURED Chris Lovvorn Pile Drivers Inc. 5989 Bayou Rd Mobile 36605-9415		

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Marine CGL GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:			B5JH28852	06/18/2024	06/18/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			710-03-79-27-0005	06/18/2024	06/18/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	01-15628-23089-279870	04/01/2024	04/01/2025	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Pollution Liability (scheduled vessels)			V-15033-24	10/16/2024	10/16/2025	Limit 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Package policy B5JH27432 scheduled vessels for P&I: CL7 Spud Barge, TAGG Spud Barge, Stump Jumper II steel tug, 2005 Custom Craft. Package policy B5JH27432 includes P&I for crew (3) including M&C for owner. Vessel pollution includes all vessels. Navigational territory inland and coastal waters of AL, MS, FL; Package policy includes blanket additional insured when required by written contract.

CERTIFICATE HOLDER**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

City of Mobile
Purchasing
PO Box 1948
Mobile

AL 36633

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CITY OF MOBILE BUSINESS LICENSE

Mobile, Alabama

POST IN A CONSPICUOUS PLACE - LICENSE IS NOT TRANSFERABLE

Issued to:

CHRIS LOVVORN PILE DRIVERS INC T3
5989 BAYOU ROAD
MOBILE AL 36605

YEAR	LICENSE NO.
2024	11257
ISSUED	EXPIRES
2/9/2024	12/31/2024

236120 CONTRACTOR - GENERAL CONTRACTORS

Mauria P. King

Mauria P. King, Revenue Director
City of Mobile Revenue Department

www.cityofmobile.org/revenue



CHRIS LOVVORN PILE DRIVERS INC
5989 BAYOU RD
MOBILE, AL 36605-9415

3 T1 P712



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: January 14, 2025

Submitted by:

John Paine, Purchasing Agent

Sponsored by:

Mayor William S. Stimpson

Purpose and Scope of Project:

To approve issuance of purchase order to Cummins Mid-South LLC for engine repairs for 2017 Pierce Enforcer pumper fire truck for MFRD.

Amount of Contract:

\$23,095.86

Funding Source

General fund.

ATTACHMENTS:

1. 20241231 Cummins Agenda Package POs

REVIEWERS:

Lana Gauthier

Lana Gauthier

AGENDA ITEM SUMMARY SHEET

[Print Page](#)[Reset](#)

Agenda of: 7 January 2024
Date

Item No. _____

Submitted by: _____
Procurement
Department

John Paine, Purchasing Agent
Department Head

Sponsored by: _____
William S. Stimpson
Name

Mayor
Title

Reviewed by: _____
Executive Director

Routing Authorized: _____
James Barber
Mayor's Office

Date

A brief synopsis and explanation of the following:

PROJECT NAME: Approval of Purchase Order to Cummins Mid-South LLC

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to Cummins Mid-South LLC for engine repairs for 2017
Pierce Enforcer pumper fire truck for MFRD.
General fund.

RESOLUTION ☒

ORDINANCE ☐

OTHER ☐

AMOUNT OF CONTRACT: 23,095.86

FUNDING SOURCE:

Budget Item: See Requisition

Discretionary Funds: _____

Budget amendment: REDUCE ☐ INCREASED ☐

Grant funds: _____

Matching funds: _____

Associated Costs:

Current year (itemize)

Type: _____

Amount: _____

Future years

Year: _____

Amount: _____

**If Cost will continue, write "indefinite" and list project annual-cost.*

Effective date of contract: On issuance to vendor.

Renewal date of contract (if applicable): _____

If not bid, state reason: Price below bid requirement.

How many bidders received bid packages (if applicable): na

How many bidders submitted bids (if applicable): na

If this is not the lowest bid, explain why not:

RESOLUTION

Sponsored by: Mayor William S. Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, a purchase order to the indicated vendor in the approximate amount stated, and to approve the supporting bid award if required, for the following requisition as indicated below and attached herein:

Requisition	Fiscal Year	Department	Description	Amount	Vendor
<u>3681</u>	2025	(1510) FIRE ADMINISTRATION	ENGINE REPAIRS TO 2017 PIERCE ENFORCER PUMPER FIRE TRUCK FOR MFRD (PRICE BELOW BID REQUIREMENT)	\$23,095.86	(<u>38450</u>) <u>CUMMINS MID-SOUTH LLC</u>

Adopted:

City Clerk

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00003681-00 FY 2025 PO 25003241 Acct No: 1000.30.15.1510.1522.1510.0000.0000.45050. Review: Buyer: 910519540 Status: Converted	Page 1
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Vendor
CUMMINS MID-SOUTH LLC
1924 E I-65 SERVICE RD N

Ship To
MUNICIPAL GARAGE
770 GAYLE STREET

MOBILE, AL 36617

MOBILE, AL 36604
RICHARDSONV@CITYOFMOBILE.ORG

Tel#251-706-2739
Fax 251-452-6419

Delivery Reference
VICTORIA RICHARDSON

Deliver To
FIRE CENTRAL SUPPLY
2851 OLD SHELL ROAD

MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/30/24	038450				FIRE ADMINISTRATION

LN Description / Account	Qty	Unit Price	Net Price
001 E-19 / asset 75532; COMPLAINT: CHECK ENGINE LIGHT. AFTERTREATMENT CODES. COOLANT LEAK AT FRONT OF ENGINE; CAUSE: WATER PUMP DPF EXHAUST MANIFOLD GASKET DOC ALL 6 INJECTORS; PART #6410398, KIT, WATER PUMP Vendor Item	1.00 EACH	297.81000	297.81

1 1000.30.15.1510.1522.1510.0000.0000.45050. 297.81

Ship To
MUNICIPAL GARAGE
770 GAYLE STREET
MOBILE, AL 36604
Delivery Reference
VICTORIA RICHARDSON

Deliver To
FIRE CENTRAL SUPPLY
2851 OLD SHELL ROAD
MOBILE, AL 36607

002 E-19 / asset 75532; PART #CC36077, OAT Vendor Item	3.00 EACH	19.31000	57.93
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1 1000.30.15.1510.1522.1510.0000.0000.45050. 57.93

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00003681-00 FY 2025 PO 25003241 Acct No: 1000.30.15.1510.1522.1510.0000.0000.45050. Review: Buyer: 910519540 Status: Converted	Page 2
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Vendor
 CUMMINS MID-SOUTH LLC
 1924 E I-65 SERVICE RD N

Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET

MOBILE, AL 36617

MOBILE, AL 36604
 RICHARDSONV@CITYOFMOBILE.ORG

Tel#251-706-2739
 Fax 251-452-6419

Delivery Reference
 VICTORIA RICHARDSON

Deliver To
 FIRE CENTRAL SUPPLY
 2851 OLD SHELL ROAD

MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/30/24	038450				FIRE ADMINISTRATION

LN Description / Account	Qty	Unit Price	Net Price
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Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET
 MOBILE, AL 36604
 Delivery Reference
 VICTORIA RICHARDSON

Deliver To
 FIRE CENTRAL SUPPLY
 2851 OLD SHELL ROAD
 MOBILE, AL 36607

003 E-19 / asset 75532; PART #5579360, KIT, PARTICULATE FILTER Vendor Item	1.00 EACH	3308.58000	3308.58
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1 1000.30.15.1510.1522.1510.0000.0000.45050.			3308.58
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Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET
 MOBILE, AL 36604
 Delivery Reference
 VICTORIA RICHARDSON

Deliver To
 FIRE CENTRAL SUPPLY
 2851 OLD SHELL ROAD
 MOBILE, AL 36607

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00003681-00 FY 2025 PO 25003241 Acct No: 1000.30.15.1510.1522.1510.0000.0000.45050. Review: Buyer: 910519540 Status: Converted	Page 3
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Vendor
 CUMMINS MID-SOUTH LLC
 1924 E I-65 SERVICE RD N

Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET

MOBILE, AL 36617

MOBILE, AL 36604
 RICHARDSONV@CITYOFMOBILE.ORG

Tel#251-706-2739
 Fax 251-452-6419

Delivery Reference
 VICTORIA RICHARDSON

Deliver To
 FIRE CENTRAL SUPPLY
 2851 OLD SHELL ROAD

MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/30/24	038450				FIRE ADMINISTRATION

LN Description / Account	Qty	Unit Price	Net Price
004 E-19 / asset 75532; PART #5716035, GASKET, EXHAUST MANIFOLD (ORDERED 5269779) Vendor Item	6.00 EACH	17.10000	102.60

1 1000.30.15.1510.1522.1510.0000.0000.45050. 102.60

Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET
 MOBILE, AL 36604
 Delivery Reference
 VICTORIA RICHARDSON

Deliver To
 FIRE CENTRAL SUPPLY
 2851 OLD SHELL ROAD
 MOBILE, AL 36607

005 E-19 / asset 75532; PART #5263462 NUT, TWELVE POINT Vendor Item	4.00 EACH	4.69000	18.76
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1 1000.30.15.1510.1522.1510.0000.0000.45050. 18.76

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00003681-00 FY 2025 PO 25003241 Acct No: 1000.30.15.1510.1522.1510.0000.0000.45050. Review: Buyer: 910519540 Status: Converted	Page 4
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Vendor
 CUMMINS MID-SOUTH LLC
 1924 E I-65 SERVICE RD N

Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET

MOBILE, AL 36617

MOBILE, AL 36604
 RICHARDSONV@CITYOFMOBILE.ORG

Tel#251-706-2739
 Fax 251-452-6419

Delivery Reference
 VICTORIA RICHARDSON

Deliver To
 FIRE CENTRAL SUPPLY
 2851 OLD SHELL ROAD

MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/30/24	038450				FIRE ADMINISTRATION

LN	Description / Account	Qty	Unit Price	Net Price
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Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET
 MOBILE, AL 36604
 Delivery Reference
 VICTORIA RICHARDSON

Deliver To
 FIRE CENTRAL SUPPLY
 2851 OLD SHELL ROAD
 MOBILE, AL 36607

006	E-19 / asset 75532; PART #5263924, GASKET TURBOCHARGER Vendor Item	1.00 EACH	24.15000	24.15
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1	1000.30.15.1510.1522.1510.0000.0000.45050.			24.15
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Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET
 MOBILE, AL 36604
 Delivery Reference
 VICTORIA RICHARDSON

Deliver To
 FIRE CENTRAL SUPPLY
 2851 OLD SHELL ROAD
 MOBILE, AL 36607

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00003681-00 FY 2025 PO 25003241 Acct No: 1000.30.15.1510.1522.1510.0000.0000.45050. Review: Buyer: 910519540 Status: Converted	Page 5
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Vendor
 CUMMINS MID-SOUTH LLC
 1924 E I-65 SERVICE RD N

Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET

MOBILE, AL 36617

MOBILE, AL 36604
 RICHARDSONV@CITYOFMOBILE.ORG

Tel#251-706-2739
 Fax 251-452-6419

Delivery Reference
 VICTORIA RICHARDSON

Deliver To
 FIRE CENTRAL SUPPLY
 2851 OLD SHELL ROAD

MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/30/24	038450				FIRE ADMINISTRATION

LN	Description / Account	Qty	Unit Price	Net Price
007	E-19 / asset 75532; PART #3104230, GASKET, EXH GAS RCN VALVE Vendor Item	1.00 EACH	49.01000	49.01

1 1000.30.15.1510.1522.1510.0000.0000.45050. 49.01

Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET
 MOBILE, AL 36604
 Delivery Reference
 VICTORIA RICHARDSON

Deliver To
 FIRE CENTRAL SUPPLY
 2851 OLD SHELL ROAD
 MOBILE, AL 36607

008	E-19 / ASSET 75532; PART #5297806, SEAL D RING Vendor Item	2.00 EACH	3.31000	6.62
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1 1000.30.15.1510.1522.1510.0000.0000.45050. 6.62

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00003681-00 FY 2025 PO 25003241 Acct No: 1000.30.15.1510.1522.1510.0000.0000.45050. Review: Buyer: 910519540 Status: Converted	Page 6
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Vendor
CUMMINS MID-SOUTH LLC
1924 E I-65 SERVICE RD N

Ship To
MUNICIPAL GARAGE
770 GAYLE STREET

MOBILE, AL 36617

MOBILE, AL 36604
RICHARDSONV@CITYOFMOBILE.ORG

Tel#251-706-2739
Fax 251-452-6419

Delivery Reference
VICTORIA RICHARDSON

Deliver To
FIRE CENTRAL SUPPLY
2851 OLD SHELL ROAD

MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/30/24	038450				FIRE ADMINISTRATION

LN Description / Account	Qty	Unit Price	Net Price
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Ship To
MUNICIPAL GARAGE
770 GAYLE STREET
MOBILE, AL 36604
Delivery Reference
VICTORIA RICHARDSON

Deliver To
FIRE CENTRAL SUPPLY
2851 OLD SHELL ROAD
MOBILE, AL 36607

009 E-19 / ASSET 75532; PART #5264568, GASKET, OIL DRAIN Vendor Item	1.00 EACH	4.30000	4.30
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1 1000.30.15.1510.1522.1510.0000.0000.45050.	4.30
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Ship To
MUNICIPAL GARAGE
770 GAYLE STREET
MOBILE, AL 36604
Delivery Reference
VICTORIA RICHARDSON

Deliver To
FIRE CENTRAL SUPPLY
2851 OLD SHELL ROAD
MOBILE, AL 36607

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00003681-00 FY 2025 PO 25003241 Acct No: 1000.30.15.1510.1522.1510.0000.0000.45050. Review: Buyer: 910519540 Status: Converted	Page 7
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Vendor
 CUMMINS MID-SOUTH LLC
 1924 E I-65 SERVICE RD N

Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET

MOBILE, AL 36617

MOBILE, AL 36604
 RICHARDSONV@CITYOFMOBILE.ORG

Tel#251-706-2739
 Fax 251-452-6419

Delivery Reference
 VICTORIA RICHARDSON

Deliver To
 FIRE CENTRAL SUPPLY
 2851 OLD SHELL ROAD

MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/30/24	038450				FIRE ADMINISTRATION

LN	Description / Account	Qty	Unit Price	Net Price
010	E-19 / ASSET 75532; PART #3922794, SEAL O RING Vendor Item	2.00 EACH	4.21000	8.42

1 1000.30.15.1510.1522.1510.0000.0000.45050. 8.42

Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET
 MOBILE, AL 36604
 Delivery Reference
 VICTORIA RICHARDSON

Deliver To
 FIRE CENTRAL SUPPLY
 2851 OLD SHELL ROAD
 MOBILE, AL 36607

011	E-19 / ASSET 75532; PART #3627695, SEAL, O RING Vendor Item	1.00 EACH	10.13000	10.13
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1 1000.30.15.1510.1522.1510.0000.0000.45050. 10.13

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00003681-00 FY 2025 PO 25003241 Acct No: 1000.30.15.1510.1522.1510.0000.0000.45050. Review: Buyer: 910519540 Status: Converted	Page 8
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Vendor
CUMMINS MID-SOUTH LLC
1924 E I-65 SERVICE RD N

Ship To
MUNICIPAL GARAGE
770 GAYLE STREET

MOBILE, AL 36617

MOBILE, AL 36604
RICHARDSONV@CITYOFMOBILE.ORG

Tel#251-706-2739
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Delivery Reference
VICTORIA RICHARDSON

Deliver To
FIRE CENTRAL SUPPLY
2851 OLD SHELL ROAD

MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/30/24	038450				FIRE ADMINISTRATION

LN Description / Account	Qty	Unit Price	Net Price
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Ship To
MUNICIPAL GARAGE
770 GAYLE STREET
MOBILE, AL 36604
Delivery Reference
VICTORIA RICHARDSON

Deliver To
FIRE CENTRAL SUPPLY
2851 OLD SHELL ROAD
MOBILE, AL 36607

012 E-19 / ASSET 75532; PART #4932615, GASKET, CONNECTION Vendor Item	2.00 EACH	4.77000	9.54
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1 1000.30.15.1510.1522.1510.0000.0000.45050.			9.54
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Ship To
MUNICIPAL GARAGE
770 GAYLE STREET
MOBILE, AL 36604
Delivery Reference
VICTORIA RICHARDSON

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FIRE CENTRAL SUPPLY
2851 OLD SHELL ROAD
MOBILE, AL 36607

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00003681-00 FY 2025 PO 25003241 Acct No: 1000.30.15.1510.1522.1510.0000.0000.45050. Review: Buyer: 910519540 Status: Converted	Page 9
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Vendor
 CUMMINS MID-SOUTH LLC
 1924 E I-65 SERVICE RD N

Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET

MOBILE, AL 36617

MOBILE, AL 36604
 RICHARDSONV@CITYOFMOBILE.ORG

Tel#251-706-2739
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 2851 OLD SHELL ROAD

MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/30/24	038450				FIRE ADMINISTRATION

LN	Description / Account	Qty	Unit Price	Net Price
013	E-19 / ASSET 75532; PART #DCIX770062, RESTRICTION INDICATOR Vendor Item	1.00 EACH	65.46000	65.46

1 1000.30.15.1510.1522.1510.0000.0000.45050. 65.46

Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET
 MOBILE, AL 36604
 Delivery Reference
 VICTORIA RICHARDSON

Deliver To
 FIRE CENTRAL SUPPLY
 2851 OLD SHELL ROAD
 MOBILE, AL 36607

014	FREIGHT	1.00 EACH	18.28000	18.28
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Additional Description Notes

E-19 / ASSET 75532; FREIGHT
 Vendor Item
 Inventory Item/Loc 14009

1 1000.30.15.1510.1522.1510.0000.0000.45050. 18.28

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00003681-00 FY 2025 PO 25003241 Acct No: 1000.30.15.1510.1522.1510.0000.0000.45050. Review: Buyer: 910519540 Status: Converted	Page 10
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Vendor
 CUMMINS MID-SOUTH LLC
 1924 E I-65 SERVICE RD N

Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET

MOBILE, AL 36617

MOBILE, AL 36604
 RICHARDSONV@CITYOFMOBILE.ORG

Tel#251-706-2739
 Fax 251-452-6419

Delivery Reference
 VICTORIA RICHARDSON

Deliver To
 FIRE CENTRAL SUPPLY
 2851 OLD SHELL ROAD

MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/30/24	038450				FIRE ADMINISTRATION

LN Description / Account	Qty	Unit Price	Net Price
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Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET
 MOBILE, AL 36604
 Delivery Reference
 VICTORIA RICHARDSON

Deliver To
 FIRE CENTRAL SUPPLY
 2851 OLD SHELL ROAD
 MOBILE, AL 36607

015 E-19 / ASSET 75532; PART #5418480, MODULE INLET CATALYST (ORDERED PART 4395108) Vendor Item	1.00 EACH	5694.77000	5694.77
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1 1000.30.15.1510.1522.1510.0000.0000.45050.			5694.77
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Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET
 MOBILE, AL 36604
 Delivery Reference
 VICTORIA RICHARDSON

Deliver To
 FIRE CENTRAL SUPPLY
 2851 OLD SHELL ROAD

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00003681-00 FY 2025 PO 25003241 Acct No: 1000.30.15.1510.1522.1510.0000.0000.45050. Review: Buyer: 910519540 Status: Converted	Page 11
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Vendor
CUMMINS MID-SOUTH LLC
1924 E I-65 SERVICE RD N

Ship To
MUNICIPAL GARAGE
770 GAYLE STREET

MOBILE, AL 36617

MOBILE, AL 36604
RICHARDSONV@CITYOFMOBILE.ORG

Tel#251-706-2739
Fax 251-452-6419

Delivery Reference
VICTORIA RICHARDSON

Deliver To
FIRE CENTRAL SUPPLY
2851 OLD SHELL ROAD

MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/30/24	038450				FIRE ADMINISTRATION

LN	Description / Account	Qty	Unit Price	Net Price
	MOBILE, AL 36607			

016	FREIGHT	1.00 EACH	177.50000	177.50
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Additional Description Notes

E-19 / ASSET 75532
Vendor Item
Inventory Item/Loc 14009

1	1000.30.15.1510.1522.1510.0000.0000.45050.			177.50
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Ship To
MUNICIPAL GARAGE
770 GAYLE STREET
MOBILE, AL 36604
Delivery Reference
VICTORIA RICHARDSON

Deliver To
FIRE CENTRAL SUPPLY
2851 OLD SHELL ROAD
MOBILE, AL 36607

017	E-19 / ASSET 75532; PART #2866636, GASKET,AFM DEVICE INLET Vendor Item	2.00 EACH	18.59000	37.18
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1	1000.30.15.1510.1522.1510.0000.0000.45050.			37.18
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Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00003681-00 FY 2025 PO 25003241 Acct No: 1000.30.15.1510.1522.1510.0000.0000.45050. Review: Buyer: 910519540 Status: Converted	Page 12
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Vendor
 CUMMINS MID-SOUTH LLC
 1924 E I-65 SERVICE RD N

Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET

MOBILE, AL 36617

MOBILE, AL 36604
 RICHARDSONV@CITYOFMOBILE.ORG

Tel#251-706-2739
 Fax 251-452-6419

Delivery Reference
 VICTORIA RICHARDSON

Deliver To
 FIRE CENTRAL SUPPLY
 2851 OLD SHELL ROAD

MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/30/24	038450				FIRE ADMINISTRATION

LN Description / Account	Qty	Unit Price	Net Price
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Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET
 MOBILE, AL 36604
 Delivery Reference
 VICTORIA RICHARDSON

Deliver To
 FIRE CENTRAL SUPPLY
 2851 OLD SHELL ROAD
 MOBILE, AL 36607

018 E-19 / ASSET 75532; PART #3959798, GASKET, VALVE COVER Vendor Item	1.00 EACH	54.52000	54.52
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1 1000.30.15.1510.1522.1510.0000.0000.45050.			54.52
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Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET
 MOBILE, AL 36604
 Delivery Reference
 VICTORIA RICHARDSON

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 FIRE CENTRAL SUPPLY
 2851 OLD SHELL ROAD
 MOBILE, AL 36607

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00003681-00 FY 2025 PO 25003241 Acct No: 1000.30.15.1510.1522.1510.0000.0000.45050. Review: Buyer: 910519540 Status: Converted	Page 13
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Vendor
 CUMMINS MID-SOUTH LLC
 1924 E I-65 SERVICE RD N

Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET

MOBILE, AL 36617

MOBILE, AL 36604
 RICHARDSONV@CITYOFMOBILE.ORG

Tel#251-706-2739
 Fax 251-452-6419

Delivery Reference
 VICTORIA RICHARDSON

Deliver To
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 2851 OLD SHELL ROAD

MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/30/24	038450				FIRE ADMINISTRATION

LN	Description / Account	Qty	Unit Price	Net Price
019	E-19 / ASSET 75532; PART #5272959, GASKET,RKR LEVER HOUSING Vendor Item	1.00 EACH	23.36000	23.36

1 1000.30.15.1510.1522.1510.0000.0000.45050. 23.36

Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET
 MOBILE, AL 36604
 Delivery Reference
 VICTORIA RICHARDSON

Deliver To
 FIRE CENTRAL SUPPLY
 2851 OLD SHELL ROAD
 MOBILE, AL 36607

020	E-19 / ASSET 75532; PART #4932615, GASKET,CONNECTION Vendor Item	2.00 EACH	4.77000	9.54
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1 1000.30.15.1510.1522.1510.0000.0000.45050. 9.54

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00003681-00 FY 2025 PO 25003241 Acct No: 1000.30.15.1510.1522.1510.0000.0000.45050. Review: Buyer: 910519540 Status: Converted	Page 14
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Vendor
 CUMMINS MID-SOUTH LLC
 1924 E I-65 SERVICE RD N

Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET

MOBILE, AL 36617

MOBILE, AL 36604
 RICHARDSONV@CITYOFMOBILE.ORG

Tel#251-706-2739
 Fax 251-452-6419

Delivery Reference
 VICTORIA RICHARDSON

Deliver To
 FIRE CENTRAL SUPPLY
 2851 OLD SHELL ROAD

MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/30/24	038450				FIRE ADMINISTRATION

LN Description / Account	Qty	Unit Price	Net Price
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Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET
 MOBILE, AL 36604
 Delivery Reference
 VICTORIA RICHARDSON

Deliver To
 FIRE CENTRAL SUPPLY
 2851 OLD SHELL ROAD
 MOBILE, AL 36607

021 E-19 / ASSET 75532; PART #5253019, GASKET,EXH GAS RCN VALVE Vendor Item	1.00 EACH	15.83000	15.83
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1 1000.30.15.1510.1522.1510.0000.0000.45050.			15.83
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Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET
 MOBILE, AL 36604
 Delivery Reference
 VICTORIA RICHARDSON

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 FIRE CENTRAL SUPPLY
 2851 OLD SHELL ROAD
 MOBILE, AL 36607

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00003681-00 FY 2025 PO 25003241 Acct No: 1000.30.15.1510.1522.1510.0000.0000.45050. Review: Buyer: 910519540 Status: Converted	Page 15
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Vendor
CUMMINS MID-SOUTH LLC
1924 E I-65 SERVICE RD N

Ship To
MUNICIPAL GARAGE
770 GAYLE STREET

MOBILE, AL 36617

MOBILE, AL 36604
RICHARDSONV@CITYOFMOBILE.ORG

Tel#251-706-2739
Fax 251-452-6419

Delivery Reference
VICTORIA RICHARDSON

Deliver To
FIRE CENTRAL SUPPLY
2851 OLD SHELL ROAD

MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/30/24	038450				FIRE ADMINISTRATION

LN	Description / Account	Qty	Unit Price	Net Price
022	E-19 / ASSET 75532; PART #5295436, GASKET,CONNECTION Vendor Item	1.00 EACH	6.64000	6.64

1 1000.30.15.1510.1522.1510.0000.0000.45050. 6.64

Ship To
MUNICIPAL GARAGE
770 GAYLE STREET
MOBILE, AL 36604
Delivery Reference
VICTORIA RICHARDSON

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FIRE CENTRAL SUPPLY
2851 OLD SHELL ROAD
MOBILE, AL 36607

023	E-19 / ASSET 75532; PART #4933235, GASKET,CONNECTION Vendor Item	1.00 EACH	6.36000	6.36
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1 1000.30.15.1510.1522.1510.0000.0000.45050. 6.36

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00003681-00 FY 2025 PO 25003241 Acct No: 1000.30.15.1510.1522.1510.0000.0000.45050. Review: Buyer: 910519540 Status: Converted	Page 16
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Vendor
 CUMMINS MID-SOUTH LLC
 1924 E I-65 SERVICE RD N

Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET

MOBILE, AL 36617

MOBILE, AL 36604
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 2851 OLD SHELL ROAD

MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/30/24	038450				FIRE ADMINISTRATION

LN	Description / Account	Qty	Unit Price	Net Price
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Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET
 MOBILE, AL 36604
 Delivery Reference
 VICTORIA RICHARDSON

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 FIRE CENTRAL SUPPLY
 2851 OLD SHELL ROAD
 MOBILE, AL 36607

024	E-19 / ASSET 75532; PART #4992509, SEAL,O RING Vendor Item	1.00 EACH	6.77000	6.77
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1	1000.30.15.1510.1522.1510.0000.0000.45050.			6.77
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Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET
 MOBILE, AL 36604
 Delivery Reference
 VICTORIA RICHARDSON

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 MOBILE, AL 36607

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00003681-00 FY 2025 PO 25003241 Acct No: 1000.30.15.1510.1522.1510.0000.0000.45050. Review: Buyer: 910519540 Status: Converted	Page 17
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Vendor
 CUMMINS MID-SOUTH LLC
 1924 E I-65 SERVICE RD N

Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET

MOBILE, AL 36617

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 2851 OLD SHELL ROAD

MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/30/24	038450				FIRE ADMINISTRATION

LN	Description / Account	Qty	Unit Price	Net Price
025	E-19 / ASSET 75532; PART #3945326, SEAL,O RING Vendor Item	2.00 EACH	10.99000	21.98

1 1000.30.15.1510.1522.1510.0000.0000.45050. 21.98

Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET
 MOBILE, AL 36604
 Delivery Reference
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 2851 OLD SHELL ROAD
 MOBILE, AL 36607

026	FREIGHT	1.00 EACH	75.00000	75.00
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Additional Description Notes

E-19 / ASSET 75532
 Vendor Item
 Inventory Item/Loc 14009

1 1000.30.15.1510.1522.1510.0000.0000.45050. 75.00

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00003681-00 FY 2025 PO 25003241 Acct No: 1000.30.15.1510.1522.1510.0000.0000.45050. Review: Buyer: 910519540 Status: Converted	Page 18
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Vendor
 CUMMINS MID-SOUTH LLC
 1924 E I-65 SERVICE RD N

Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET

MOBILE, AL 36617

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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/30/24	038450				FIRE ADMINISTRATION

LN	Description / Account	Qty	Unit Price	Net Price
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Ship To
 MUNICIPAL GARAGE
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 Delivery Reference
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 2851 OLD SHELL ROAD
 MOBILE, AL 36607

027	E-19 / ASSET 75532; PART #5579409QX, KIT OF 6 INJECTORS Vendor Item	1.00 EACH	8105.82000	8105.82
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1	1000.30.15.1510.1522.1510.0000.0000.45050.			8105.82
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Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET
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 Delivery Reference
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 2851 OLD SHELL ROAD
 MOBILE, AL 36607

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00003681-00 FY 2025 PO 25003241 Acct No: 1000.30.15.1510.1522.1510.0000.0000.45050. Review: Buyer: 910519540 Status: Converted	Page 19
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Vendor
 CUMMINS MID-SOUTH LLC
 1924 E I-65 SERVICE RD N

Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET

MOBILE, AL 36617

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 2851 OLD SHELL ROAD

MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/30/24	038450				FIRE ADMINISTRATION

LN Description / Account	Qty	Unit Price	Net Price
028 E-19 / ASSET 75532; LABOR	1.00	4879.00000	4879.00
Vendor Item	EACH		

1 1000.30.15.1510.1522.1510.0000.0000.45050. 4879.00

Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET
 MOBILE, AL 36604
 Delivery Reference
 VICTORIA RICHARDSON

Deliver To
 FIRE CENTRAL SUPPLY
 2851 OLD SHELL ROAD
 MOBILE, AL 36607

Requisition Link

Requisition Total 23095.86

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
1000.30.15.1510.1522.1510.0000.0000.45050.	23095.86	7159270.54
FIRE SUPPRESSION DIV EXP		
REPAIR PARTS		

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
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Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00003681-00 FY 2025 PO 25003241 Acct No: 1000.30.15.1510.1522.1510.0000.0000.45050. Review: Buyer: 910519540 Status: Converted	Page 20
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Vendor
 CUMMINS MID-SOUTH LLC
 1924 E I-65 SERVICE RD N

Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET

MOBILE, AL 36617

MOBILE, AL 36604
 RICHARDSONV@CITYOFMOBILE.ORG

Tel#251-706-2739
 Fax 251-452-6419

Delivery Reference
 VICTORIA RICHARDSON

Deliver To
 FIRE CENTRAL SUPPLY
 2851 OLD SHELL ROAD

MOBILE, AL 36607

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/30/24	038450				FIRE ADMINISTRATION

LN	Description / Account	Qty	Unit Price	Net Price
Approved	12/31/24 DONALD ROSE	Auto approved by:	910519540	
Approved	12/31/24 SANDRA LEWIS	Auto approved by:	910519540	
Approved	12/31/24 STEVEN KRONINGER	Auto approved by:	910519540	
Approved	12/31/24 SAMANTHA COOLEY	Auto approved by:	910519540	
Approved	12/31/24 LONELL HARRIS	Auto approved by:	910519540	
Approved	12/31/24 ANNE FOLEY	Auto approved by:	910519540	
Approved	12/31/24 JOHN PAINE	Auto approved by:	910519540	

Authorized By: _____ Date: _____
 Signature



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: January 14, 2025

Submitted by:

John Paine, Purchasing Agent

Sponsored by:

Mayor William S. Stimpson

Purpose and Scope of Project:

To approve issuance of purchase order to LeadsOnline LLC for annual renewal of LeadsOnline PowerPlus investigative software and support for MPD.

Amount of Contract:

\$33,029.00

Funding Source

General fund.

ATTACHMENTS:

1. 20241231 Leads Agenda Package POs

REVIEWERS:

Lana Gauthier

James Barber

AGENDA ITEM SUMMARY SHEET

[Print Page](#)[Reset](#)

Agenda of: 7 January 2024
Date

Item No. _____

Submitted by: _____
Procurement
Department

John Paine, Purchasing Agent
Department Head

Sponsored by: _____
William S. Stimpson
Name

Mayor
Title

Reviewed by: _____
Executive Director

Routing Authorized: _____
James Barber
Mayor's Office

Date

A brief synopsis and explanation of the following:

PROJECT NAME: Approval of Purchase Order to LeadsOnline LLC

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to LeadsOnline LLC for annual renewal of LeadsOnline
PowerPlus investigative software and support for MPD.
General fund.

RESOLUTION ☒

ORDINANCE ☐

OTHER ☐

AMOUNT OF CONTRACT: \$33,029.00

FUNDING SOURCE:

Budget Item: See Requisition

Discretionary Funds: _____

Budget amendment: REDUCE ☐ INCREASED ☐

Grant funds: _____

Matching funds: _____

Associated Costs:

Current year (itemize)

Type: _____

Amount: _____

Future years

Year: _____

Amount: _____

**If Cost will continue, write "indefinite" and list project annual-cost.*

Effective date of contract: On issuance to vendor.

Renewal date of contract (if applicable): _____

If not bid, state reason: Bid exempt as software.

How many bidders received bid packages (if applicable): na

How many bidders submitted bids (if applicable): na

If this is not the lowest bid, explain why not:

RESOLUTION

Sponsored by: Mayor William S. Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, a purchase order to the indicated vendor in the approximate amount stated, and to approve the supporting bid award if required, for the following requisition as indicated below and attached herein:

Requisition	Fiscal Year	Department	Description	Amount	Vendor
<u>2539</u>	2025	(1530) POLICE ADMIN SERVICES	ANNUAL RENEWAL OF LEADSONLINE POWERPLUS INVESTIGATIVE SOFTWARE AND SUPPORT FOR MPD (BID EXEMPT AS SOFTWARE)	\$33,029.00	(<u>292802</u>) <u>LEADSONLINE</u> <u>LLC</u>

Adopted:

City Clerk

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00002539-00 FY 2025 PO 25003212 Acct No: 1000.30.15.1530.1530.1530.0000.0000.42110. Review: Buyer: 9105fola Status: Converted	Page 1
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Vendor
LEADSONLINE LLC
6900 DALLAS PKWY
STE 825

PLANO, TX 75024

Tel#972-331-7748
Fax 972-361-0901

Ship To
POLICE HEADQUARTERS
2460 GOVERNMENT STREET

MOBILE, AL 36606

Deliver To
POLICE HEADQUARTERS
2460 GOVERNMENT STREET

MOBILE, AL 36606

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
11/21/24	292802				POLICE ADMIN SERVICES

LN	Description / Account	Qty	Unit Price	Net Price
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General Notes

RENEWAL PER INVOICE #415371,

001	STATE OF ALABAMA CODE #41-16-51(a)(8) SOFTWARE EXEMPTION. LICENSE FOR SOFTWARE AS SPECIFIED: Additional Description Notes	1.00 EACH	33029.00000	33029.00
-----	---	--------------	-------------	----------

INVESTIGATIVE SOFTWARE RENEWAL:
LEADSONLINE POWERPLUS INVESTIGATION SYSTEM SERVICE PACKAGE
01/01/2025 - 12/31/2025
INVOICE #415371
Vendor Item
Inventory Item/Loc 1723

1	1000.30.15.1530.1530.1530.0000.0000.42110.			33029.00
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Ship To
POLICE HEADQUARTERS
2460 GOVERNMENT STREET
MOBILE, AL 36606

Deliver To
POLICE HEADQUARTERS
2460 GOVERNMENT STREET
MOBILE, AL 36606

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00002539-00 FY 2025 PO 25003212 Acct No: 1000.30.15.1530.1530.1530.0000.0000.42110. Review: Buyer: 9105fola Status: Converted	Page 2
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Vendor LEADSONLINE LLC 6900 DALLAS PKWY STE 825 PLANO, TX 75024	Ship To POLICE HEADQUARTERS 2460 GOVERNMENT STREET MOBILE, AL 36606
--	---

Tel#972-331-7748
 Fax 972-361-0901

Deliver To
 POLICE HEADQUARTERS
 2460 GOVERNMENT STREET

 MOBILE, AL 36606

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
11/21/24	292802				POLICE ADMIN SERVICES

LN Description / Account	Qty	Unit Price	Net Price
Requisition Link			
Requisition Total			33029.00

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
1000.30.15.1530.1530.1530.0000.0000.42110.		
POLICE ADMIN SERVICES EXP	33029.00	10940951.70
DUES & SUBSCRIPTION		

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Approved	12/30/24	DONALD ROSE	Auto approved by: 9105fola
Approved	12/30/24	SANDRA LEWIS	Auto approved by: 9105fola
Approved	12/30/24	STEVEN KRONINGER	Auto approved by: 9105fola
Approved	12/30/24	SAMANTHA COOLEY	Auto approved by: 9105fola
Approved	12/30/24	LONELL HARRIS	Auto approved by: 9105fola
Approved	12/30/24	ANNE FOLEY	
Approved	12/30/24	JOHN PAINE	Auto approved by: 9105fola

Authorized By: _____ Date: _____
 Signature



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: January 14, 2025

Submitted by:

John Paine, Purchasing Agent

Sponsored by:

Mayor William S. Stimpson

Purpose and Scope of Project:

To approve issuance of purchase order to Long Lewis Ford of the Shoals, Inc for one 2024 Ford Transit passenger van for Traffic Engineering and one 2025 Ford Transit cargo van for MPRD.

Amount of Contract:

\$110,909.50

Funding Source

Motor Pool capital

ATTACHMENTS:

1. 20241231 Long Agenda Package POs

REVIEWERS:

Lana Gauthier

Lana Gauthier

AGENDA ITEM SUMMARY SHEET

[Print Page](#)[Reset](#)

Agenda of: 7 January 2024
Date

Item No. _____

Submitted by: Procurement
Department

John Paine, Purchasing Agent
Department Head

Sponsored by: William S. Stimpson
Name

Mayor
Title

Reviewed by: _____
Executive Director

Routing Authorized: James Barber
Mayor's Office

Date

A brief synopsis and explanation of the following:

PROJECT NAME: Approval of Purchase Order to Long Lewis Ford of the Shoals, Inc.

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to Long Lewis Ford of the Shoals, Inc for one 2024 Ford
Transit passenger van for Traffic Engineering and one 2025 Ford Transit cargo van for MPRD.
Motor Pool capital.

RESOLUTION ☒

ORDINANCE ☐

OTHER ☐

AMOUNT OF CONTRACT: \$110,909.50

FUNDING SOURCE:

Budget Item: See Requisition

Discretionary Funds: _____

Budget amendment: REDUCE ☐ INCREASED ☐

Grant funds: _____

Matching funds: _____

Associated Costs:

Current year (itemize)

Type: _____

Amount: _____

Future years

Year: _____

Amount: _____

**If Cost will continue, write "indefinite" and list project annual-cost.*

Effective date of contract: On issuance to vendor.

Renewal date of contract (if applicable): _____

If not bid, state reason: AL State contract

How many bidders received bid packages (if applicable): na

How many bidders submitted bids (if applicable): na

If this is not the lowest bid, explain why not:

RESOLUTION

Sponsored by: Mayor William S. Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, a purchase order to the indicated vendor in the approximate amount stated, and to approve the supporting bid award if required, for the following requisitions as indicated below and attached herein:

Requisition	Fiscal Year	Department	Description	Amount	Vendor
<u>1444, 3597</u>	2025	(F7000) MOTOR POOL	ONE 2024 FORD TRANSIT PASSENGER VAN FOR TRAFFIC ENGINEERING AND ONE 2025 FORD TRANSIT CARGO VAN FOR MPRD (AL STATE CONTRACT)	\$110,909.50	<u>(290649) LONG LEWIS FORD OF THE SHOALS, INC</u>

Adopted:

City Clerk

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00001444-00 FY 2025 Acct No: 7000.40.20.0000.0000.2070.0000.0000.47120. Review: Buyer: Status: Approved	Page 1
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Vendor LONG LEWIS FORD OF THE SHOALS, INC 2800 WOODWARD AVE MUSCLE SHOALS, AL 35661 Tel#256-386-7800 Fax 256-263-4613	Ship To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604 AGEET@CITYOFMOBILE.ORG Delivery Reference TRAVESIA AGEE Deliver To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604
--	--

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
10/25/24	290649				MOTOR POOL

LN Description / Account	Qty	Unit Price	Net Price
001 2024 FORD TRANSIT 15 PASSENGER VAN AS FOLLOWS: MODEL 96P BASIC 15 PASSENGER 301A 43R REVERSING SENSOR PKG 43B BACK UP ALARM 53B TRAILER HITCH HD PACKAGE X2C MEDIUM ROOF UPGARGE OPTION YZ COLOR WHITE AS PER STAT EOF ALABAMA CONTRACT T-191 MASTER AGREEMENT MA22000003123 LINE 9 Additional Description Notes ----- 2024 FORD TRANSIT 15 PASSENGER VAN AS FOLLOWS: REAR WHEEL DRIVE, 3 DOORDS, SLIDING RIGHT REAR PASSENGER, DRIVER AND PASSENGER REMOTE, MANUAL FOLDING DOOR MIRRORS, BLACK DOOR MIRRORS, BLACK BUMPERS MANUAL AIR CONDITIONING, REAR HVAC, POWER FRONT WINDOWS, REMOTE POWER DOOR LOCKS,MANUAL TILT STEERING WHEEL, MANUAL TELESCOPIC STEERING WHEEL, DAY-NIGHT REARVIEW MIRROR, EMERGENCY SOS. 1 1ST ROW LCD MONITOR, FRONT AND REAR CUPHOLDERS, DUAL ILLUMINATED VISOR MIRRORS, DRIVER AND PASSENGER DOOR BINS, REAR DOOR, FRONT BUCKET SEATS, 4-WAY DRIVER SEAT ADJUSTMENT AS REQUESTED BY 2060-TRAFFIC ENG.	1.00 EACH	57845.50000	57845.50
1 7000.40.20.0000.0000.2070.0000.0000.47120. E MP02060 .VEHICLEEXP.			57845.50

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00001444-00 FY 2025 Acct No: 7000.40.20.0000.0000.2070.0000.0000.47120. Review: Buyer: Status: Approved	Page 2
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Vendor LONG LEWIS FORD OF THE SHOALS, INC 2800 WOODWARD AVE MUSCLE SHOALS, AL 35661 Tel#256-386-7800 Fax 256-263-4613	Ship To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604 AGEET@CITYOFMOBILE.ORG Delivery Reference TRAVESIA AGEE Deliver To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604
--	--

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
10/25/24	290649				MOTOR POOL

LN Description / Account	Qty	Unit Price	Net Price
Ship To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604 Delivery Reference TRAVESIA AGEE Deliver To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604			
002 FREIGHT	370.00 EACH	2.00000	740.00
Additional Description Notes			
370 MILES x \$2.00=\$740			
Vendor Item			
Inventory Item/Loc 14009			
1 7000.40.20.0000.0000.2070.0000.0000.47120. E MP02060 .VEHICLEEXP.			740.00

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00001444-00 FY 2025 Acct No: 7000.40.20.0000.0000.2070.0000.0000.47120. Review: Buyer: Status: Approved	Page 3
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Vendor LONG LEWIS FORD OF THE SHOALS, INC 2800 WOODWARD AVE MUSCLE SHOALS, AL 35661 Tel#256-386-7800 Fax 256-263-4613	Ship To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604 AGEET@CITYOFMOBILE.ORG Delivery Reference TRAVESIA AGEE Deliver To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
10/25/24	290649				MOTOR POOL

LN Description / Account	Qty	Unit Price	Net Price
Ship To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604 Delivery Reference TRAVESIA AGEE Deliver To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604			

[Requisition Link](#)

Requisition Total 58585.50

***** Project Ledger Summary Section *****

Account	Amount	Remaining Budget
E MP02060 .VEHICLEEXP.	58585.50	21881.90

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
7000.40.20.0000.0000.2070.0000.0000.47120.	58585.50	15410319.19
MOTOR POOL EXP	VEHICLE ACQ (GREATER \$5000)	

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Approved	10/28/24	CHARLES SUMRALL	
Approved	10/28/24	SHONNDA SMITH	
Approved	10/28/24	CHERI BOUCHER	Auto approved by: 910518244

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00001444-00 FY 2025 Acct No: 7000.40.20.0000.0000.2070.0000.0000.47120. Review: Buyer: Status: Approved
--	--

Page 4

Vendor
 LONG LEWIS FORD OF THE SHOALS, INC
 2800 WOODWARD AVE

Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET

MUSCLE SHOALS, AL 35661

MOBILE, AL 36604
 AGEET@CITYOFMOBILE.ORG

Tel#256-386-7800
 Fax 256-263-4613

Delivery Reference
 TRAVESIA AGEE

Deliver To
 MUNICIPAL GARAGE
 770 GAYLE STREET

MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
10/25/24	290649				MOTOR POOL

LN	Description / Account	Qty	Unit Price	Net Price
Approved	10/28/24 ASHLEY PHILLIPS	Auto	approved by: 910518244	
Approved	12/30/24 DONALD ROSE	Auto	approved by: 9105paij	
Approved	12/30/24 SANDRA LEWIS	Auto	approved by: 9105paij	
Approved	12/30/24 STEVEN KRONINGER	Auto	approved by: 9105paij	
Approved	12/30/24 SAMANTHA COOLEY	Auto	approved by: 9105paij	
Approved	12/30/24 LONELL HARRIS	Auto	approved by: 9105paij	
Approved	12/30/24 ANNE FOLEY	Auto	approved by: 9105paij	
Approved	12/30/24 JOHN PAINE			

Authorized By: _____ Date: _____
 Signature

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00003597-00 FY 2025 Acct No: 7000.40.20.0000.0000.2070.0000.0000.47120. Review: Buyer: Status: Approved	Page 1
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Vendor	Ship To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604 AGEET@CITYOFMOBILE.ORG Delivery Reference TRAVESIA AGEE Deliver To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604
--------	--

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/21/24	00000				MOTOR POOL

LN	Description / Account	Qty	Unit Price	Net Price
001	2025 OR NEWER FORD TRANSIT 150 CARGO VAN AS FOLLOWS: FORD TRANSIT 150 FULL SIZE CARGO VAN WITH STANDARD HEIGHT ROOF, 130" WHEELBASE, REAR WHEEL DRIVE. UPGRADE TO TRANSIT 350 CARGO VAN HIGH ROOF 148 WB.EL RWD;REVERSE SENSING SYSTEM WITH BACK UP CAMERA;HD TRAILER TOW PACKAGE;SYNC 4;BLIND SPOT MONITORING SYSTEM;FRONT OVERHEAD SHELF;OXFORD WHITE TO INCLUDE THE FOLLOWING OPTIONS MODEL FLY OPTIONS W3X UPGRADE TO HIGH ROOF 43R REAR SENSING 53B TRAILER PACKAGE 58B SYNC 4 65B BLIND SPOT MONITORING 66D OVERHEAD SHELF YZ OXFORD WHITE AS PER STATE OF ALABAMA CONTRACT T-191, MA22000003128-10 Additional Description Notes	1.00 EACH	51980.00000	51980.00

2025 OR NEWER FORD TRANSIT 150 CARGO VAN AS FOLLOWS: FORD TRANSIT 150 FULL SIZE CARGO VAN WITH STANDARD HEIGHT ROOF, 130" WHEELBASE, REAR WHEEL DRIVE. UPGRADE TO TRANSIT 350 CARGO VAN HIGH ROOF 148 WB.EL RWD;REVERSE SENSING SYSTEM WITH BACK UP CAMERA;HD TRAILER TOW PACKAGE;SYNC 4;BLIND SPOT MONITORING SYSTEM;FRONT OVERHEAD SHELF;OXFORD WHITE

AS REQUESTED BY 2025-PARKS & REC.

1 7000.40.20.0000.0000.2070.0000.0000.47120.

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00003597-00 FY 2025 Acct No: 7000.40.20.0000.0000.2070.0000.0000.47120. Review: Buyer: Status: Approved	Page 2
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Vendor	Ship To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604 AGEET@CITYOFMOBILE.ORG Delivery Reference TRAVESIA AGEE Deliver To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/21/24	00000				MOTOR POOL

LN	Description / Account	Qty	Unit Price	Net Price
	E MP02025 .VEHICLEEXP.			51980.00

Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET
 MOBILE, AL 36604
 Delivery Reference
 TRAVESIA AGEE

Deliver To
 MUNICIPAL GARAGE
 770 GAYLE STREET
 MOBILE, AL 36604

002 FREIGHT	172.00 MILE	2.00000	344.00
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Vendor Item
 Inventory Item/Loc 14009

1	7000.40.20.0000.0000.2070.0000.0000.47120. E MP02025 .VEHICLEEXP.			344.00
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Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET
 MOBILE, AL 36604
 Delivery Reference
 TRAVESIA AGEE

Deliver To

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00003597-00 FY 2025 Acct No: 7000.40.20.0000.0000.2070.0000.0000.47120. Review: Buyer: Status: Approved	Page 3
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Vendor	Ship To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604 AGEET@CITYOFMOBILE.ORG Delivery Reference TRAVESIA AGEE Deliver To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/21/24	00000				MOTOR POOL

LN	Description / Account	Qty	Unit Price	Net Price
	MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604			

Requisition Link

Requisition Total	52324.00
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***** Project Ledger Summary Section *****

Account	Amount	Remaining Budget
E MP02025 .VEHICLEEXP.	52324.00	384557.06

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
7000.40.20.0000.0000.2070.0000.0000.47120.	52324.00	15410319.19
MOTOR POOL EXP	VEHICLE ACQ (GREATER \$5000)	

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Approved	12/23/24	CHARLES SUMRALL	
Approved	12/26/24	SHONNDA SMITH	
Approved	12/26/24	CHERI BOUCHER	Auto approved by: 910518244
Approved	12/26/24	ASHLEY PHILLIPS	Auto approved by: 910518244
Approved	12/30/24	DONALD ROSE	Auto approved by: 9105paij
Approved	12/30/24	SANDRA LEWIS	Auto approved by: 9105paij
Approved	12/30/24	STEVEN KRONINGER	Auto approved by: 9105paij
Approved	12/30/24	SAMANTHA COOLEY	Auto approved by: 9105paij
Approved	12/30/24	LONELL HARRIS	Auto approved by: 9105paij
Approved	12/30/24	ANNE FOLEY	Auto approved by: 9105paij
Approved	12/30/24	JOHN PAINE	



Contract Header

Contract Ford Fleet T191 Long Lewis Shoals	Type Master Agreement
Supplier Long-Lewis Of The Shoals Inc	Contract Code MA22000003123
Linked Solicitation Ford Fleet T191 - Bid-	Sourcing Number SRC0000007870

Contact Information

Contract Responsible

First name	Last name	Email	Phone
Kerri	Hines	kerri.hines@purchasing.alabama.gov	3342424610
1 Record(s)			

Supplier Contact

First name	Last name	Email	Phone
Christina	Croteau	christina.croteau@longlewis.net	256-710-5229
Christina	Croteau	christina.croteau@longlewis.net	256-710-5229
2 Record(s)			

Contract Scope

Organizations State of Alabama
--

Contract Validity

Start Date 6/14/2022	End Date 6/14/2025
--------------------------------	------------------------------

Documents

- Master_Agreement_V1.pdf
- 2023 Order Bank Opening Updates.pdf
- Master_Agreement_V1 (7).pdf
- Updated Ford_Bid_specs T191 5-23-22.pdf
- Ford 2023 Order Bank Opening Updates.pdf
- Ford_Fleet_T191_Long_Lewis_Shoals_V1.pdf

Items

Item Name	Product Code	UOM
Ford Escape	220000003123-1	31,289.50 Each
Ford Bronco Sport	220000003123-2	37,945.50 Each
Ford Edge	220000003123-4	34,658.50 Each
Ford Expedition	220000003123-5	48,435.50 Each
Ford Transit Passenger 15 Van	220000003123-9	50,880.50 Each
Ford Transit Cargo Van	220000003123-11	45,998.50 Each
Optional Equipment	220000003123-36	0.00 USD
Vehicle Delivery	220000003123-37	0.00 USD



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: January 14, 2025

Submitted by:

John Paine, Purchasing Agent

Sponsored by:

Mayor William S. Stimpson

Purpose and Scope of Project:

To approve issuance of purchase order to Mike Hoffman Equipment Services Inc for rental of 10,000 gallon fuel tank with pump for motor pool from Feb 2024 - Sep 2025 .

Amount of Contract:

\$61,100.00

Funding Source

Motor Pool capital

ATTACHMENTS:

1. 20241231 Hoffman Agenda Package POs

REVIEWERS:

Lana Gauthier

Lana Gauthier

AGENDA ITEM SUMMARY SHEET

[Print Page](#)[Reset](#)

Agenda of: 7 January 2024
Date

Item No. _____

Submitted by: _____
Procurement
Department

John Paine, Purchasing Agent
Department Head

Sponsored by: _____
William S. Stimpson
Name

Mayor
Title

Reviewed by: _____
Executive Director

Routing Authorized: _____
James Barber
Mayor's Office

Date

A brief synopsis and explanation of the following:

PROJECT NAME: Approve purchase order to Mike Hoffman Equipment Services Inc

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to Mike Hoffman Equipment Services Inc for rental of 10,000
gallon fuel tank with pump for motor pool from Feb 2024 - Sep 2025 .
Motor pool capital.

RESOLUTION ☒

ORDINANCE ☐

OTHER ☐

AMOUNT OF CONTRACT: \$61,100.00

FUNDING SOURCE:

Budget Item: See Requisition

Discretionary Funds: _____

Budget amendment: REDUCE ☐ INCREASED ☐

Grant funds: _____

Matching funds: _____

Associated Costs:

Current year (itemize)

Type: _____

Amount: _____

Future years

Year: _____

Amount: _____

**If Cost will continue, write "indefinite" and list project annual-cost.*

Effective date of contract: On issuance to vendor.

Renewal date of contract (if applicable): _____

If not bid, state reason: Sealed bid 5908.

How many bidders received bid packages (if applicable): 9 + web

How many bidders submitted bids (if applicable): 2

If this is not the lowest bid, explain why not:

RESOLUTION

Sponsored by: Mayor William S. Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, a purchase order to the indicated vendor in the approximate amount stated, and to approve the supporting bid award if required, for the following requisitions as indicated below and attached herein:

Requisition	Fiscal Year	Department	Description	Amount	Vendor
<u>2869, 2872</u>	2025	(F7000) MOTOR POOL	RENTAL OF 10,000 GALLON FUEL TANK WITH PUMP FROM FEB 2024 – SEP 2025 FOR MOTOR POOL (SEALED BID 5908)	\$61,100.00	<u>(085814) MIKE HOFFMAN EQUIPMENT SERVICES INC</u>

Adopted:

City Clerk

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00002869-00 FY 2025 Acct No: 7000.40.20.0000.0000.2070.0000.0000.42140. Review: Buyer: Status: Approved	Page 1
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Vendor MIKE HOFFMAN EQUIPMENT SERVICES INC 4109 HALLS MILL RD MOBILE, AL 36693 Tel#251-666-8994 Fax 251-661-9558	Ship To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604 AGEET@CITYOFMOBILE.ORG Delivery Reference TRAVESIA AGEE Deliver To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604
---	--

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/04/24	085814				MOTOR POOL

LN Description / Account	Qty	Unit Price	Net Price
001 MONTHLY RENTAL OF 10K GASOLINE FUEL TANK WITH PUMP, PULSE OUTPUT FOR FUELMaster UNIT AND NOZZLE SWITCH DATES: FEB-OCT 2024 Additional Description Notes	8.00 EACH	3700.00000	29600.00

MONTHLY RENTAL OF 10K GASOLINE FUEL TANK WITH CONTAINMENT BERM, PULSE OUTPUT FOR FUELMaster UNIT AND NOZZLE SWITCH
DATES: FEB-OCT

1 7000.40.20.0000.0000.2070.0000.0000.42140. 29600.00

Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET
 MOBILE, AL 36604
 Delivery Reference
 TRAVESIA AGEE

Deliver To
 MUNICIPAL GARAGE
 770 GAYLE STREET
 MOBILE, AL 36604

[Requisition Link](#)

Requisition Total 29600.00

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
7000.40.20.0000.0000.2070.0000.0000.42140.		

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00002869-00 FY 2025 Acct No: 7000.40.20.0000.0000.2070.0000.0000.42140. Review: Buyer: Status: Approved
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Page 2

Vendor MIKE HOFFMAN EQUIPMENT SERVICES INC 4109 HALLS MILL RD MOBILE, AL 36693 Tel#251-666-8994 Fax 251-661-9558	Ship To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604 AGEET@CITYOFMOBILE.ORG Delivery Reference TRAVESIA AGEE Deliver To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604
--	---

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/04/24	085814				MOTOR POOL

Account	Amount	Remaining Budget
MOTOR POOL EXP	29600.00	15410319.19
MISCELLANEOUS SERVICES		

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Approved	12/10/24	CHARLES SUMRALL	Rental
Approved	12/10/24	SHONNDA SMITH	Auto approved by: 910518787
Approved	12/10/24	CHERI BOUCHER	
Approved	12/10/24	ASHLEY PHILLIPS	Auto approved by: 910518787
Approved	12/23/24	DONALD ROSE	Auto approved by: 9105paij
Approved	12/23/24	SANDRA LEWIS	Auto approved by: 9105paij
Approved	12/23/24	STEVEN KRONINGER	Auto approved by: 9105paij
Approved	12/23/24	SAMANTHA COOLEY	Auto approved by: 9105paij
Approved	12/23/24	LONELL HARRIS	Auto approved by: 9105paij
Approved	12/23/24	ANNE FOLEY	Auto approved by: 9105paij
Approved	12/23/24	JOHN PAINE	

Authorized By: _____ Date: _____
 Signature

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00002872-00 FY 2025 Acct No: 7000.40.20.0000.0000.2070.0000.0000.42140. Review: Buyer: Status: Approved	Page 1
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Vendor MIKE HOFFMAN EQUIPMENT SERVICES INC 4109 HALLS MILL RD MOBILE, AL 36693 Tel#251-666-8994 Fax 251-661-9558	Ship To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604 AGEET@CITYOFMOBILE.ORG Delivery Reference TRAVESIA AGEE Deliver To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
12/04/24	085814				MOTOR POOL

LN Description / Account	Qty	Unit Price	Net Price
001 MONTHLY RENTAL OF 10K GASOLINE FUEL TANK WITH, PUMP, PULSE OUTPUT FOR FUELMaster UNIT AND NOZZLE SWITCH DATES: NOV. 2024-SEPT. 2025 AS PER CITY OF MOBILE BID # 5908 AND YOUR QUOTE Additional Description Notes ----- MONTHLY RENTAL OF 10K GASOLINE FUEL TANK WITH CONTAINMENT BERM, PULSE OUTPUT FOR FUELMaster UNIT AND NOZZLE SWITCH DATES: NOV. 2024-SEPT.2025	10.00 EACH	3150.00000	31500.00

1 7000.40.20.0000.0000.2070.0000.0000.42140. 31500.00

Ship To
 MUNICIPAL GARAGE
 770 GAYLE STREET
 MOBILE, AL 36604
 Delivery Reference
 TRAVESIA AGEE

Deliver To
 MUNICIPAL GARAGE
 770 GAYLE STREET
 MOBILE, AL 36604

[Requisition Link](#)

Requisition Total

31500.00

***** General Ledger Summary Section *****

RENTAL of Steel 10,000 gallon Capacity Double Wall Tank For Storage of and Dispensing of Unleaded Gasoline

	Mike Hoffman	Mike Hoffman	Spartco Energy Solutions
Direct Sale of Tank	142,568	136,991 ²	75,340 ⁰⁰
Monthly RENTAL of Tank	3,150 ⁰⁰	3,250 ⁰⁰	
Delivery AND SET UP	—		
Removal of Tank	—		



ADDENDUM

November 1, 2024

**RE: City of Mobile Bid #5908 for RENTAL OF STEEL 10,000 GALLON CAPACITY
DOUBLE-WALL TANK FOR STORAGE OF AND DISPENSING OF UNLEADED GASOLINE**

Please consider the following to be Addendum to City of Mobile Bid #5908 for the rental of steel 10,000 gallon capacity double-wall tank for storage of and dispensing of unleaded gasoline.

CHANGE TITLE

From: Rental of Steel 10,000 Gallon Capacity Double-Wall Tank for Storage of and
Dispensing of Unleaded Gasoline

To: Rental or Purchase of Steel 10,000 Gallon Capacity Double-Wall Tank for Storage of and
Dispensing of Unleaded Gasoline

CHANGE BID OPENING

From: 12:01 PM, Wednesday, November 6, 2024

To: 12:01 PM, Wednesday, November 13, 2024

Thank you for your consideration in this matter.


John Paine
Purchasing Agent
City of Mobile

JP/en

1. All quotations must be signed with the firm name and by an authorized officer or employee.
2. Verify your bid before submission as it cannot be changed or corrected after being opened. In case of error in extension of prices, the unit price will govern.
3. If you do not bid, return this sheet and state reason. Otherwise, your name may be removed from our mailing list.
4. The right is reserved to reject any, or all quotations, or any portions thereof, and to waive technicalities if deemed to be in the interest of the City of Mobile.
5. This bid shall not be reassignable except by written approval of the Purchasing Agent of the City of Mobile.
6. State brand and model number of each item. All items bid must be new and latest model unless otherwise specified.
7. If bid results are desired, enclose a self-addressed and stamped envelope with your bid. (All or None bids only)
8. Do not include Federal Excise Tax as an exemption certificate will be issued in lieu of same. The City is exempt from the State of Alabama and City sales taxes.
9. PRICES ARE TO BE FIRM AND F.O.B. DESTINATION UNLESS OTHERWISE REQUESTED.
10. BID WILL BE AWARDED ON ALL OR NONE BASIS UNLESS OTHERWISE STATED.
11. Bids received after specified time will be returned un-opened.
12. Failure to observe stated instructions and conditions will constitute grounds for rejection of your bid.
13. Furnish literature, specifications, drawings, photographs, etc., as applicable with the items bid.
14. Vendor may be required to obtain City of Mobile Business License as applicable to City of Mobile Municipal Code Section 34-50. For Business License inquiry, contact the Revenue Department at (251) 208-7462 or cityofmobile.org/business-license-overview/
15. IF a bid bond is required in the published specifications, see below:
Each bid shall be accompanied by a Cashier's Check, Certified Check, Bank Draft or Bid Bond for the sum of five (5) Percent of the amount bid, made payable to the City of Mobile and certified by a reputable banking institution. All checks shall be returned promptly, except the check of the successful bidder, which shall be returned after fulfilling the bid.
16. Contracts in excess of \$50,000 require that the successful bidder make every possible effort to have at least fifteen (15) percent of the total value of the contract performed by socially and economically disadvantaged individuals.
17. All bids/bid envelopes must have the bid number noted on the front. Bids that arrive unmarked and are opened in error shall be returned to vendor as an unacceptable bid.
18. If successful vendor's principal place of business is out-of-state, vendor may be required to have a Certificate of Authority to do business in the State of Alabama from the Alabama Secretary of State prior to issuance of a Purchase Order. Vendors are solely responsible for consulting with the Secretary of State to determine whether a Certificate is required. See www.sos.alabama.gov/BusinessServices/ForeignCorps.aspx. Please note that the time between application for and issuance of a Certificate of Authority may be several weeks.
19. Vendors do not need a City of Mobile Business License or Certificate of Authority from the Alabama Secretary of State to submit a bid, but may need to obtain the Business License and Certificate of Authority if applicable, prior to issuance of a Purchase Order.
20. Bids and addendums are posted at www.cityofmobile.org/services/business/bids/. It is the responsibility of the vendor to check the City's bid page for updates and addendums.
21. Vendors must be able to provide the following upon request. Federal W-9 form, proof of registration in the E-Verify program, and Certificate of Authority to do business in Alabama/Registration with the Alabama Secretary of State within 24 hours of request.
22. City of Mobile applies local vendor preference to all purchases: Code of Alabama, 1975, Sections 41-16-50(a) and 41-16-50(d), except federally funded grants.
23. Equal Employment Opportunity. Except as otherwise provided under 41 CFR part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 must include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."
24. Davis-Bacon Act, as amended (40 U.S.C. 3141-3148) will apply when required by Federal program regulations.

BID CONTINUATION SHEET

Page _____ of _____

QUANTITY	ARTICLES	UNIT	UNIT PRICE		EXTENSION	
			Dollars	Cents	Dollars	Cents
	Page 2 of 3 Bid this tank two ways: 1. Direct sale and installation to the City. 2. Monthly rental of tank with delivery and set-up price along with price to remove tank when City no longer wants tank. City will decide which option is in its best interest. OPTIONS 1. Direct sale of tank and installation. Include freight, crane rental, installation, and hookup \$ _____ TOTAL 2. Monthly rental of tank \$ _____/month Delivery and set up of tank to include freight, crane rental, setting and hooking up rental tank \$ _____ Removal to include disconnect, crane rental removal and transporting of tank. \$ _____ The City will decide which is the better deal. To view location, contact Charles Sumrall at 251-422-1609 All vendors will be required to provide verification of enrollment in the E-Verify program. Additional information may be found at http://immigration.alabama.gov/ If the successful vendor’s principal place of business is out-of-state, vendor may be required to have a Certificate of Authority to do business in the State of Alabama from the Secretary of State prior to issuance of a Purchase Order. Vendors are solely responsible for consulting with the Secretary of State to determine whether a Certificate is required. See: www.sos.alabama.gov/BusinessServices/ForeignCorps.aspx. Please note that the time between application for the issuance of a Certificate of Authority may be several weeks.					
			TOTAL			

**RETURN ONE SIGNED COPY OF THIS QUOTATION
IN ENCLOSED ENVELOPE**

READ ABOVE INSTRUCTIONS BEFORE QUOTING

Firm Name _____

By _____

We will allow a discount _____ % 20 days from date of receipt of goods
and correct invoice of completed order.

BID CONTINUATION SHEET

Page _____ of _____

QUANTITY	ARTICLES	UNIT	UNIT PRICE		EXTENSION	
			Dollars	Cents	Dollars	Cents
	Page 3 of 3 Upon notification, vendor will have 10 business days to provide the Certificate of Authority and the E-Verify numbers to the Purchasing Department before award can be completed. (Vendors will possibly need to pay the expedite fee to meet this requirement because application is not sufficient. We must have a copy of the certificate with your Company ID number). Vendors do not need a City of Mobile Business License or Certificate of Authority from the Alabama Secretary of State, nor the E-Verify for certification to submit a bid, but will need to obtain the Business License and Certificate of Authority verification and/or provide the E-Verify Certification, if applicable, prior to issuance of a Purchase Order. CONE OF SILENCE. From the time of advertising, and until the final award by completion of a signed contract or purchase document issued by the City, there is a prohibition on communication by respondents (or anyone on their behalf) with the City staff and elected officials regarding this request for bids, proposals, or qualifications. This does not apply to communications directly with the Procurement Department staff during authorized question periods, or with designated City staff during pre-bid conferences, interviews, requests for clarification, and written contract negotiations. Breaking the established prohibition on communication, if proven, may result in a disqualification of your submittal. If you have any questions, please contact purchasing@cityofmobile.org.					
			TOTAL			

Bid on this form ONLY. Make no changes on this form. Additional information to be submitted on separate sheet and attached hereto.

RETURN ONE SIGNED COPY OF THIS QUOTATION IN ENCLOSED ENVELOPE

READ ABOVE INSTRUCTIONS BEFORE QUOTING

Firm Name _____

By _____

We will allow a discount _____ % 20 days from date of receipt of goods and correct invoice of competed order.

FLEET MANAGEMENT

CITY OF MOBILE

770 GAYLE ST MOBILE, AL 36604

BID PROPOSAL FOR 10,000-GAL GASOLINE RENTAL TANK WITH PUMP

THE CITY OF MOBILE IS SEEKING A BID PROPOSAL TO RENT OR PURCHASE A STEEL 10,000-GALLON ABOVE-GROUND GASOLINE TANK.

PROPOSAL FOR SHORT TERM 12-24 MONTH RENTAL:

1. MUST BE A STEEL 10,000 GALLON DOUBLE WALL FUEL TANK
2. MUST HAVE REMOTE FILL ATTACHED TO FUEL TANK TRUCKS WITH PUMPS USED
3. MUST HAVE PUMP, DISPENSER AND METER WITH PULSE OUTPUT
4. MUST BE ABLE TO ATTACH TO CURRENT PLUMBING IN PLACE
5. MUST BE ABLE TO HOOK TO CURRENT FUEL MONITORING SYSTEMS (FUELMaster LIVE AND CENTERON)
6. MUST BE ABLE TO INSTALL THE TANK BETWEEN EXISTING CONTAINMENT WALL WITH A SPILL CONTROLL UNDER THE TANK TO PREVENT SPILLAGE

RELATED WORK: Labor, Material and outside services for electrical and concrete work must be included in your pricing.



PROCUREMENT DEPARTMENT

Potential bidders are responsible to check this site for any ADDENDUMS that are issued. It is the responsibility of the BIDDER to check for, download, and include with their BID RESPONSE any and all ADDENDUMS that are issued for a specific BID published by the City of Mobile. Failure to download and include ADDENDUMS in your BID RESPONSE may cause your bid to be rejected.

This is a sealed bid. Any responses faxed or e-mailed will be rejected.

This is a sealed bid. Any response must be submitted in a sealed envelope with the bid number and bid opening date on the outside of the envelope.

Any response that arrives improperly marked or with no bid number and opening date on the outside of the delivery or express package and opened in error will be rejected and not considered.

It is the responsibility of the bidder to ensure that their bid response is delivered to and received in the Purchasing Department before the date and time of the bid opening.

**Be sure to read the Terms and Conditions.
All bids are F.O.B. destination unless otherwise stated.**

Be sure to sign your bid!

**Package/Bid Delivery Address:
Purchasing Department
205 Government St. Room S408
Mobile, AL 36644**

(Request First Delivery)



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: January 14, 2025

Submitted by:

John Paine, Purchasing Agent

Sponsored by:

Mayor William S. Stimpson

Purpose and Scope of Project:

To approve issuance of purchase order to Stivers Dodge Jeep Ram for 2 2025 Dodge Ram 2500 crew-cab pickup trucks for Traffic Engineering.

Amount of Contract:

\$90,720.00

Funding Source

Motor pool capital.

ATTACHMENTS:

1. 20241231 Stivers Agenda Package POs

REVIEWERS:

Lana Gauthier

Lana Gauthier

AGENDA ITEM SUMMARY SHEET

[Print Page](#)[Reset](#)

Agenda of: 7 January 2024
Date

Item No. _____

Submitted by: _____
Procurement
Department

John Paine, Purchasing Agent
Department Head

Sponsored by: _____
William S. Stimpson
Name

Mayor
Title

Reviewed by: _____
Executive Director

Routing Authorized: _____
James Barber
Mayor's Office

Date

A brief synopsis and explanation of the following:

PROJECT NAME: Approval of Purchase Order to Stivers Chrysler Dodge Jeep Ram

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to Stivers Dodge Jeep Ram for 2 2025 Dodge Ram 2500
crew-cab pickup trucks for Traffic Engineering.
Motor Pool capital.

RESOLUTION ☒

ORDINANCE ☐

OTHER ☐

AMOUNT OF CONTRACT: \$90,720.00

FUNDING SOURCE:

Budget Item: See Requisition

Discretionary Funds: _____

Budget amendment: REDUCE ☐ INCREASED ☐

Grant funds: _____

Matching funds: _____

Associated Costs:

Current year (itemize)

Type: _____

Amount: _____

Future years

Year: _____

Amount: _____

**If Cost will continue, write "indefinite" and list project annual-cost.*

Effective date of contract: On issuance to vendor.

Renewal date of contract (if applicable): _____

If not bid, state reason: AL State Contract

How many bidders received bid packages (if applicable): na

How many bidders submitted bids (if applicable): na

If this is not the lowest bid, explain why not:

RESOLUTION

Sponsored by: Mayor William S. Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, a purchase order to the indicated vendor in the approximate amount stated, and to approve the supporting bid award if required, for the following requisition as indicated below and attached herein:

Requisition	Fiscal Year	Department	Description	Amount	Vendor
<u>1424</u>	2025	(F7000) MOTOR POOL	2 2025 DODGE RAM 2500 CREW CAB PICKUP TRUCKS FOR TRAFFIC ENGINEERING (AL STATE CONTRACT)	\$90,720.00	<u>(298035) STIVERS</u> <u>CHRYSLER</u> <u>DODGE JEEP</u> <u>RAM</u>

Adopted:

City Clerk

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00001424-00 FY 2025 Acct No: 7000.40.20.0000.0000.2070.0000.0000.47120. Review: Buyer: Status: Approved	Page 1
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Vendor STIVERS CHRYSLER DODGE JEEP RAM 2209 COBBS FORD RD PRATTVILLE, AL 36066 Tel#706-315-7796	Ship To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604 AGEET@CITYOFMOBILE.ORG Delivery Reference TRAVESIA AGEE Deliver To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
10/25/24	298035				MOTOR POOL

LN Description / Account	Qty	Unit Price	Net Price
001 2025 RAM CREW CAB 4x2 PICKUP AS FOLLOWS: 2025 RAM 2500 CREWCAB 4X2 6.4 L ENGINE HD SPLIT VINYL 40/20/40 BENCH OPTION AB7 TRADESMAN LEVEL 1 EQUIPMENT GROUP XAW REAR BACK UP ALARM XHC TRAILER BRAKE CONTROL LED 4 CORNER LED STROBES SPRAY IN LINER 5.5 BED PW7 WHITE AS PER STATE OF ALABAMA CONTRACT T-191 MA 220000003316-10 AND YOUR QUOTE	2.00 EACH	45004.00000	90008.00

Additional Description Notes

2025 FORD F250 SUPER CREW 4x4 PICKUP AS FOLLOWS: XL 600A, CREW CAB 4x4 6.8L V8PFI GAS ENGINE, 10 SPD AUTO TRANSMISSION, 6.75' BOX, POWER WINDOWS & DOOR LOCKS, KEYLESS ENTRY, CRUISE CONTROL, VINYL FLOORING, VINYL 40/20/40 SEAT MEDIUM DARK SLATE, AM/FM RADIO, BLUETOOTH, REAR VIEW CAMERA, TRAILER TOW PACKAGE 4/7 PIN, TRAILER BRAKE CONTROLLER, PLATFORM RUNNING BOARDS, 120 V/400W OUTLET, 10,500 GVWR PACKAGE, 8.0' BOX, OXFORD WHITE

AS REQUESTED BY 2060-TRAFFIC ENG.

1 7000.40.20.0000.0000.2070.0000.0000.47120. E MP02060 .VEHICLEEXP.	90008.00
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Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00001424-00 FY 2025 Acct No: 7000.40.20.0000.0000.2070.0000.0000.47120. Review: Buyer: Status: Approved	Page 2
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Vendor STIVERS CHRYSLER DODGE JEEP RAM 2209 COBBS FORD RD PRATTVILLE, AL 36066 Tel#706-315-7796	Ship To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604 AGEET@CITYOFMOBILE.ORG Delivery Reference TRAVESIA AGEE Deliver To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
10/25/24	298035				MOTOR POOL

LN Description / Account	Qty	Unit Price	Net Price
Ship To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604 Delivery Reference TRAVESIA AGEE Deliver To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604			
002 FREIGHT	356.00 EACH	2.00000	712.00
Additional Description Notes ----- DELIVERY FROM 4000 EASTERN BLVD. MONTGOMERY, AL TO 770 GAYLE ST. MOBILE, AL. 172 MILES X \$2.00=\$344 Vendor Item Inventory Item/Loc 14009			
1 7000.40.20.0000.0000.2070.0000.0000.47120. E MP02060 .VEHICLEEXP.			712.00

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00001424-00 FY 2025 Acct No: 7000.40.20.0000.0000.2070.0000.0000.47120. Review: Buyer: Status: Approved	Page 3
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Vendor STIVERS CHRYSLER DODGE JEEP RAM 2209 COBBS FORD RD PRATTVILLE, AL 36066 Tel#706-315-7796	Ship To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604 AGEET@CITYOFMOBILE.ORG Delivery Reference TRAVESIA AGEE Deliver To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604
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Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
10/25/24	298035				MOTOR POOL

LN Description / Account	Qty	Unit Price	Net Price
Ship To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604 Delivery Reference TRAVESIA AGEE Deliver To MUNICIPAL GARAGE 770 GAYLE STREET MOBILE, AL 36604			

Requisition Link

Requisition Total 90720.00

***** Project Ledger Summary Section *****

Account	Amount	Remaining Budget
E MP02060 .VEHICLEEXP.	90720.00	21881.90

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
7000.40.20.0000.0000.2070.0000.0000.47120.	90720.00	15410389.14
MOTOR POOL EXP	VEHICLE ACQ (GREATER \$5000)	

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Approved	10/31/24	CHARLES SUMRALL	Approve with having a Gas Engi
Approved	11/01/24	SHONNDA SMITH	
Approved	11/01/24	CHERI BOUCHER	Auto approved by: 910518244



Contract Header

Contract Dodge-RAM-Jeep Vehicles T191	Type Master Agreement
Supplier Stivers Chrysler Dodge Jeep Ram	Contract Code MA22000003316
Linked Solicitation Dodge-RAM-Jeep Vehicles T191	Sourcing Number SRC0000009223

Contact Information

Contract Responsible

First name	Last name	Email	Phone
Kerri	Hines	kerri.hines@purchasing.alabama.gov	3342424610
1 Record(s)			

Supplier Contact

First name	Last name	Email	Phone
Butch	Adkins	butchadkins57@aol.com	3344910701
1 Record(s)			

Contract Scope

Organizations State of Alabama
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Contract Validity

Start Date 9/14/2022	End Date 9/14/2025
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Documents

- Dodge-Ram-Jeep Order Bank 2023.pdf
- New - Dodge-RAM - T191 All T & C - 8-29-22.docx
- New Dodge-RAM-Jeep Lines 8-29-22.docx
- New - Dodge-RAM - T191 All T & C - 8-29-22.pdf
- New Dodge-RAM-Jeep Lines 8-29-22.pdf
- Ford 2023 Order Bank Opening Updates.pdf
- Newest Dodge-RAM-Jeep Order Bank 10-7-22.docx
- Newest Dodge-RAM-Jeep Lines 10-7-22.docx

Items

Item Name	Product Code	UOM
Dodge Charger SXT	220000003316-1	32,261.23 Each
Jeep Grand Cherokee	220000003316-5	39,594.65 Each
Ram 1500 Quad Cab 2WD	220000003316-6	34,994.48 Each
Ram 1500 Quad Cab 4WD	220000003316-7	38,489.08 Each
Ram 1500 Crew Cab 2WD	220000003316-8	37,553.82 Each
Ram 1500 Crew Cab 4WD	220000003316-9	41,140.33 Each
Ram 2500 Crew Cab 2WD	220000003316-10	40,729.00 Each
Ram 2500 Diesel Engine Upgrade	220000003316-11	10,594.83 Each
Ram 2500 Diesel Engine Upgrade	220000003316-13	10,594.83 Each
Chrysler Pacifica	220000003316-22	40,743.71 Each
Optional Equipment	220000003316-29	0.00 USD
Delivery	220000003316-30	0.00 USD
Ram 2500 Crew Cab 4WD	220000003316-12	43,380.00 Each



AGENDA ITEM SUMMARY SHEET

Agenda of: January 14, 2025

Submitted by:

Ricardo Woods, City Attorney

Sponsored by:

William Stimpson, Mayor

Purpose and Scope of Project:

Resolution to authorize execution of Settlement Agreement and Release of Claims with Kevin Levy

Amount of Contract:

Funding Source

ATTACHMENTS:

1. SCANS_109

REVIEWERS:

Lana Gauthier

Lana Gauthier

RESOLUTION

Sponsored by: Mayor William S. Stimpson

BE IT RESOLVED by the City Council of the City of Mobile, that the City Attorney and the City Council Attorney, or their respective designees, be, and they hereby are, authorized to execute for and on behalf of the City of Mobile and the City Council of the City of Mobile, Alabama, the Settlement Agreement and Release of Claims arising out of the claim of Kevin Levy, as outlined in the Settlement Agreement and Release of Claims. A copy of said settlement agreement is on file in the Office of the City Clerk.

Adopted:

City Clerk

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the City Clerk be, and she hereby is, instructed to publish in a newspaper of general circulation within the municipality the attached notice stating the time and place a proposed amendment to the Zoning Ordinance is to be considered by the City Council and further stating that at such time and place all persons who desire shall have an opportunity of being heard in opposition to or in favor of the proposed amendment.

Adopted:

City Clerk

Notice of Public Hearing for the Proposed Modification of a
Previously Approved Planned Unit Development for Property
Located at 6301 Grelot Road

Pursuant to Resolution of the Mobile, Alabama City Council adopted **December 10, 2024**, a public hearing will be held on the **14th** day of **January**, 2025, at 10:30 a.m., to consider adoption of an ordinance for the modification of a Previously Approved Planned Unit Development for property located at 6301 Grelot Road to allow multiple buildings on a single building site and shared access between multiple building sites.

The public hearing will be held in the Auditorium of Government Plaza, 205 Government Street, Mobile, Alabama. All persons who desire shall have an opportunity to be heard in favor of or in opposition to the proposed amendment at such time and place. Further, the City Council may consider zoning classifications other than the ones sought by the applicant, and may take other actions allowed by law.

Lisa C. Lambert
City Clerk

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE

WHEREAS, a Planned Unit Development (PUD) was approved on June 3, 2021 to allow shared access between multiple building sites, and multiple buildings on a single building site on property located at 6301 Grelot Road and described as follows:

LOT A, CHRIST UNITED CHURCH SUBDIVISION AS PER PLAT RECORDED IN MAP BOOK 77, PAGE 18 OF THE PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA.

ALSO, LOT A, RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF LOT 2A OF CHRIST UNITED METHODIST CHURCH SUBDIVISION IN INSTRUMENT NUMBER 2023058385.

WHEREAS, the owner of said property applied for a Major Modification of a previously approved Planned Unit Development on September 17, 2024 allowing multiple buildings on a single building site and shared access between multiple building sites.

WHEREAS, the Planning Commission held a public hearing on the requested modification on November 21, 2024 and recommended approval of the Major Modification of the PUD.

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

Section One: That the Major Modification of the PUD is hereby approved.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

NOTICE OF HEARING OF PROPOSED AMENDMENT TO THE UNIFIED DEVELOPMENT CODE

Notice is hereby given that the Mobile City Council proposes to consider the adoption of the below synopsisized amendment to the Ordinance adopted on the 12th day of July, 2022, and known as the "Unified Development Code". The adoption of such amendment will be considered by the Mobile City Council in the Auditorium of the Government Plaza in Mobile, Alabama on the 14th day of January, 2025, at 10:30 AM. At such time and place all persons who desire shall have an opportunity to be heard in opposition to or in favor of the amendment.

Synopsis of Proposed Amendment to the Unified Development Code

The proposed amendment to the Unified Development Code was published in full on the 18th day of December, 2024 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile, located at 6301 Grelot Road.

The proposed amendment will modify a Planned Unit Development (PUD) that was approved for said location on June 3, 2021. The owner of said property has applied for a Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site and shared access between multiple building sites.

This proposed amendment to the Unified Development Code will be in full force and effect from after its publication and adoption by the Mobile City Council.

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE

WHEREAS, a Planned Unit Development (PUD) was approved on June 3, 2021 to allow shared access between multiple building sites, and multiple buildings on a single building site on property located at 6301 Grelot Road and described as follows:

LOT A, CHRIST UNITED CHURCH SUBDIVISION AS PER PLAT RECORDED IN MAP BOOK 77, PAGE 18 OF THE PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA.

ALSO, LOT A, RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF LOT 2A OF CHRIST UNITED METHODIST CHURCH SUBDIVISION IN INSTRUMENT NUMBER 2023058385.

WHEREAS, the owner of said property applied for a Major Modification of a previously approved Planned Unit Development on September 17, 2024 allowing multiple buildings on a single building site and shared access between multiple building sites.

WHEREAS, the Planning Commission held a public hearing on the requested modification on November 21, 2024 and recommended approval of the Major Modification of the PUD.

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

Section One: That the Major Modification of the PUD is hereby approved.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

Adopted:

Lisa Lambert, City Clerk

**Christ United Methodist Church
6301 Grelot Road
Council District 6
Josh Woods**



THE CITY OF MOBILE, ALABAMA

PLANNING & ZONING DEPARTMENT

MOBILE CITY PLANNING COMMISSION

December 4, 2024
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on November 21, 2024 considered the request of Christ United Methodist Church, for a Major Modification of a Previously Approved Planned Unit Development (PUD) allowing multiple buildings on a single building site and shared access between multiple building sites for the property located at 6301 Grelot Road.

After discussion it was decided to recommend approval of the modification request to the City Council.

Copies of the application and reports are attached.

Sincerely,

Stephen Guthrie
Deputy Director, Planning & Zoning Department

dla
Attachments

AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE

WHEREAS, a Planned Unit Development (PUD) was approved on June 3, 2021 to allow shared access between multiple building sites, and multiple buildings on a single building site on property located at 6301 Grelot Road and described as follows:

LOT A, CHRIST UNITED CHURCH SUBDIVISION AS PER PLAT RECORDED IN MAP BOOK 77, PAGE 18 OF THE PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA.

ALSO, LOT A, RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF LOT 2A OF CHRIST UNITED METHODIST CHURCH SUBDIVISION IN INSTRUMENT NUMBER 2023058385.

WHEREAS, the owner of said property applied for a Major Modification of a previously approved Planned Unit Development on September 17, 2024 allowing multiple buildings on a single building site and shared access between multiple building sites.

WHEREAS, the Planning Commission held a public hearing on the requested modification on November 21, 2024 and recommended approval of the Major Modification of the PUD.

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

Section One: That the Major Modification of the PUD is hereby approved.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

adopted:

Lisa Lambert, City Clerk

**Christ United Methodist Church
6301 Grelot Road
Council District 6
Josh Woods**

NOTICE OF HEARING OF PROPOSED AMENDMENT TO THE UNIFIED DEVELOPMENT CODE

Notice is hereby given that the Mobile City Council proposes to consider the adoption of the below synopsisized amendment to the Ordinance adopted on the 12th day of July, 2022, and known as the "Unified Development Code". The adoption of such amendment will be considered by the Mobile City Council in the Auditorium of the Government Plaza in Mobile, Alabama on the _____ day of _____, at 10:30 AM. At such time and place all persons who desire shall have an opportunity to be heard in opposition to or in favor of the amendment.

Synopsis of Proposed Amendment to the Unified Development Code

The proposed amendment to the Unified Development Code was published in full on the _____ day of _____, 20__ in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile, located at 6301 Grelot Road.

The proposed amendment will modify a Planned Unit Development (PUD) that was approved for said location on June 3, 2021. The owner of said property has applied for a Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site and shared access between multiple building sites.

This proposed amendment to the Unified Development Code will be in full force and effect from after its publication and adoption by the Mobile City Council.



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 22, 2024

Kari Givens
Byrd Surveying, LLC.
2609 Halls Mill Road
Mobile, Alabama 36606

Re: 6301 Grelot Road
MOD-003094-2024
Christ United Church West Subdivision
Kari Givens, Byrd Surveying, Inc.
District 6
Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site and shared access between multiple building sites.

Dear Applicant(s)/ Property Owner (s):

At its meeting on November 21, 2024, the Planning Commission considered the above referenced application.

After discussion the Planning Commission voted to recommend approval of the Major Planned Unit Development Modification to the City Council.

The advertising fee for this application based on the current legal description is **\$182.02**. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

Once the application has been approved by the City Council, the approved site plan illustrating compliance with all required conditions must be recorded in Probate Court. A copy of the recorded document in pdf format must be submitted to the Planning and Zoning Department via email (planning@cityofmobile.org) or uploaded to the case via CSS. If no construction permit is obtained to implement the approved modification within two (2) years of approval, the modification shall expire, unless an extension request is filed and approved by the Planning Commission and City Council.

MOD-003094-2024 6301 Grelot Road
November 22, 2024

If you have any questions regarding this action, please call this office at 251-208-5895.

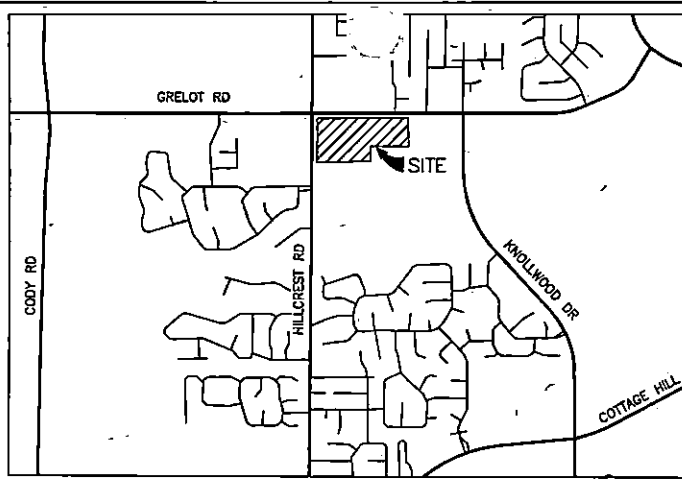
Sincerely,

MOBILE CITY PLANNING COMMISSION
Jennifer Denson, Secretary

By:



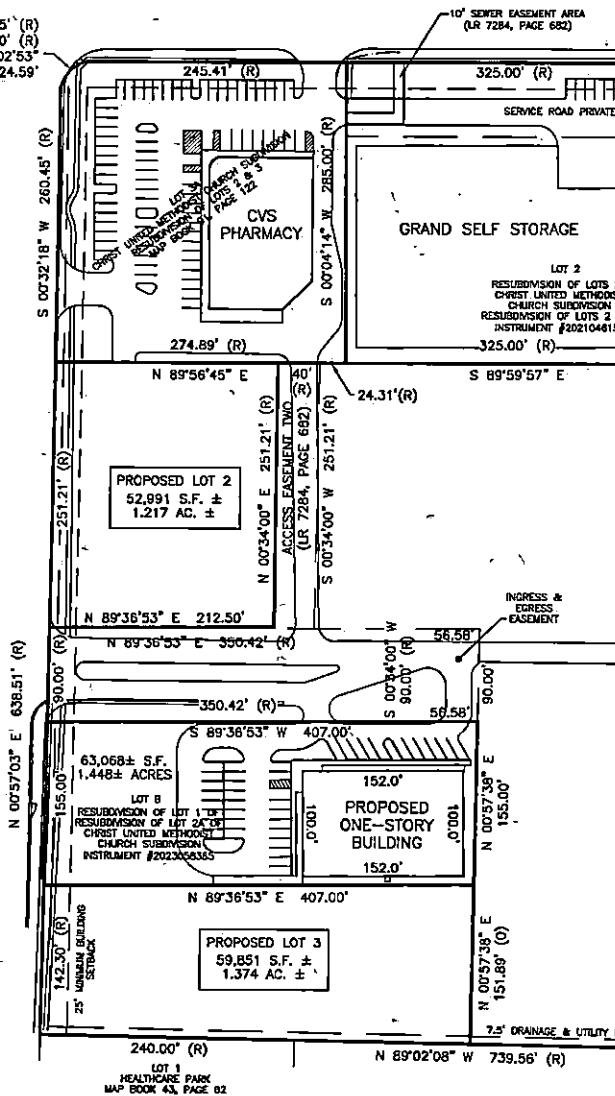
Stephen Guthrie
Deputy Director of Planning and Zoning



VICINITY MAP
NOT TO SCALE

L=38.85' (R)
R=25.00' (R)
D=89°02'53"
T=24.59'

HILLCREST ROAD (100' R.O.W.)



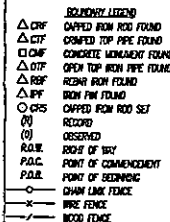
PUD NOTES:

- 1) ANY FUTURE CHANGES TO THE SITE PLAN WILL REQUIRE A NEW PLANNED UNIT DEVELOPMENT.
- 2) CITY OF MOBILE ENGINEERING DEPARTMENT NOTES:
 1. ANY WORK PERFORMED IN THE EXISTING ROW (RIGHT-OF-WAY) SUCH AS DRIVEWAYS, SIDEWALKS, UTILITY CONNECTIONS, GRADING, DRAINAGE, IRRIGATION, OR LANDSCAPING WILL REQUIRE A ROW PERMIT FROM THE CITY OF MOBILE ENGINEERING DEPARTMENT (208-5070) AND MUST COMPLY WITH THE CITY OF MOBILE RIGHT-OF-WAY CONSTRUCTION AND ADMINISTRATION ORDINANCE (MOBILE CITY CODE, CHAPTER 57, ARTICLE VII).
 2. A LAND DISTURBANCE PERMIT APPLICATION SHALL BE SUBMITTED FOR ANY PROPOSED LAND DISTURBING ACTIVITY WITHIN THE PROPERTY. A COMPLETE SET OF CONSTRUCTION PLANS FOR THE SITE WORK INCLUDING, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, GRADING, STORM WATER DETENTION SYSTEMS, PAVING WILL NEED TO BE INCLUDED WITH THE LAND DISTURBANCE PERMIT. THIS PERMIT MUST BE SUBMITTED, APPROVED AND ISSUED PRIOR TO BEGINNING ANY OF THE CONSTRUCTION WORK.
 3. ANY AND ALL PROPOSED LAND DISTURBING ACTIVITY WITHIN THE PROPERTY WILL NEED TO BE SUBMITTED FOR REVIEW AND BE IN CONFORMANCE WITH MOBILE CITY CODE, CHAPTER 17, STORM WATER MANAGEMENT AND FLOOD CONTROL; THE CITY OF MOBILE, ALABAMA FLOOD PLAIN MANAGEMENT PLAN (1994); AND, THE RULES FOR EROSION AND SEDIMENTATION CONTROL AND STORMWATER RUNOFF CONTROL.
 4. ANY EXISTING OR PROPOSED DETENTION FACILITY SHALL BE MAINTAINED AS IT WAS CONSTRUCTED AND APPROVED. THE LAND DISTURBANCE PERMIT APPLICATION FOR ANY PROPOSED CONSTRUCTION INCLUDES A REQUIREMENT OF A MAINTENANCE AND INSPECTION PLAN (SIGNED AND NOTARIZED BY THE OWNER) FOR THE DETENTION FACILITY. THIS PLAN SHALL RUN WITH THE LAND AND BE RECORDED IN THE COUNTY PROBATE OFFICE PRIOR TO THE ENGINEERING DEPARTMENT ISSUING THEIR APPROVAL FOR A FINAL CERTIFICATE OF OCCUPANCY.
 5. THE APPROVAL OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL AGENCIES (INCLUDING ALL STORM WATER RUNOFF, WETLAND AND FLOODPLAIN REQUIREMENTS) WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ACQUIRING ALL OF THE NECESSARY PERMITS AND APPROVALS.
 6. THE PROPOSED DEVELOPMENT MUST COMPLY WITH ALL ENGINEERING DEPARTMENT DESIGN REQUIREMENTS AND POLICY LETTERS.
- 3) PROPERTY TO BE DEVELOPED IN COMPLIANCE WITH STATE AND LOCAL LAWS THAT PERTAIN TO TREE PRESERVATION AND PROTECTION ON BOTH CITY AND PRIVATE PROPERTIES (STATE ACT 51-929 AND CITY CODE CHAPTERS 57 AND 64. PRIVATE REMOVAL OF TREE IN THE RIGHT-OF-WAY WILL REQUIRE A TREE REMOVAL PERMIT.
- 4) ALL PROJECTS WITHIN THE CITY LIMITS OF MOBILE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF MOBILE FIRE CODE ORDINANCE, (2012 INTERNATIONAL FIRE CODE). FIRE APPARATUS ACCESS IS REQUIRED TO BE WITHIN 150' OF ALL COMMERCIAL AND RESIDENTIAL BUILDINGS. A FIRE HYDRANT IS OF ALL COMMERCIAL AND RESIDENTIAL BUILDINGS. A FIRE HYDRANT IS REQUIRED TO BE WITHIN 400' OF NON-SPRINKLED COMMERCIAL BUILDINGS AND OF NON-SPRINKLED COMMERCIAL BUILDINGS AND 600' OF SPRINKLED COMMERCIAL BUILDINGS.
- 5) DEVELOPMENT SHALL BE IN FULL COMPLIANCE WITH ALL OTHER MUNICIPAL CODES AND ORDINANCES.
- 6) NO STRUCTURES SHALL BE CONSTRUCTED OR PLACED IN ANY EASEMENTS.
- 7) PROPERTY TO BE DEVELOPED IN COMPLIANCE WITH SECTION 64-4A.2 AND 64-4A.3.c OF THE ZONING ORDINANCE REGARDING PARKING LOT SCREENING.
- 8) PROPERTY TO BE DEVELOPED IN COMPLIANCE WITH TREE AND LANDSCAPING REQUIREMENTS OF SECTION 64-4.E. OF THE ZONING ORDINANCE.
- 9) ANY PROPOSED DUMPSTER TO BE INSTALLED IN COMPLIANCE WITH SECTION 64-4.D.P. OF THE ZONING ORDINANCE.

GENERAL NOTES:

1. F.E.M.A. FLOOD INSURANCE RATE MAP NO. 0109700537 L AND 0109700541 L, COMMUNITY NO. 015007, DATED JUNE 5, 2020 INDICATES THAT THIS PROPERTY IS LOCATED IN "ZONE X (UNSHARED)" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
2. ACTUAL BEARINGS SHOWN ARE REFERENCED TO STATE PLANE COORDINATES (WEST ZONE) NAD 83, U.S. SURVEY FEET. RECORD BEARINGS SHOWN TAKEN FROM RECORD PLAT CHRIST UNITED METHODIST CHURCH SUBDIVISION, RESUBDIVISION OF LOTS 2 AND 3 AS RECORDED IN MAP BOOK 91, PAGE 122.
3. NO STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN ANY EASEMENT WITHOUT PERMISSION OF THE EASEMENT HOLDER.
4. ALL EASEMENTS SHALL REMAIN IN EFFECT UNTIL VACATED THROUGH THE PROPER VACATION PROCESS.
5. ANY ON-SITE PARKING, INCLUDING ADA HANDICAP SPACES, SHOULD MEET THE MINIMUM STANDARDS AS DEFINED IN SECTION 64-6 OF THE CITY'S ZONING ORDINANCE.

0 100 200



MOBILE COUNTY
ALABAMA

PUD DESCRIPTION:

LOT 1, CHRIST UNITED METHODIST CHURCH SUBDIVISION, AS RECORDED IN MAP BOOK 77 PAGE 18, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA.

LOTS A & B, RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF LOT 2A OF CHRIST UNITED METHODIST CHURCH SUBDIVISION, AS RECORDED IN INSTRUMENT NUMBER 2023058385, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA.

LOT 3A, CHRIST UNITED METHODIST CHURCH SUBDIVISION RESUBDIVISION OF LOTS 2 & 3, AS RECORDED IN MAP BOOK 91 PAGE 122, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA.

LOTS 1, 2, AND 3, RESUBDIVISION OF LOT 2A CHRIST UNITED METHODIST CHURCH SUBDIVISION RESUBDIVISION OF LOTS 2 & 3, AS RECORDED IN INSTRUMENT NUMBER 2021046151, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA.

ADDITIONAL PARCELS AND IMPROVEMENTS.

PUD SITE PLAN FOR
CHRIST UNITED CHURCH
SECTION 33, T-4-S, R-2-W
MOBILE COUNTY, ALABAMA



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 21, 2024

Kari Givens
Byrd Surveying, Inc.
2609 Halls Mill Road
Mobile, Alabama 36606

Re: 6301 Grelot Road
MOD-003094-2024
Christ United Church West Subdivision
Kari Givens, Byrd Surveying, Inc.
District 6
Major Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site and shared access between multiple building sites.

Dear Applicant(s)/ Property Owner (s):

After discussion the Planning Commission heldover the request until the November 21st meeting, with revisions submitted no later than November 8th, to allow the applicant to address the following:

1. Provide owner authorization for 6285 & 6293 Grelot Road and 1401 & 1475 Hillcrest Road; and
2. Revise the PUD site plan to depict the entirety of the PUD.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: Stephen Guthrie
Stephen Guthrie
Deputy Director of Planning and Zoning



City of Mobile • Planning & Zoning
Planning Commission Application

For hard copy submissions, **SEVEN (7) COPIES** of all the necessary information as required by the Zoning Ordinance, including the site plan, must be submitted along with seven (7) paper copies of this application by **NOON** on the deadline filing date. Otherwise, this application will not be accepted. Separate application packets and fees are required for each application type. Digital submissions are required by noon on the deadline filing date.

Fees

Conditional Use Permit	\$500
Conditional Use Permit for Above-Ground Oil Storage Tank*	\$1,500
Conditional Use Permit for Hazardous Substance Storage Tank*	\$1,500
Rezoning, Text Amendment, or Specific Area Plan	\$500
Planned Development	\$500
Planning Approval or Planned Unit Development	\$500

Notification fees: First Class Postage per property owner within 300', and each applicant/owner.

Additional fees: A legal advertisement fee will be required for each application, after consideration by the Planning Commission and prior to consideration by the City Council. If approved by the City Council, documentation must be recorded in Mobile County Probate Court at the expense of the applicant.

* For Above-Ground Oil Storage Tank or Hazardous Substance Storage Tank applications, please contact staff for additional information regarding fee, legal ad and notification requirements.

APPLICATION TYPE Please select the application type. Please complete the appropriate checklist (A, B, C, or D) for a full list of application requirements.

- | | |
|--|--|
| ☐ Conditional Use Permits
Checklist A | ☐ Rezoning, Text Amendment, or Specific Area Plan Amendments
Checklist B |
| ☐ Planned Development
Checklist C | ☒ Previously approved Planning Approvals or Planned Unit Development
Checklist D |

Have you provided the required information on the corresponding checklist? ☐ Yes ☐ No

1. APPLICANT INFORMATION If other than the property owner, must furnish written authorization from owner. Owner must submit evidence, such as deed or tax assessment that the person has right of possession to the land and any structures thereon.

	Applicant	Agent (If Applicable)
Name:	KARI GIVENS	
Firm:	BYRD SURVEYING	
Phone:	251-476-5010	
Email:	byrd@byrdsurveying.biz	
Address:	2609 HALLS MILL ROAD	

Build Mobile, PO Box 1827, Mobile, Alabama 36633
For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895
Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower
Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

Revised February 2023

	Owner	Design Professional
Name:	ROB BLACKWELL, ADMINISTRATOR	
Firm:	CHRIST UNITED CHURCH	
Phone:	251-232-4148	
Email:	rob.blackwell@christunited.com	
Address:	6101 GRELOT ROAD, MOBILE 36609	

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.

6101 & 6301 GRELOT ROAD	1,292,748 SF
Property Address KEY #02670292 & 01465818	Property Area (acres or square feet)
Parcel Number(s) or Key Number(s) B-3 & R-3	N/A
Present Zoning or Transect District	Proposed Zoning or Transect District (if applicable)

3. NEIGHBORHOOD MEETING Attach the Neighborhood Meeting Documentation if applicable.

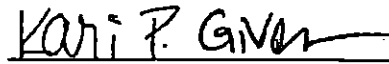
This requirement applies to any of the following applications:

- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

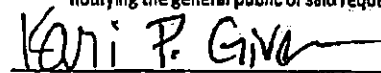
Have you provided the required Neighborhood Meeting Documentation, if applicable? ☐ Yes ☐ No

4. LABELS FOR NOTIFICATION Provide the names and complete addresses of owners of property lying within 300 feet of the property in this application, as shown by the latest assessment records of the Mobile County Revenue Commissioner's Office located in the plat and map room. ALL property ownership information provided for notification MUST be verified through Probate Court records. Each name and address must be TYPED on a standard size (approximately 1" x 2-5/8") white self-adhesive label. Include one (1) label with the APPLICANT'S name and address, plus one (1) label with the OWNER'S name and address (if applicant and owner differ). A PHOTOCOPY OF THE TYPED LABELS MUST ALSO BE SUBMITTED. (Please use 8 1/2" x 11" sheets of labels).

5. SIGNATURE It is warranted in good faith by the applicant whose name is signed hereto that all of the above facts are true and correct.

	<u>9/16/24</u>
Owner Signature	Date
	<u>9/16/24</u>
Applicant or Agent Signature (if applicable)	Date

AGREEMENT ALLOWING THE CITY OF MOBILE TO POST PUBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION
I hereby agree to allow the City of Mobile to post on my property, which is under consideration for Planning Commission/City Council approval, a sign notifying the general public of said request. I understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

	<u>9/16/24</u>
Applicant or Agent Signature	Date

Build Mobile, PO Box 1827, Mobile, Alabama 36633
For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895
Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower
Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

Revised February 2023

CHECKLIST D

Previously approved Planning Approvals and Planned Unit Developments

The following are required to evaluate applications for Previously approved Planning Approvals and Planned Unit Developments. Please provide a statement for all items.

The following information is required for Planned Development Applications. Please refer to Article 10 for a full description of the requirements and verify that the following documentation is provided:

- ☒ Planning Commission Application
- ☒ A site plan that shows existing and proposed improvements and indicates proposed modification of prior approval

1. Describe how the proposal aligns with the Comprehensive Plan, Map for Mobile.
THIS MODIFICATION IS TO ADD LOTS TO THE EXISTING PUD FOR FUTURE DEVELOPMENT.

NEIGHBORHOOD CENTER - SUBURBAN
Future Land Use Map (FLUM) Designation

2. Describe how is the proposal and plan compatible with the character of the surrounding neighborhood.
THIS PROPOSAL AND PLAN IS COMMENSURATE WITH COMMERCIAL DEVELOPMENTS NEARBY AND OFFERS SOME
DIVERSITY IN THE AVAILABILITY OF SERVICES IN THE AREA. THE PLAN IS COMPATIBLE WITH THE SURROUNDING
NEIGHBORHOOD.
3. Describe how the proposal prevents impacts on the development or improvement of adjacent property.
THE CIVIL SITE DESIGN WILL ENSURE THAT THE IMPACT OF THIS DEVELOPMENT ON ADJACENT PROPERTIES IS KEPT TO
A MINIMUM.
4. Does the site design include adequate public facilities and utilities? ☒ Yes ☐ No
5. Does the plan provide appropriate ingress and egress? (Please provide a site plan showing ingress and egress)
☒ Yes ☐ No

Build Mobile, PO Box 1827, Mobile, Alabama 36633
For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895
Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower
Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

Revised February 2023

6. Please provide the following information:

☐ The location, type and height of buildings or structures: (e.g., The existing structure is 24 feet tall)

N/A

☐ The type and location of landscaping and screening: (e.g., A row of shrubs is located along the western edge of the property)

N/A

☐ Lighting:

N/A

☐ Hours of operation:

☐ Other conditions that are unique to the use of the property:

N/A

7. Describe how the proposal will minimize elements that may be noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; or have elements that are detrimental to the public health, safety or general welfare. THERE SHOULD BE NO NOXIOUS OR OFFENSIVE ELEMENTS OR EMISSIONS.

8. Describe how the proposal is in the City's or the larger community's best interest and what needs, benefits, or public purposes it serves.

THIS DEVELOPMENT OFFERS SOME DIVERSITY IN THE AVAILABILITY OF SERVICES IN THIS AREA.



City of Mobile • Planning & Zoning
Corporate Letter of Authorization

I, ROB BLACKWELL, ADMINISTRATOR, give authority for the following person(s) to execute all documents and activities (including but not limited to: submitting and signing for associated applications for consideration by the Mobile City Planning Commission and/or Board of Zoning Adjustment) with the City of Mobile Planning & Zoning Department, on behalf of CHRIST UNITED CHURCH, a corporation for the property located within the city limits of Mobile, Alabama at 6101 & 6301 GRELOT ROAD.

Furthermore, I hereby agree to allow the City of Mobile to post on my property, which is under consideration for a Planning Commission and/or Board of Zoning Adjustment application, a public notice sign notifying the general public of said request. I understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

BYRD SURVEYING

Designee (1)

bvrd@surveying.biz

Email

251-476-5010

Phone Number

Signature of Company Owner

Designee (2)

Email

Phone Number

9/16/24

Date

Byrd Surveying

2609 Halls Mill Road • Mobile, Alabama 36606
251-476-5010

October 21, 2024

Grand Self Storage, LLC
150 Government Street, Suite 1003A
Mobile, AL 36602

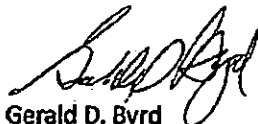
Christ United Church (CUC) was required by the Mobile City Planning Regulations to create a Planned Unit Development (PUD) in addition to the subdivision of their land to create the lot they sold you for your development. (See plat attached.) CUC is now proposing to create the two lots facing Hillcrest Road that are also shown on the attached plat. To do this, the City Planning Department requires approval from all companies owning land in the existing PUD and we are requesting for you to sign this letter and return to this office via U.S.P.S. or email.

If you have any questions concerning this proposal you may contact me or our office manager.

Gerald D. Byrd
jerry@byrdsurveying.biz
251-476-5010

Karl P. Givens
kari@byrdsurveying.biz
251-476-5010

Sincerely,



Gerald D. Byrd
GDB/kpg
Attachment

I approve of the proposed PUD modification for Christ United Church to create two additional lots.

C. William Campbell

Date 10-28-2024

2

CVS 7671 AL, LLC 5/0
CVS HEALTH CORPORATION ATTN:
PROPERTY ADMINISTRATION
1 CVS DR.
MOONSOCKET RI 02895

GRAND SELF STORAGE LLC
150 GOVERNMENT ST. STE 1003A
MOBILE AL 36602

RONNIE'S CAR WASH OF MOBILE
9/0 STEVEN CAMPBELL
7021 CHARLESTON OAKS DR S.
MOBILE AL 36695

CHRIST UNITED CHURCH

GRELOT ROAD (100' R.O.W.)

GRELOT ROAD

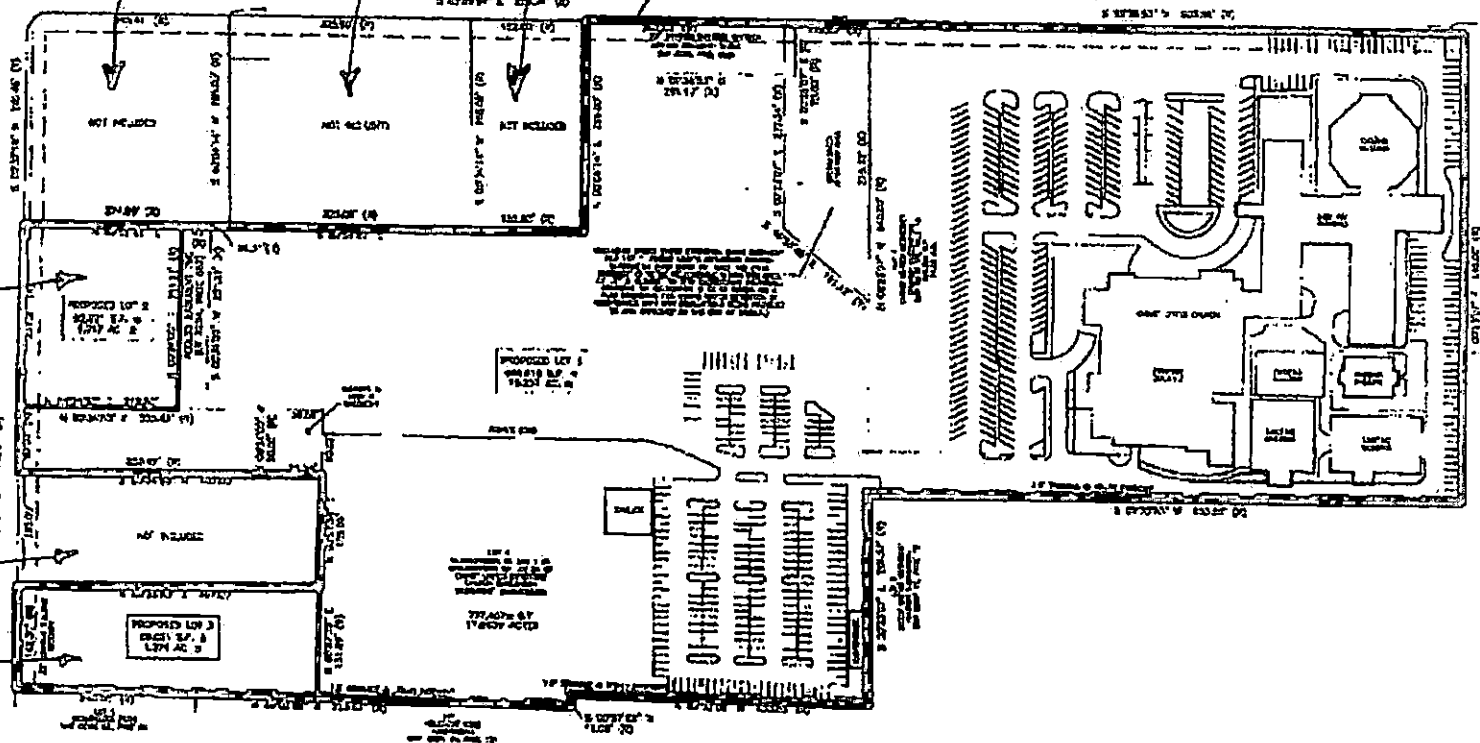
ROAD

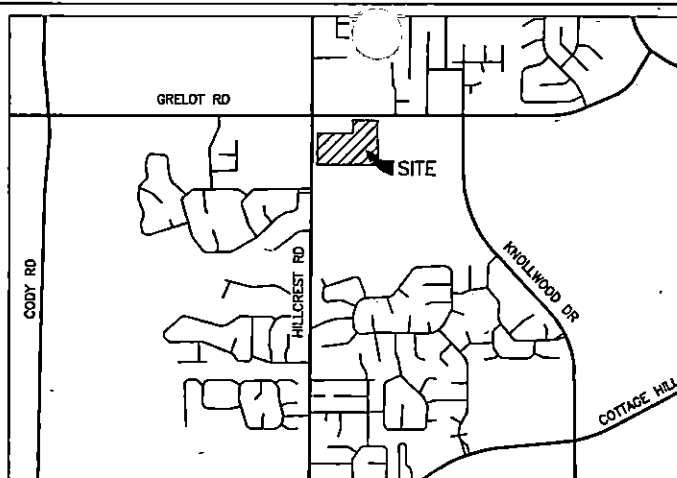
NEW LOT

HILLCREST

SWIFT CAPITAL LLC
4912 CARMEL DR. N.
MOBILE, AL 36608

NEW LOT

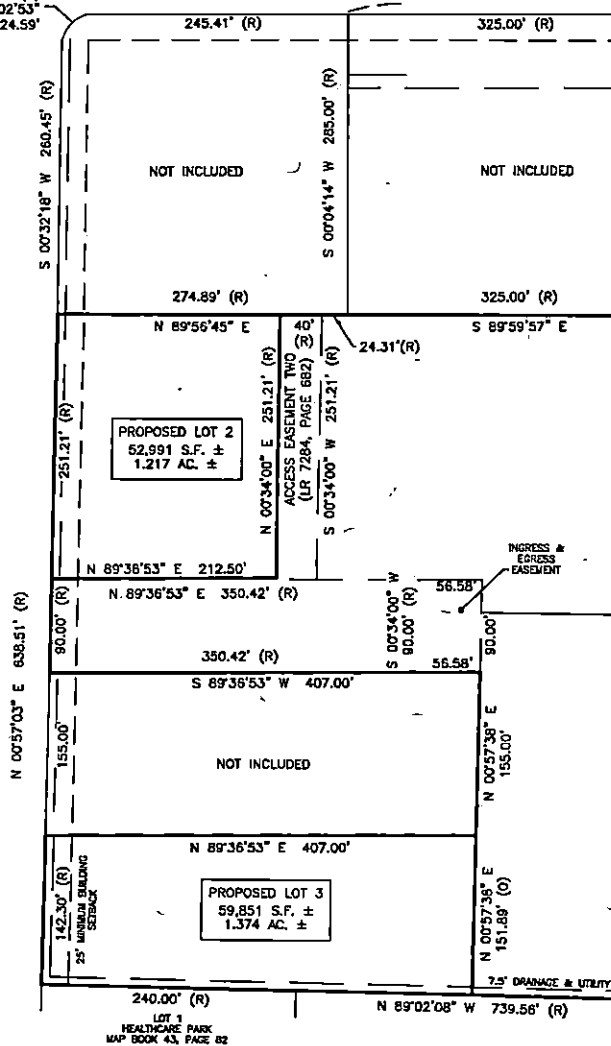




VICINITY MAP
NOT TO SCALE

L=38.85' (R)
R=25.00' (R)
D=89°02'53"
T=24.59'

HILLCREST ROAD (100' R.O.W.)



PUD NOTES:

- 1) ANY FUTURE CHANGES TO THE SITE PLAN WILL REQUIRE A NEW PLANNED UNIT DEVELOPMENT.
- 2) CITY OF MOBILE ENGINEERING DEPARTMENT NOTES:
 1. ANY WORK PERFORMED IN THE EXISTING ROW (RIGHT-OF-WAY) SUCH AS DRIVEWAYS, SIDEWALKS, UTILITY CONNECTIONS, GRADING, DRAINAGE, IRRIGATION, OR LANDSCAPING WILL REQUIRE A ROW PERMIT FROM THE CITY OF MOBILE ENGINEERING DEPARTMENT (206-6070) AND MUST COMPLY WITH THE CITY OF MOBILE RIGHT-OF-WAY CONSTRUCTION AND ADMINISTRATION ORDINANCE (MOBILE CITY CODE, CHAPTER 57, ARTICLE VI).
 2. A LAND DISTURBANCE PERMIT APPLICATION SHALL BE SUBMITTED FOR ANY PROPOSED LAND DISTURBING ACTIVITY WITHIN THE PROPERTY. A COMPLETE SET OF CONSTRUCTION PLANS FOR THE SITE WORK INCLUDING, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, GRADING, STORM WATER DETENTION SYSTEMS, PAVING WILL NEED TO BE INCLUDED WITH THE LAND DISTURBANCE PERMIT. THIS PERMIT MUST BE SUBMITTED, APPROVED AND ISSUED PRIOR TO BEGINNING ANY OF THE CONSTRUCTION WORK.
 3. ANY AND ALL PROPOSED LAND DISTURBING ACTIVITY WITHIN THE PROPERTY WILL NEED TO BE SUBMITTED FOR REVIEW AND BE IN CONFORMANCE WITH MOBILE CITY CODE, CHAPTER 17, STORM WATER MANAGEMENT AND FLOOD CONTROL; THE CITY OF MOBILE, ALABAMA FLOOD PLAN MANAGEMENT PLAN (1984); AND, THE RULES FOR EROSION AND SEDIMENTATION CONTROL AND STORMWATER RUNOFF CONTROL.
 4. ANY EXISTING OR PROPOSED DETENTION FACILITY SHALL BE MAINTAINED AS IT WAS CONSTRUCTED AND APPROVED. THE LAND DISTURBANCE PERMIT APPLICATION FOR ANY PROPOSED CONSTRUCTION INCLUDES A REQUIREMENT OF A MAINTENANCE AND INSPECTION PLAN (SIGNED AND NOTARIZED BY THE OWNER) FOR THE DETENTION FACILITY. THIS PLAN SHALL RUN WITH THE LAND AND BE RECORDED IN THE COUNTY PROBATE OFFICE PRIOR TO THE ENGINEERING DEPARTMENT ISSUING THEIR APPROVAL FOR A FINAL CERTIFICATE OF OCCUPANCY.
 5. THE APPROVAL OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL AGENCIES (INCLUDING ALL STORM WATER RUNOFF, WETLAND AND FLOODPLAIN REQUIREMENTS) WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ACQUIRING ALL OF THE NECESSARY PERMITS AND APPROVALS.
 6. THE PROPOSED DEVELOPMENT MUST COMPLY WITH ALL ENGINEERING DEPARTMENT DESIGN REQUIREMENTS AND POLICY LETTERS.
- 3) PROPERTY TO BE DEVELOPED IN COMPLIANCE WITH STATE AND LOCAL LAWS THAT PERTAIN TO TREE PRESERVATION AND PROTECTION ON BOTH CITY AND PRIVATE PROPERTIES (STATE ACT 61-929 AND CITY CODE CHAPTERS 57 AND 64. PRIVATE REMOVAL OF TREE IN THE RIGHT-OF-WAY WILL REQUIRE A TREE REMOVAL PERMIT.
- 4) ALL PROJECTS WITHIN THE CITY LIMITS OF MOBILE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF MOBILE FIRE CODE ORDINANCE, (2012 INTERNATIONAL FIRE CODE). FIRE APPARATUS ACCESS IS REQUIRED TO BE WITHIN 150' OF ALL COMMERCIAL AND RESIDENTIAL BUILDINGS. A FIRE HYDRANT IS OF ALL COMMERCIAL AND RESIDENTIAL BUILDINGS. A FIRE HYDRANT IS REQUIRED TO BE WITHIN 400' OF NON-SPRINKLED COMMERCIAL BUILDINGS AND OF NON-SPRINKLED COMMERCIAL BUILDINGS AND 600' OF SPRINKLED COMMERCIAL BUILDINGS.
- 5) DEVELOPMENT SHALL BE IN FULL COMPLIANCE WITH ALL OTHER MUNICIPAL CODES AND ORDINANCES.
- 6) NO STRUCTURES SHALL BE CONSTRUCTED OR PLACED IN ANY EASEMENTS.
- 7) PROPERTY TO BE DEVELOPED IN COMPLIANCE WITH SECTION 64-1-A.2 AND 64-6-A.1.1 OF THE ZONING ORDINANCE REGARDING PARKING LOT SCREENING.
- 8) PROPERTY TO BE DEVELOPED IN COMPLIANCE WITH TREE AND LANDSCAPING REQUIREMENTS OF SECTION 64-1-E OF THE ZONING ORDINANCE.
- 9) ANY PROPOSED DUMPSTER TO BE INSTALLED IN COMPLIANCE WITH SECTION 64-4-D.P. OF THE ZONING ORDINANCE.

GENERAL NOTES:

1. F.E.M.A. FLOOD INSURANCE RATE MAP NO. 0109702537 L AND 0109702541 L, COMMUNITY NO. 015007, DATED JUNE 5, 2020 INDICATES THAT THIS PROPERTY IS LOCATED IN "ZONE X(UNSHADE)" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
2. ACTUAL BEARINGS SHOWN ARE REFERENCED TO STATE PLANE COORDINATES (WEST ZONE) AND BY U.S. SURVEY FEET. RECORD BEARINGS SHOWN TAKEN FROM RECORD PLAT CHRIST UNITED METHODIST CHURCH SUBDIVISION, RESUBDIVISION OF LOTS 2 AND 3 AS RECORDED IN MAP BOOK 91, PAGE 122.
3. NO STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN ANY EASEMENT WITHOUT PERMISSION OF THE EASEMENT HOLDER.
4. ALL EASEMENTS SHALL REMAIN IN EFFECT UNTIL VACATED THROUGH THE PROPER VACATION PROCESS.
5. ANY ON-SITE PARKING, INCLUDING ADA HANDICAP SPACES, SHOULD MEET THE MINIMUM STANDARDS AS DEFINED IN SECTION 64-6 OF THE CITY'S ZONING ORDINANCE.

LEGEND

- △ CRT COFFED IRON ROD FOUND
- △ CTF COFFED TOP PIPE FOUND
- △ CMF CONCRETE MANHOLE FOUND
- △ OTF OPEN TOP IRON PIPE FOUND
- △ RFP REBAR FOUND
- △ RFF IRON FRI FOUND
- CRS COFFED IRON ROD SET
- (R) RECORD
- (O) OBSERVED
- ALIVE ROOT OF WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- CHAIN LINK FENCE
- WIRE FENCE
- WOOD FENCE

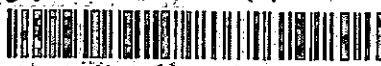
MOBILE COUNTY
ALABAMA

PUD DESCRIPTION:

LOT A CHRIST UNITED CHURCH SUBDIVISION AS PER PLAT RECORDED IN MAP BOOK 77, PAGE 18 OF THE PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA.

LOT A, RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF LOT 2A OF CHRIST UNITED METHODIST CHURCH SUBDIVISION IN INSTRUMENT NUMBER 2023050325.

PUD SITE PLAN FOR
CHRIST UNITED CHURCH
SECTION 33, T-4-S, R-2-W
MOBILE COUNTY, ALABAMA

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
☐ Complete items 1, 2, and 3. ☐ Print your name and address on the reverse so that we can return the card to you. ☐ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: Ronnie's Car Wash of Mobile 40 Steven Campbell 7021 Charleston Oaks Trl S. Mobile, AL 36695  9590 9402 8809 4005 6484 86 2. Article Number (Transfer from service label) 7022 2410 0002 6017 3139	A. Signature X [Signature] ☐ Agent ☐ Addressee B. Received by (Printed Name) Steven Campbell C. Date of Delivery 11/24 D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)	☐ Complete items 1, 2, and 3. ☐ Print your name and address on the reverse so that we can return the card to you. ☐ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: Grand Self Storage, LLC 150 Government Street Suite 1003-A Mobile, AL 36602  9590 9402 8809 4005 6485 09 2. Article Number (Transfer from service label) 722 2410 0002 6017 3122	A. Signature X [Signature] ☐ Agent ☐ Addressee B. Received by (Printed Name) Debra Lee C. Date of Delivery 11/24 D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
☐ Complete items 1, 2, and 3. ☐ Print your name and address on the reverse so that we can return the card to you. ☐ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: CVS Health AL LLC 910 CVS Health Corp 1 CVS Drive Woonsocket RI 02895  9590 9402 8809 4005 6484 79 2. Article Number (Transfer from service label) 7022 2410 0002 6017 2224	A. Signature X [Signature] ☐ Agent ☐ Addressee B. Received by (Printed Name) OCT 30 2024 C. Date of Delivery 10/24 D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)	☐ Complete items 1, 2, and 3. ☐ Print your name and address on the reverse so that we can return the card to you. ☐ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: Swift Capital LLC 4912 Carmel Dr N. Mobile AL 36608  9590 9402 8809 4005 6484 93 2. Article Number (Transfer from service label) 722 2410 0002 6017 2231	A. Signature X [Signature] ☐ Agent ☐ Addressee B. Received by (Printed Name) 10/24 C. Date of Delivery 10/24 D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return



City of Mobile • Planning & Zoning
Planning Commission Application

For hard copy submissions, **SEVEN (7) COPIES** of all the necessary information as required by the Zoning Ordinance, including the site plan, must be submitted along with seven (7) paper copies of **this application** by **NOON** on the deadline filing date. Otherwise, this application will not be accepted. Separate application packets and fees are required for each application type. Digital submissions are required by noon on the deadline filing date.

Fees

Conditional Use Permit	\$500
Conditional Use Permit for Above-Ground Oil Storage Tank*	\$1,500
Conditional Use Permit for Hazardous Substance Storage Tank*	\$1,500
Rezoning, Text Amendment, or Specific Area Plan	\$500
Planned Development	\$500
Planning Approval or Planned Unit Development	\$500

Notification fees: First Class Postage per property owner within 300', and each applicant/owner.

Additional fees: A legal advertisement fee will be required for each application, after consideration by the Planning Commission and prior to consideration by the City Council. If approved by the City Council, documentation must be recorded in Mobile County Probate Court at the expense of the applicant.

* For Above-Ground Oil Storage Tank or Hazardous Substance Storage Tank applications, please contact staff for additional information regarding fee, legal ad and notification requirements.

APPLICATION TYPE Please select the application type. Please complete the appropriate checklist (A, B, C, or D) for a full list of application requirements.

☐ Conditional Use Permits
Checklist A

☐ Rezoning, Text Amendment, or Specific Area Plan Amendments
Checklist B

☐ Planned Development
Checklist C

☒ Previously approved Planning Approvals or Planned Unit Development
Checklist D

Have you provided the required information on the corresponding checklist? ☐ Yes ☐ No

1. APPLICANT INFORMATION If other than the property owner, must furnish written authorization from owner. Owner must submit evidence, such as deed or tax assessment that the person has right of possession to the land and any structures thereon.

	Applicant	Agent (If Applicable)
Name:	KARI GIVENS	
Firm:	BYRD SURVEYING	
Phone:	251-476-5010	
Email:	byrd@byrdsurveying.biz	
Address:	2609 HALLS MILL ROAD	

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895

Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower
Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

Revised February 2023

	Owner	Design Professional
Name:	ROB BLACKWELL, ADMINISTRATOR	
Firm:	CHRIST UNITED CHURCH	
Phone:	251-232-4148	
Email:	rob.blackwell@christunited.com	
Address:	6101 GRELOT ROAD, MOBILE 36609	

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.

6101 & 6301 GRELOT ROAD	1,292,748 SF
Property Address KEY #02670292 & 01465818	Property Area (acres or square feet)
Parcel Number(s) or Key Number(s) B-3 & R-3	N/A
Present Zoning or Transect District	Proposed Zoning or Transect District (if applicable)

3. NEIGHBORHOOD MEETING Attach the Neighborhood Meeting Documentation if applicable.

This requirement applies to any of the following applications:

- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

Have you provided the required Neighborhood Meeting Documentation, if applicable? ☐ Yes ☐ No

4. LABELS FOR NOTIFICATION Provide the names and complete addresses of owners of property lying within 300 feet of the property in this application, as shown by the latest assessment records of the Mobile County Revenue Commissioner's Office located in the plat and map room. ALL property ownership information provided for notification MUST be verified through Probate Court records. Each name and address must be TYPED on a standard size (approximately 1" x 2-5/8") white self-adhesive label. Include one (1) label with the APPLICANT'S name and address, plus one (1) label with the OWNER'S name and address (if applicant and owner differ). A PHOTOCOPY OF THE TYPED LABELS MUST ALSO BE SUBMITTED. (Please use 8 1/2" x 11" sheets of labels).

5. SIGNATURE It is warranted in good faith by the applicant whose name is signed hereto that all of the above facts are true and correct.


Owner Signature

9/16/24
Date

Kari P. Giver
Applicant or Agent Signature (if applicable)

9/16/24
Date

AGREEMENT ALLOWING THE CITY OF MOBILE TO POST PUBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION
I hereby agree to allow the City of Mobile to post on my property, which is under consideration for Planning Commission/City Council approval, a sign notifying the general public of said request. I understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

Kari P. Giver
Applicant or Agent Signature

9/16/24
Date

Build Mobile, PO Box 1827, Mobile, Alabama 36633
For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895
Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower
Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

Revised February 2013

CHECKLIST D

Previously approved Planning Approvals and Planned Unit Developments

The following are required to evaluate applications for Previously approved Planning Approvals and Planned Unit Developments. Please provide a statement for all items.

The following information is required for Planned Development Applications. Please refer to Article 10 for a full description of the requirements and verify that the following documentation is provided:

- ☒ Planning Commission Application
- ☒ A site plan that shows existing and proposed improvements and indicates proposed modification of prior approval

1. Describe how the proposal aligns with the Comprehensive Plan, Map for Mobile.
THIS MODIFICATION IS TO ADD LOTS TO THE EXISTING PUD FOR FUTURE DEVELOPMENT.

NEIGHBORHOOD CENTER - SUBURBAN
Future Land Use Map (FLUM) Designation

2. Describe how is the proposal and plan compatible with the character of the surrounding neighborhood.
THIS PROPOSAL AND PLAN IS COMMENSURATE WITH COMMERCIAL DEVELOPMENTS NEARBY AND OFFERS SOME
DIVERSITY IN THE AVAILABILITY OF SERVICES IN THE AREA. THE PLAN IS COMPATIBLE WITH THE SURROUNDING
NEIGHBORHOOD.

3. Describe how the proposal prevents impacts on the development or improvement of adjacent property.
THE CIVIL SITE DESIGN WILL ENSURE THAT THE IMPACT OF THIS DEVELOPMENT ON ADJACENT PROPERTIES IS KEPT TO
A MINIMUM.

4. Does the site design include adequate public facilities and utilities? ☒ Yes ☐ No
5. Does the plan provide appropriate ingress and egress? (Please provide a site plan showing ingress and egress)
☒ Yes ☐ No

Build Mobile, PO Box 1827, Mobile, Alabama 36633
For more information: www.BuildMobile.org | planning@ciyoofmobile.org | 251.208.5895
Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower
Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

Revised February 2023

6. Please provide the following information:

☐ The location, type and height of buildings or structures: (e.g., The existing structure is 24 feet tall)

N/A

☐ The type and location of landscaping and screening: (e.g., A row of shrubs is located along the western edge of the property)

N/A

☐ Lighting:

N/A

☐ Hours of operation:

☐ Other conditions that are unique to the use of the property:

N/A

7. Describe how the proposal will minimize elements that may be noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; or have elements that are detrimental to the public health, safety or general welfare. THERE SHOULD BE NO NOXIOUS OF OFFENSIVE ELEMENTS OR EMISSIONS.

8. Describe how the proposal is in the City's or the larger community's best interest and what needs, benefits, or public purposes it serves.

THIS DEVELOPMENT OFFERS SOME DIVERSITY IN THE AVAILABILITY OF SERVICES IN THIS AREA.

Byrd Surveying

2609 Halls Mill Road
Mobile, AL 36606

Christ United Church

6101 Grelot Road
Mobile, AL 36609

Ronny's Car Wash of Mobile
c/o Steven Campbell
7021 Charleston Oaks Dr. S.
Mobile, AL 36695

Grand Self Storage, LLC
150 Government St., Ste. 1003A
Mobile, AL 36602

CVS 7671 AL, LLC
c/o CVS Health Corporation
1 CVS Drive
Woonsocket, RI 02895

Atalaya, Cooper Street, Forest View, &
HVG Ashford Place
c/o Highlands Vista Group
1800 Glenarm Place, Suite 701
Denver, CO 80202

City of Mobile
P. O. Box 1827
Mobile, AL 36633

County of Mobile
P. O. Box 1443
Mobile, AL 36633

Summit Hillcrest, LLC
c/o Summit Equity Investments, Inc.
13063 Ventura Blvd., #200
Studio City, CA 91604

Rosalyn Jongebloed Salter
9565 Scott Dairy Loop Road S.
Mobile, AL 36695

Revocable Trust Walter A. Jones
2417 Huffman Drive West
Mobile, AL 36693

Sandra P. Laurendine
6400 Sugar Creek Drive N.
Mobile, AL 36695

CMF III Lenox Gates, LLC
4890 W. Kennedy Blvd., Ste 200
Tampa, FL 33609

Nam Kyu Yoon
3399 Woodward Drive
Mobile, AL 36695

Phuong P. Hoang
1436 Hillcrest Road
Mobile, AL 36695

TSW Enterprises, LLC
3900 Montclair Way
Mobile, AL 36609

1428 HCR, LLC
753 Nichols Avenue
Fairhope, AL 36532

M D Price Builder, Inc.
2104 Belmont Court
Mobile, AL 36695

Jimmy & Sheila Andrews, Jr. Revocable
Trust, Trustees
1628 Sugar Creek Drive W.
Mobile, AL 36695

Alfa Mutual Insurance Company
Attn: Barry Grace
P. O. Box 11000
Montgomery, AL 36111

Fourteen 04 Hillcrest, LLC
3700 Gulf Court
Theodore, AL 36582

McDonald's Corporation
P. O. Box 182571
Columbus, OH 43218

CAE Properties I, LLC
2862 Dauphin Street
Mobile, AL 36606

Live Life Realty, LLC
26050 Predazzer Ln., Suite D
Daphne, AL 36526

Quackenbush Family Partnership, Ltd
703 Merwina Avenue
Mobile, AL 36606

Benjawan Tripatcha
6616 Apple Cross Drive N.
Mobile, AL 36695

D'Iberville Properties, LLC
P. O. Box 850098
Mobile, AL 36685

Jack T. Billings, Jr., Trustee
c/o X-L Services, Inc.
834 W. Poplar Ave, Suite 1
Collierville, TN 38017

Hillcrest Marketplace Investors, LLC
240 Brookstone Centre Parkway
Columbus, GA 31904

Topping II, LLC
2525 S. Brentwood Blvd., Suite 103
St. Louis, MO 63144

Storage Trust Properties, LP
Dept PT AL 28185
P. O. Box 25025
Glendale, CA 91201

Grelot Mini Storage, Inc.
Dept PT AL 28185
P. O. Box 25025
Glendale, CA 91201

Macarthur Place POA
c/o Graham, Brawn, & Dutton
6000 Grelot Road
Mobile, AL 36609

Grelot Properties, LLC
6110 Grelot Road
Mobile, AL 36609

Norris & Sharon Stanford
6113 Macarthur Place Ct. S.
Mobile, AL 36695

Michael Seymour
7285 Sable Palms Drive
Mobile, AL 36695

Theodore & Carmel Alvis
6105 Macarthur Place Ct. S.
Mobile, AL 36695

Patrick Johns
6101 Macarthur Place Ct. S.
Mobile, AL 36695

Curtis & Avery Railey
1274 Savannah Drive
Mobile, AL 36609

Thomas & Ruth Peavy, II
1278 Savannah Drive
Mobile, AL 36609

Hamed A. Tefaghi
1282 Savannah Drive
Mobile, AL 36609

Savannah Joint Venture
c/o Savannah Trace Owners Assoc.
P. O. Box 91674
Mobile, AL 36691

Swift Capital, LLC
4912 Carmel Drive N.
Mobile, AL 36608



Agenda Item # 1 - HOLDOVER

SUB-003093-2024 & MOD-003094-2024

View additional details on this proposal and all application materials using the following link:

[Applicant Materials for Consideration – Subdivision](#)

[Applicant Materials for Consideration – PUD Modification](#)

DETAILS

Location:

6301 Grelot Road

Subdivision Name:

Christ United Methodist Church West Subdivision

Applicant / Agent:

Kari Givens, Byrd Surveying, Inc.

Property Owner:

Christ United Methodist Church

Current Zoning:

B-3, Community Business Suburban District and R-3,
Multi-Family Residential Suburban District

Future Land Use:

Suburban Center and Mixed Commercial Corridor

Applicable Codes, Policies, and Plans:

- Unified Development Code (UDC)
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Schedule for Development:

- Not Applicable

Proposal:

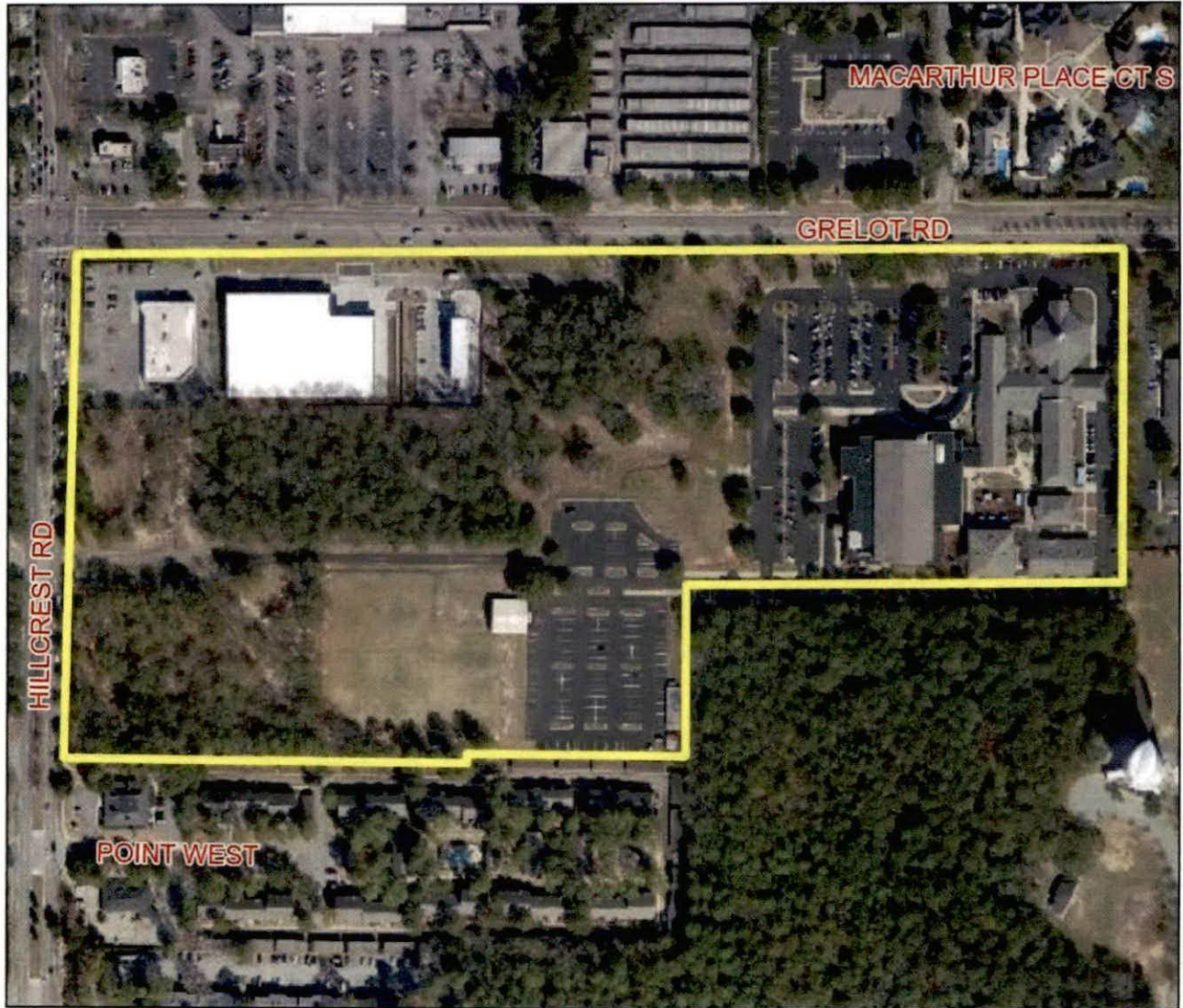
- Subdivision approval to create three (3) legal lots of record
- Modification of a previously approved Planned Unit Development

Commission Considerations:

- Holdover

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PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial and residential units.

APPLICATION NUMBER <u>1</u> DATE <u>November 21, 2024</u>
APPLICANT <u>Christ United Church West Subdivision</u>
REQUEST <u>Subdivision, PUD Modification</u>



HOLDOVER COMMENTS

The application was heldover by the Planning Commission at its October 17, 2024 meeting to allow the applicant to submit owner authorization for 6285 & 6293 Grelot Road and 1401 & 1475 Hillcrest Road; and revise the PUD site plan to depict the entirety of the PUD.

The applicant has submitted a revised site plan depicting the entirety of the PUD, as required.

The applicant also submitted authorization from the property owner of 6293 Grelot Road, and copies of certified mail receipts where letters seeking owner authorization were sent, but not received back. It may be appropriate to holdover the application to allow more time for the applicant to obtain these required authorizations.

It should also be noted that the applicant is requesting to remove proposed Lots 2 and 3 from the Planned Unit Development (PUD). PUD approvals are site plan specific, and approvals may contain specific conditions regarding site access, site design and site buffering – all of which may differ from the standard requirements of the Zoning Ordinance and Subdivision Regulations. Therefore, removal of a property from a PUD may require that specific conditions from the PUD be placed on the property being removed from the PUD. Furthermore, changes to the PUD may trigger additional conditions due to the alteration of various development factors, such as property access. For this site, the proposed removal of Lots 2 and 3 from the PUD - where it was assumed that these properties would access private internal drives - would then limit these properties to access only to and from Hillcrest Road, which would then potentially necessitate additional review by and conditions from Engineering and Traffic Engineering and possible amendment of recorded subdivision plats and new zoning conditions.

SUBDIVISION HOLDOVER CONSIDERATIONS

Standards of Review:

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

Considerations:

The Planning Commission should consider holdover of the request until the December 19th meeting, with revisions submitted no later than December 6th, to allow the applicant to address the following:

1. Required information for the associated Major Modification of the PUD.

PUD MODIFICATION HOLDOVER CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in 64-5-8-B.2.(b)(5) states the following concerning Planned Unit Development Modifications:

Approval Criteria. The Planning Commission shall not recommend a major modification for approval, and the City Council shall not approve the modification, unless the proposed modification:

1. Is consistent with all applicable requirements of this Chapter;

2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property;
4. Will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood:
 - a. In making this determination, the Planning Commission and City Council shall consider the location, type and height of buildings or structures, the type and extent of landscaping and screening, lighting, hours of operation or any other conditions that mitigate the impacts of the proposed development; and
 - b. Includes adequate public facilities and utilities;
5. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
6. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
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8. Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

Considerations:

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SITE HISTORY

Since 1997, the subject site has had Planning Approvals to allow a church in a R-3, Multi-Family Residential District, as well as Planned Unit Developments (PUDs) to allow multiple buildings on a single building site as well as shared access between multiple building sites. The most recent applications for the site were a two (2) lot Subdivision and Major Modification of a Previously Approved PUD in September 2023 which allowed the creation of a baseball and softball academy currently under construction. No changes are being made to the existing church, therefore a Modification to the Previously Approved Planning Approval is not required at this time.

In 2017, the site was before the Board of Zoning Adjustment to allow the church at 6101 Grelot Road to erect a digital sign less than 300-feet from residentially zoned property; the variance was approved.

STAFF COMMENTS

Engineering Comments:

Subdivision

FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.

- B. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.

Modification of Planned Unit Development

Retain PUD NOTE #2 (City of Mobile Engineering Department Notes).

Traffic Engineering Comments:

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-3-12 of the City's Unified Development Code.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2021 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

Planning Comments:

Subdivision

The applicant is proposing a 3-lot, 17.85±-acre subdivision from a single existing legal lot of record. The site is served by public water and sanitary sewer services.

The site has frontages along Grelot Road and Hillcrest Road, both major streets on the Major Street Plan with compliant 100-foot rights-of-way, making no dedications necessary. There are also private service roads, both existing, internal to the development.

All three (3) lots, as proposed, will exceed the minimum size requirements for lots served by public water and sanitary sewer in a B-3, Community Business Suburban District. Each lot is labeled with its size in both square feet and acres on the preliminary plat, and this information should be retained on the Final Plat, if approved; or the provision of a table on the Final Plat with the same information will suffice.

The required 25-foot minimum front yard setback is illustrated along both Grelot Road and Hillcrest Road, and should be retained on the Final Plat, if approved.

The preliminary plat depicts several existing easements: three (3) access easements, a stormwater detention basin easement, and a drainage and utility easement. These easements should be retained on the Final Plat, if

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Planned Unit Development Modification

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Any changes to the scope of operations or the building footprint for the church located at 6101 Grelot Road will require Modification to the Previously Approved Planning Approval.

It should be noted that the originally approved PUD includes several properties that are not included in the current application site plan or application authorizations: 6285 & 6293 Grelot Road and 1401 & 1475 Hillcrest Road. Therefore, the current applications should be heldover to give the applicant time to obtain owner authorization of these lots and revising the PUD site plan to include the entirety of the PUD prior to the Planning Commission making a determination.

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Standards of Review:

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Considerations:

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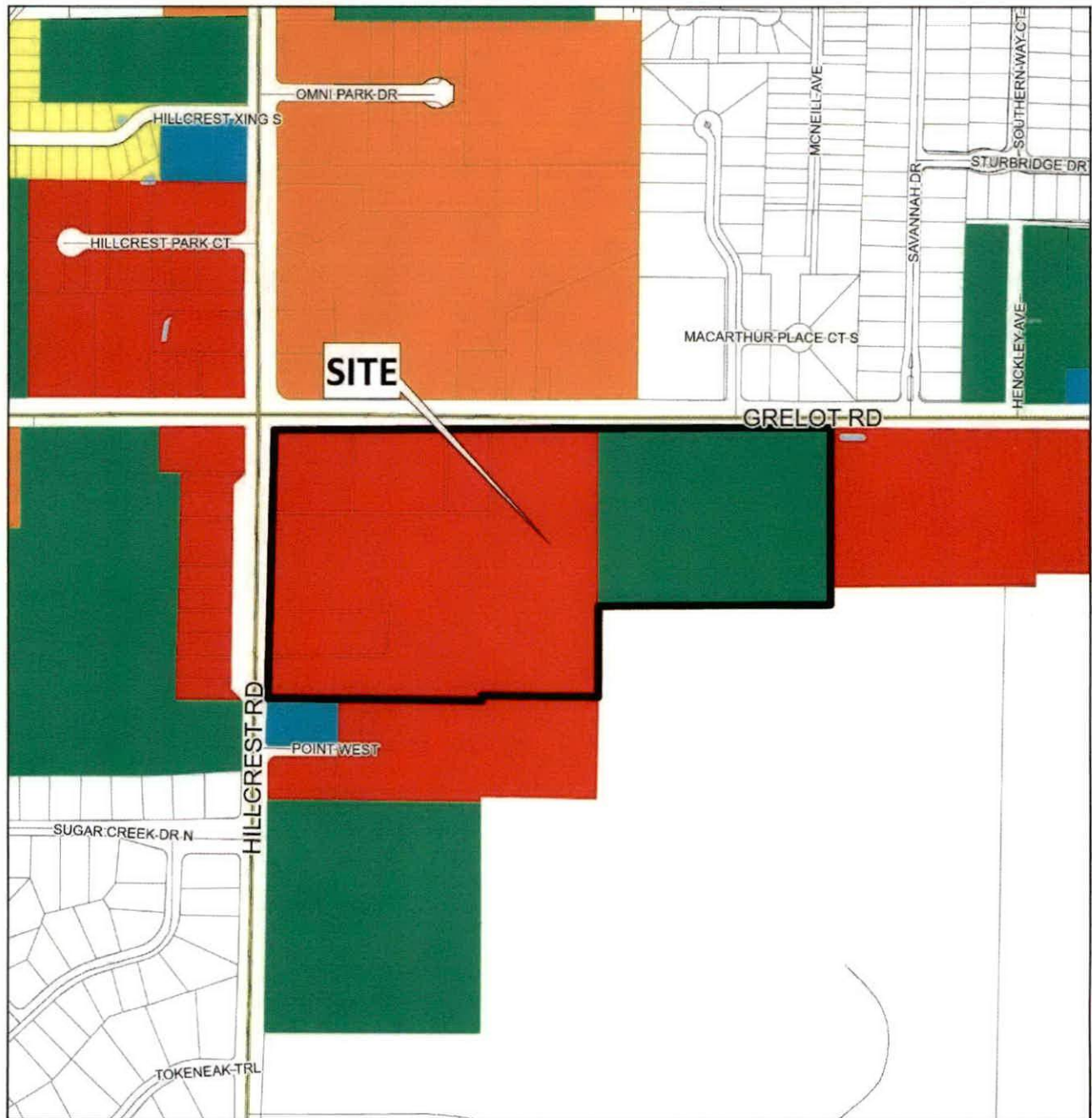
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LOCATOR ZONING MAP



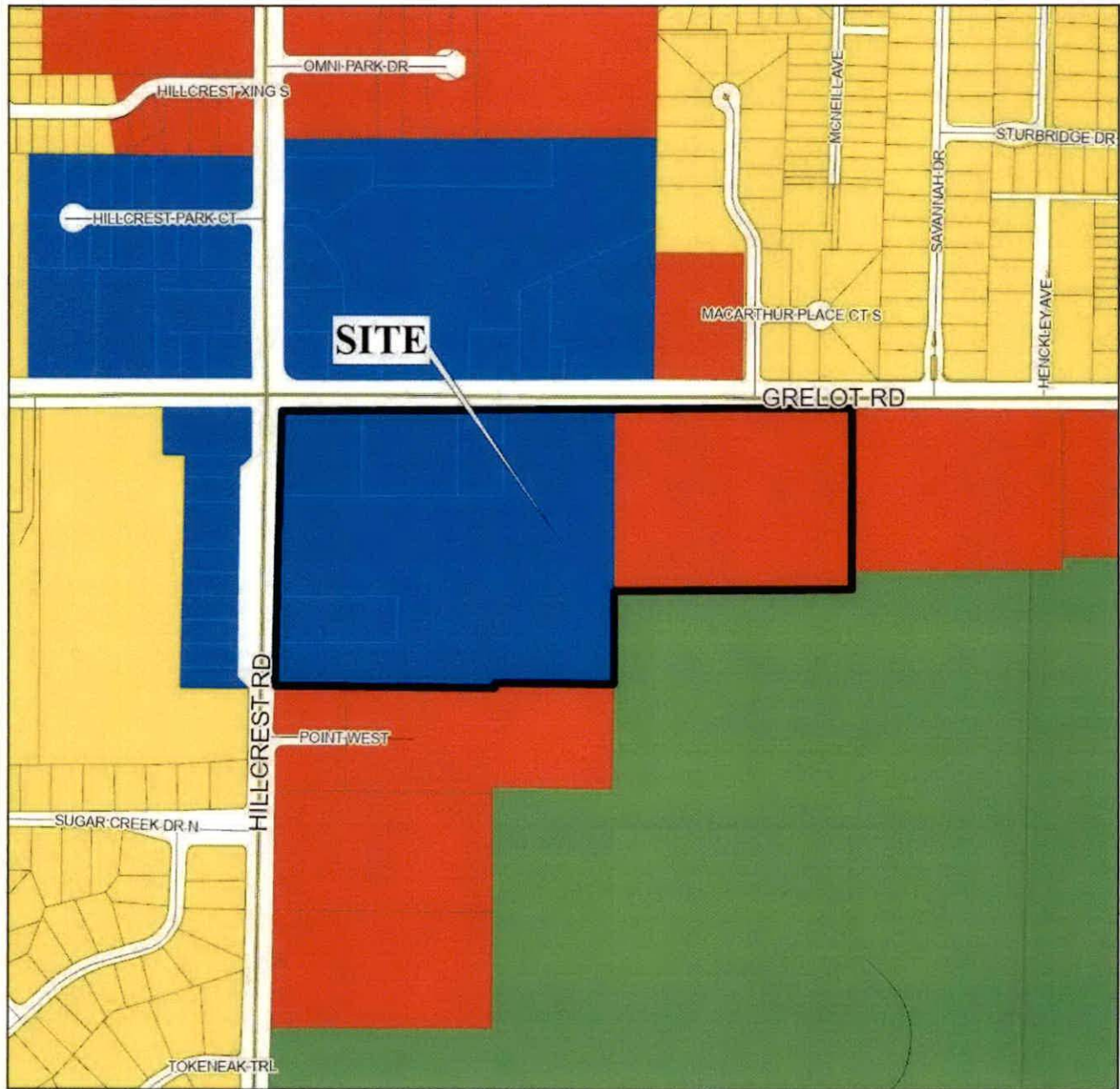
APPLICATION NUMBER 1 DATE November 21, 2024

APPLICANT Christ United Church West Subdivision

REQUEST Subdivision, PUD Modification



FLUM LOCATOR MAP



APPLICATION NUMBER 1 DATE November 21, 2024

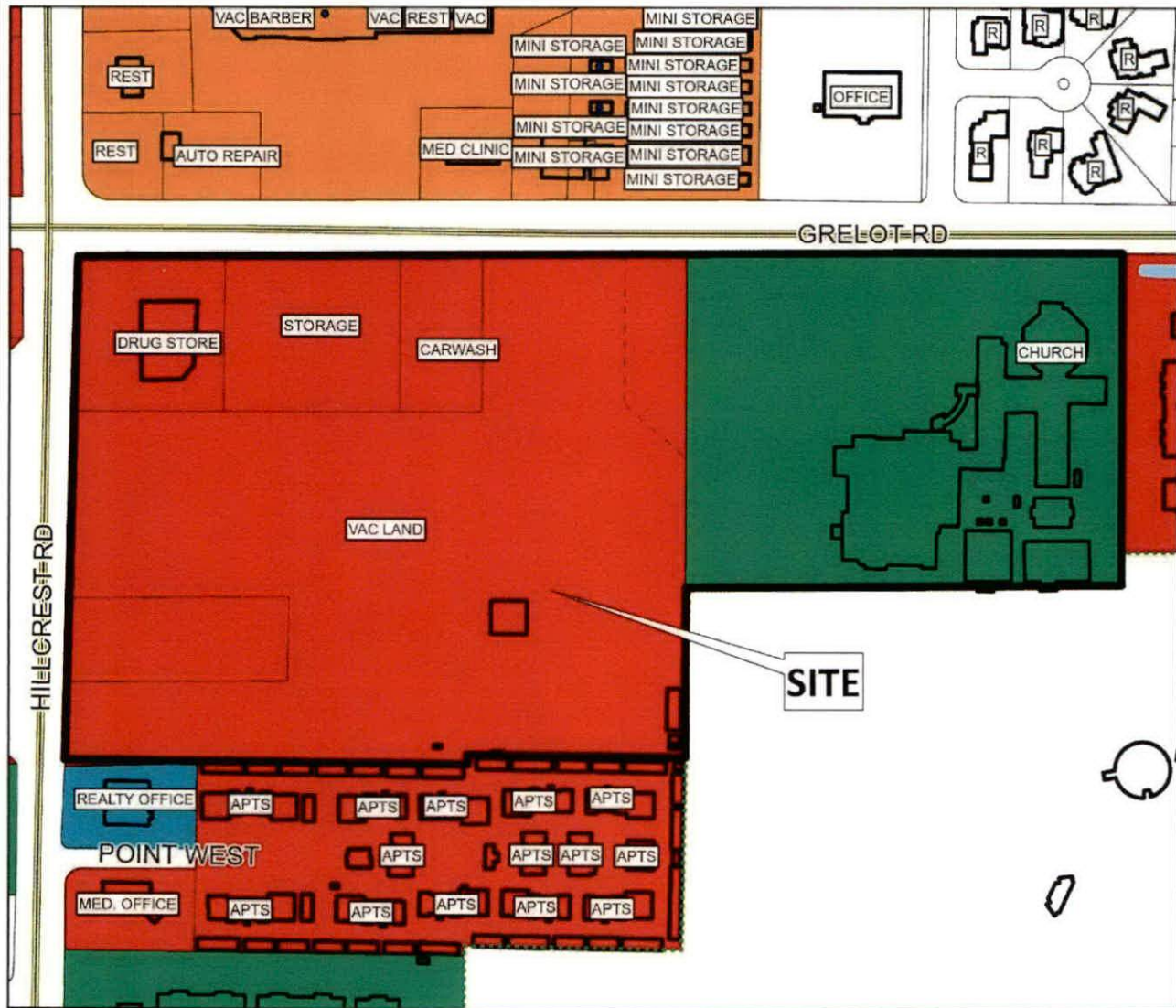
APPLICANT Christ United Church West Subdivision

REQUEST Subdivision, PUD Modification

- | | | | |
|---------------------------|-----------------------------------|---------------------|--------------------|
| Low Density Residential | Neighborhood Center - Traditional | Downtown Waterfront | Parks & Open Space |
| Mixed Density Residential | Neighborhood Center - Suburban | Light Industry | Water Dependent |
| Downtown | Traditional Corridor | Heavy Industry | |
| District Center | Mixed Commercial Corridor | Institutional | |



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and residential units.

APPLICATION NUMBER 1 DATE November 21, 2024

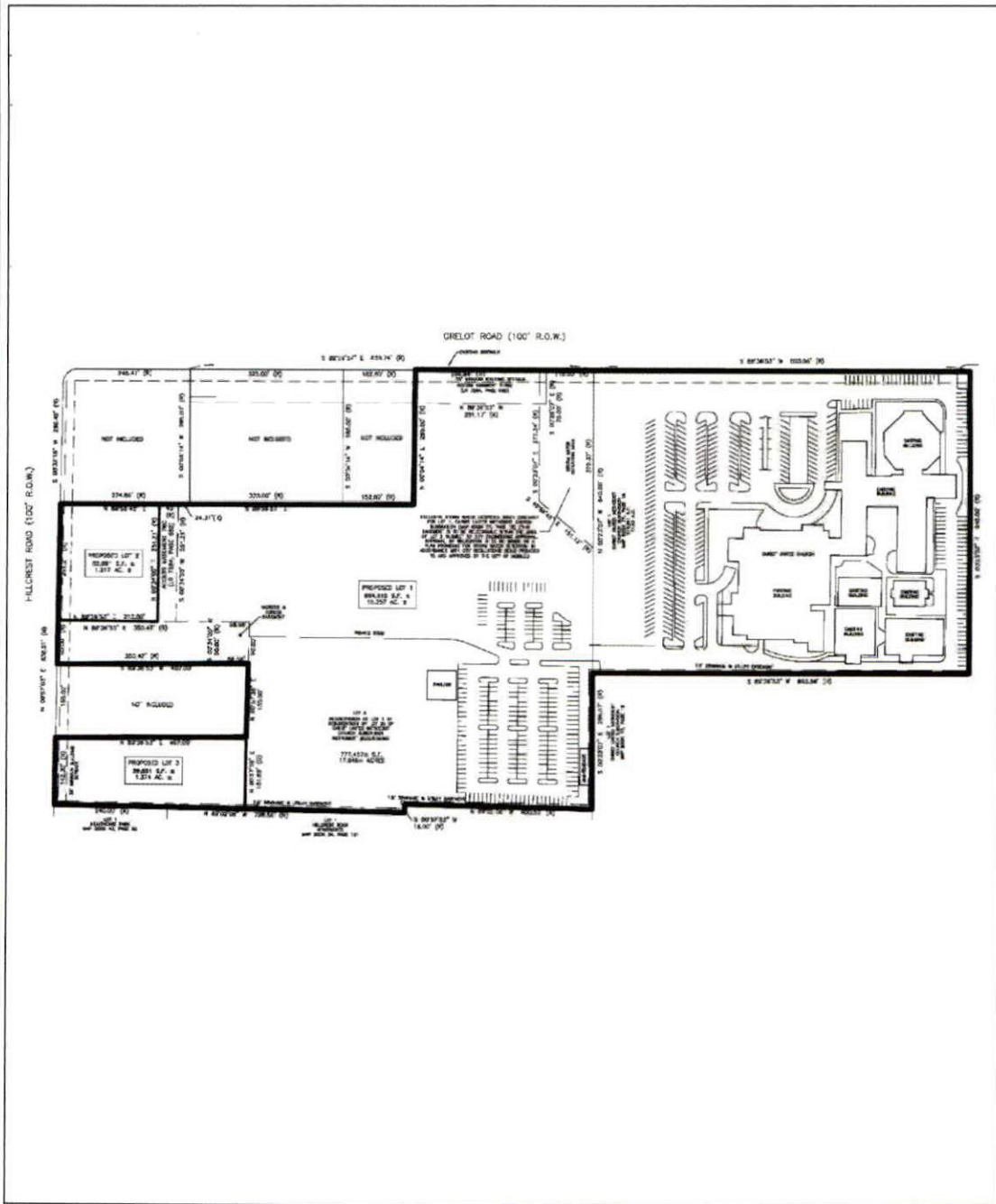
APPLICANT Christ United Church West Subdivision

REQUEST Subdivision, PUD Modification

R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



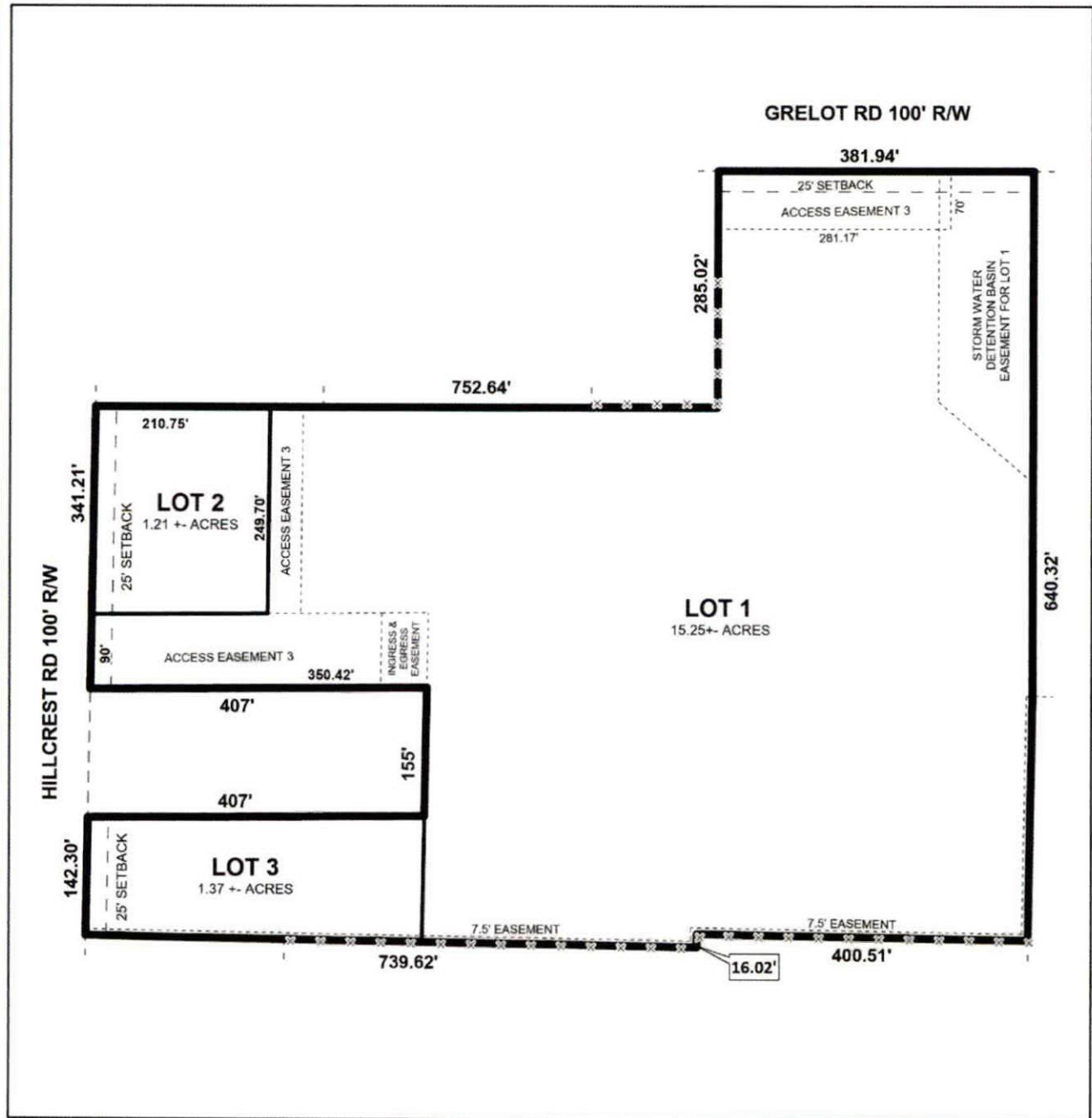
SITE PLAN



The site plan illustrates the existing church, parking, and proposed lot boundaries.

APPLICATION NUMBER	10	DATE	October 17, 2024	
APPLICANT	Christ United Church West Subdivision			
REQUEST	Subdivision, PUD Modification			

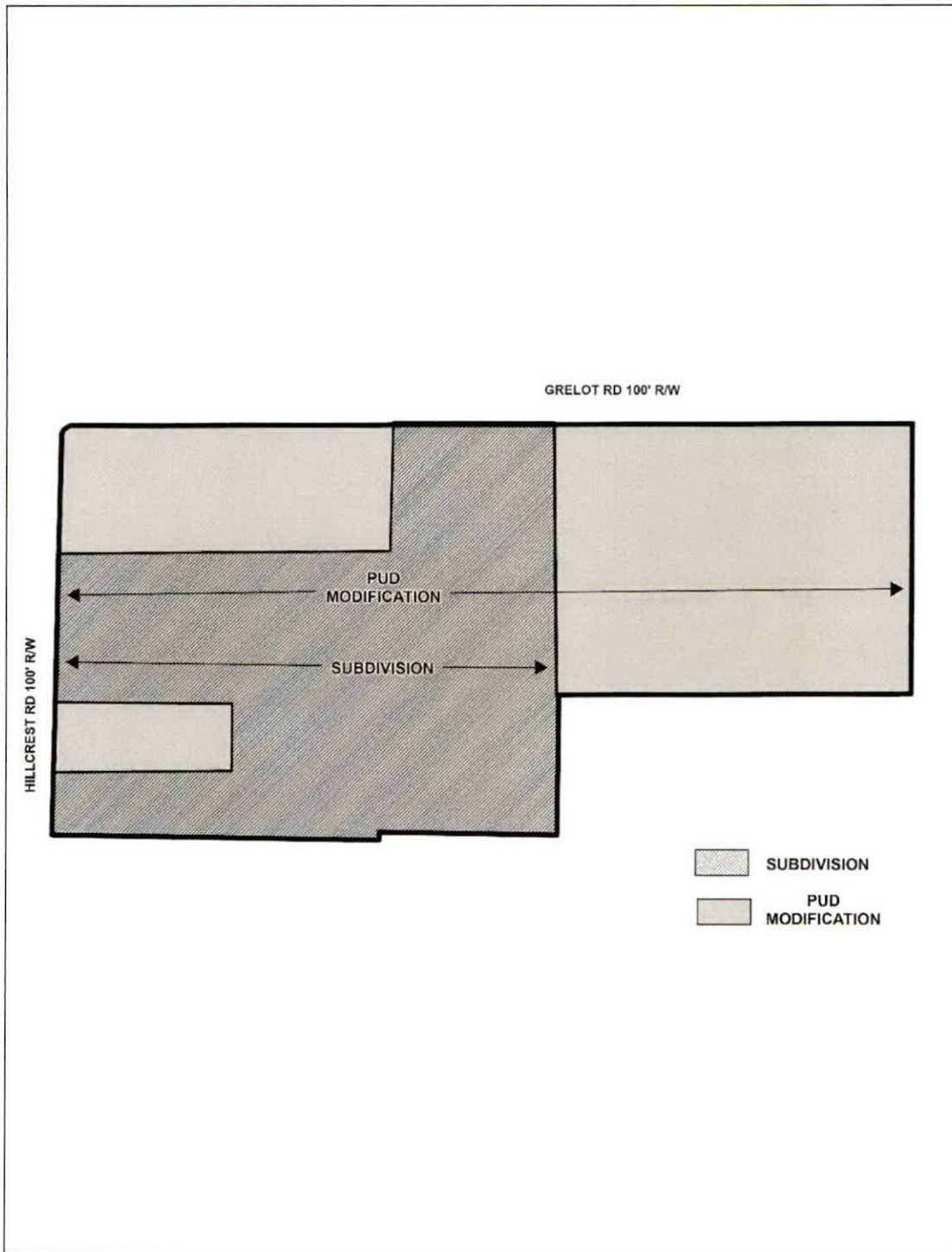
DETAIL SITE PLAN



APPLICATION NUMBER 10 DATE October 17, 2024
 APPLICANT Christ United Church West Subdivision
 REQUEST Subdivision, PUD Modification



DETAIL SITE PLAN



APPLICATION NUMBER	1	DATE	November 21, 2024	 NTS
APPLICANT	Christ United Church West Subdivision			
REQUEST	Subdivision, PUD Modification			

ZONING DISTRICT CORRESPONDENCE MATRIX																
			LOW DENSITY RESIDENTIAL (LDR)	MIXED DENSITY RESIDENTIAL (MXDR)	DOWNTOWN (DT)	DISTRICT CENTER (DC)	NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	TRADITIONAL CORRIDOR (TC)	MIXED COMMERCIAL CORRIDOR (MCC)	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRY (HI)	INSTITUTIONAL LAND USE (INS)	PARKS & OPEN SPACE (POS)	DOWNTOWN WATERFRONT (DW)	WATER DEPENDENT USES (WDWRU)
RESIDENTIAL - AG	R-A															
ONE-FAMILY RESIDENCE	R-1	■					■		■					□		
TWO-FAMILY RESIDENCE	R-2	■					■		■					□		
MULTIPLE-FAMILY	R-3	○		■			■	■						□	○	
RESIDENTIAL-BUSINESS	R-B			○			■		■					□	○	
TRANSITIONAL-BUSINESS	T-B			○		■		■	■					□		
HISTORIC BUSINESS	H-B				■		■		■					□		
VILLAGE CENTER	TCD						■	■						□		
NEIGH. CENTER	TCD						■	■						□		
NEIGH. GENERAL	TCD						■							□		
DOWNTOWN DEV. DDD	T-6				■									□		
DOWNTOWN DEV. DDD	T-5.1				■		■		□					□		
DOWNTOWN DEV. DDD	T-5.2				■		■							□		
DOWNTOWN DEV. DDD	T-4				■		■		□					□		
DOWNTOWN DEV. DDD	T-3				■		■							□		
DOWNTOWN DEV. DDD	SD-WH										○	○		□		
DOWNTOWN DEV. DD	SD	○	○	○	○	○	○	○	○		○	○		□		
BUFFER BUSINESS	B-1			□			□	■	■	■				□	○	
NEIGH. BUSINESS	B-2			○			□	■	■	■				□	○	
LIMITED BUSINESS	LB-2			○			□	■	■	■				□	○	
COMMUNITY BUSINESS	B-3					■				■			○	□	○	
GEN. BUSINESS	B-4				■					■			○	□	○	
OFFICE-DISTRIBUTION	B-5									■	■			□	□	
LIGHT INDUSTRY	I-1										■			□	□	□
HEAVY INDUSTRY	I-2											■		□		□

Zoning District Correspondence Matrix

- Directly Related
- Elements of the zoning category are related to the future LU category, but with qualifications (such as a development plan with conditions)
- Land use category is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

NEIGHBORHOOD CENTER (NC)

This land use designation applies to smaller hubs of mixed commercial, community, and recreational activity that cater to adjacent residential areas. Many of these centers exist today in some form. Therefore, the following common principles apply not just to the future development of new centers, but also to the redevelopment (wholesale or incremental) of existing centers.

General Principles for Neighborhood Centers:

- › NC should support a limited amount of commercial employment
- › NC should incorporate some residential use, which may vary in type from detached single family, townhouse, accessory and live-work units in mixed use and low-rise multifamily structures.
- › The residential density in NC designations –ranging from 4 to 10 du/ac— must be compatible in character with that of surrounding residential development, providing appropriate transitions in height, massing and other buffering from one land use district to the next.
- › The retail and housing uses should merge around vibrant, compact, accessible nodes, located at key neighborhood intersections or along short road segments.
- › The NC nodes should be connected to the surrounding neighborhood and nearby public uses (e.g., schools, parks, etc.) via well-designed sidewalks and complete streets.

While the above-listed principles are common to all NC districts, the design attributes of neighborhood centers generally vary depending on whether a center is in a more “traditional” or more “suburban” context.

Additional Attributes of Neighborhood Centers:

- › **NC in traditional contexts:** These tend to be in those areas east of the Beltline and correspond to MxDR neighborhoods. In these NCs, buildings should orient to the street, with on-site parking typically pushed to the back of the site. The design qualities of the public realm are emphasized, including the provision of continuous sidewalks, tree canopy, pedestrian amenities, on-street parking and bicycle facilities where appropriate.
- › **NC in suburban contexts:** These generally are located among the LDR land use designations in the areas west of the Beltline. Where they exist, these centers currently have a more pronounced vehicular orientation. Therefore, the emphasis is on retrofitting to improve internal walkability (e.g., through the addition of sidewalks, tree canopy, protection from the elements) and external connectivity to the surrounding areas (via sidewalks, paths and trails, street crossings, transit stops, etc.) and to increase the mix and density of uses (e.g., infill of outparcels, addition of housing, etc.).



MIXED COMMERCIAL CORRIDOR (MCC)

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.



MOD-003094-2024

Click on this proposal and all application materials using the following link:

[Materials for Consideration – Subdivision](#)

[Materials for Consideration – PUD Modification](#)

6301 Grelot Road

Subdivision Name:

Christ United Methodist Church West Subdivision

Applicant / Agent:

Kari Givens, Byrd Surveying, Inc.

Property Owner:

Christ United Methodist Church

Current Zoning:

B-3, Community Business Suburban District and R-3,
Multi-Family Residential Suburban District

Future Land Use:

Suburban Center and Mixed Commercial Corridor

Applicable Codes, Policies, and Plans:

- Unified Development Code (UDC)
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Schedule for Development:

- Not Applicable

Proposal:

- Subdivision approval to create three (3) legal lots of record
- Modification of a previously approved Planned Unit Development

Commission Considerations:

- Holdover

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APPLICATION NUMBER <u>10</u>	DATE <u>October 17, 2024</u>	 NTS
APPLICANT <u>Christ United Church West Subdivision</u>		
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SITE HISTORY

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STAFF COMMENTS

Engineering Comments:

Subdivision

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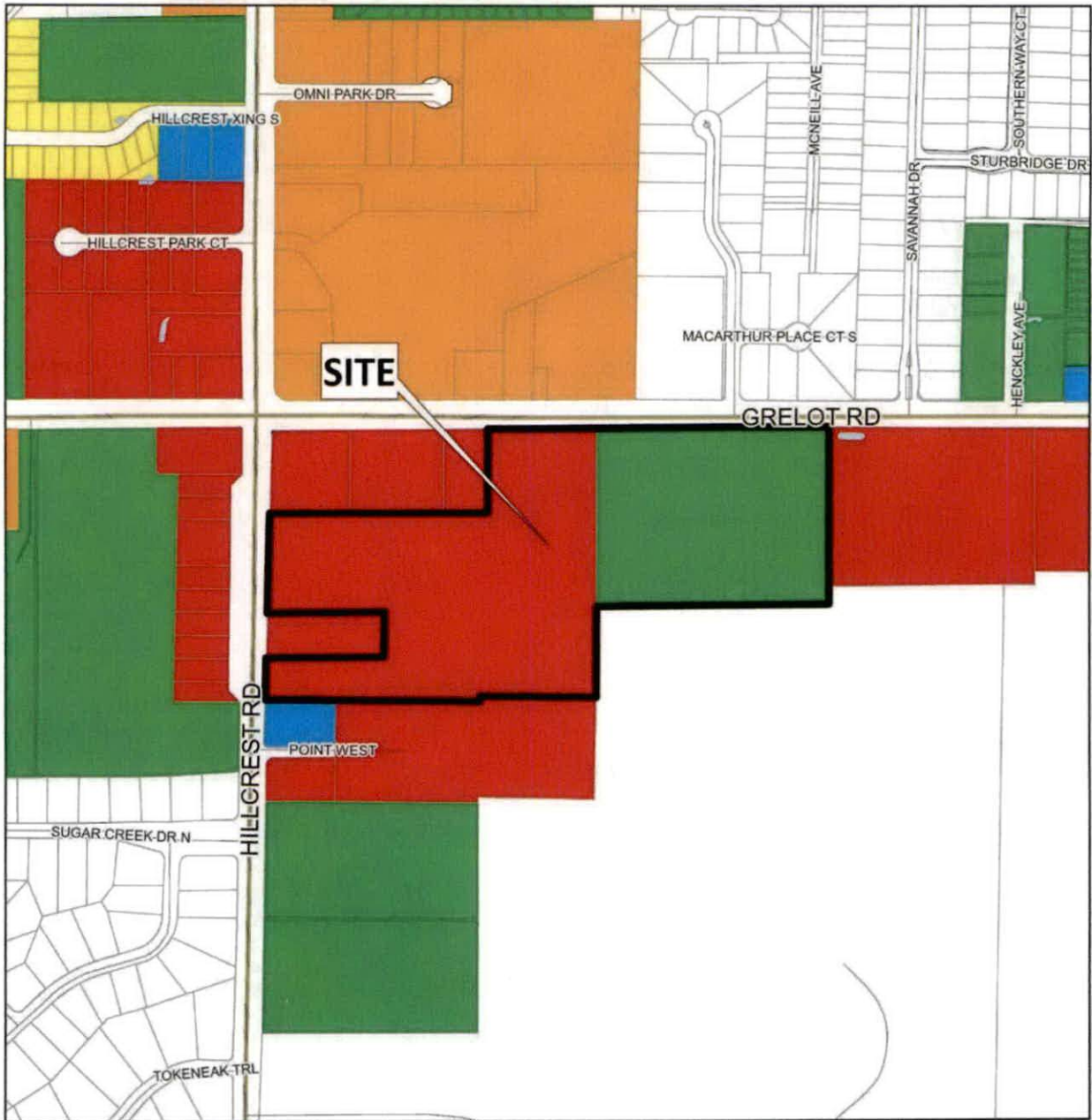
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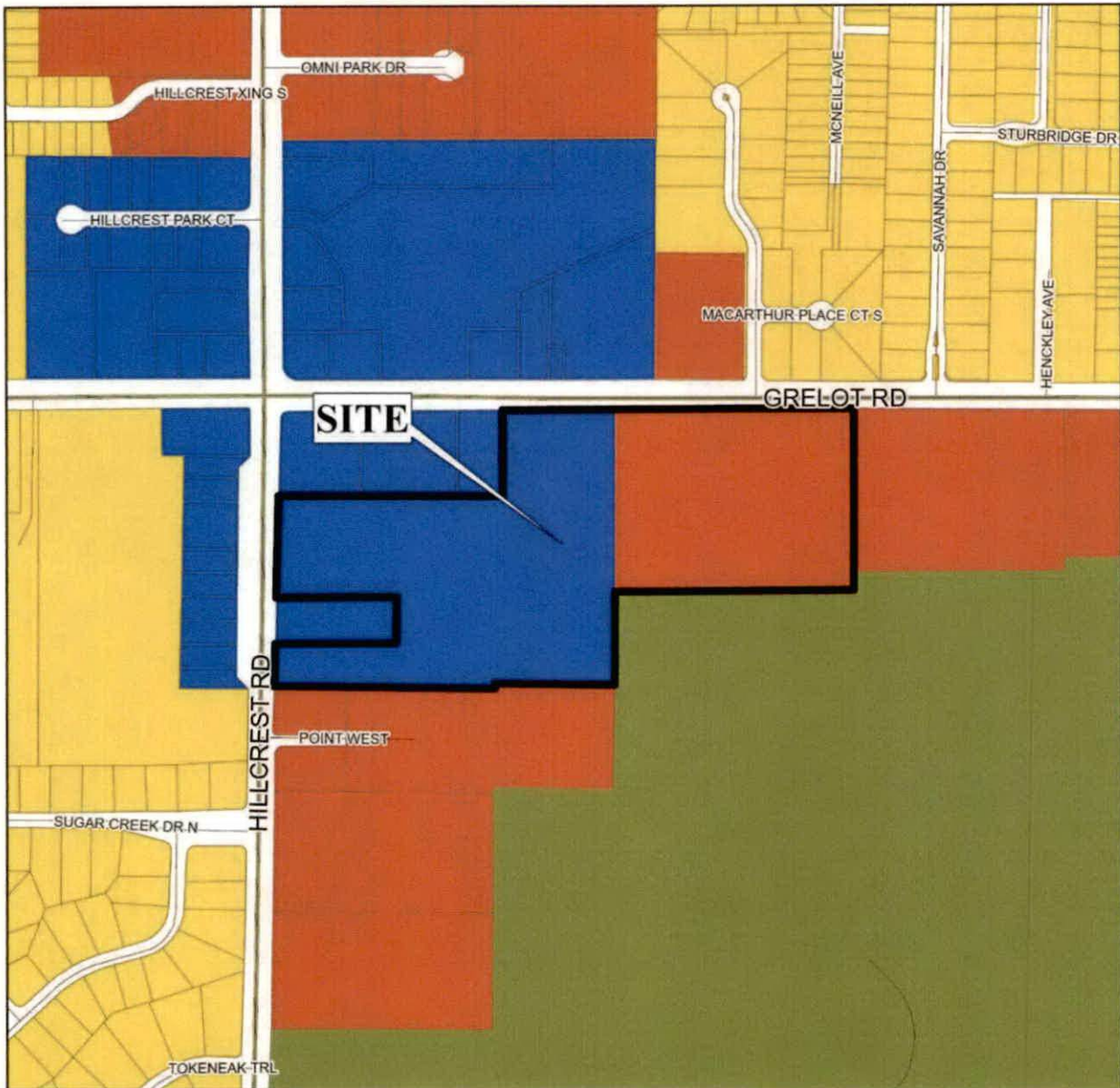
APPLICATION NUMBER 10 DATE October 17, 2024

APPLICANT Christ United Church West Subdivision

REQUEST Subdivision, PUD Modification



FLUM LOCATOR MAP



APPLICATION NUMBER 10 DATE October 17, 2024

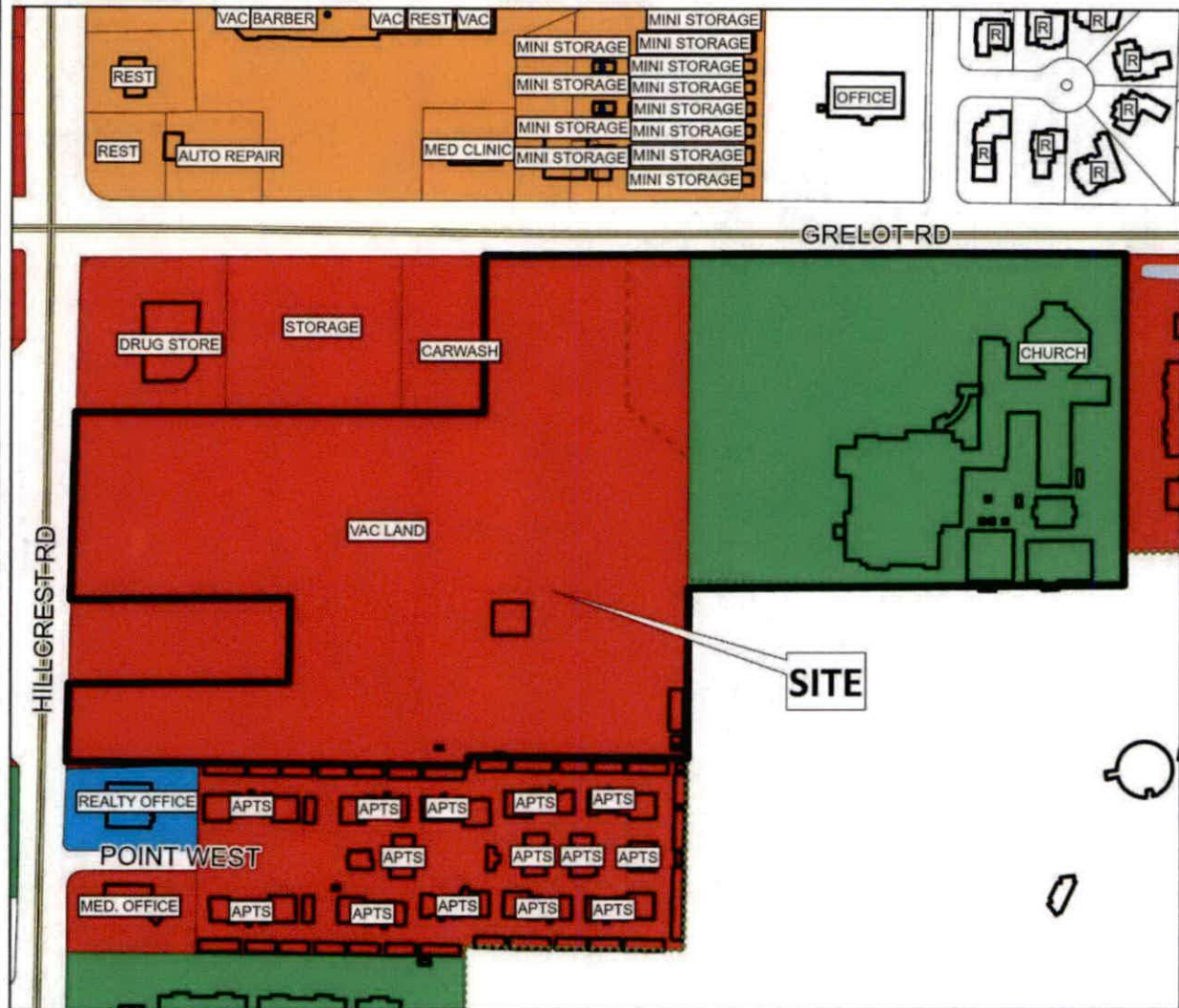
APPLICANT Christ United Church West Subdivision

REQUEST Subdivision, PUD Modification

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and residential units.

APPLICATION NUMBER 10 DATE October 17, 2024

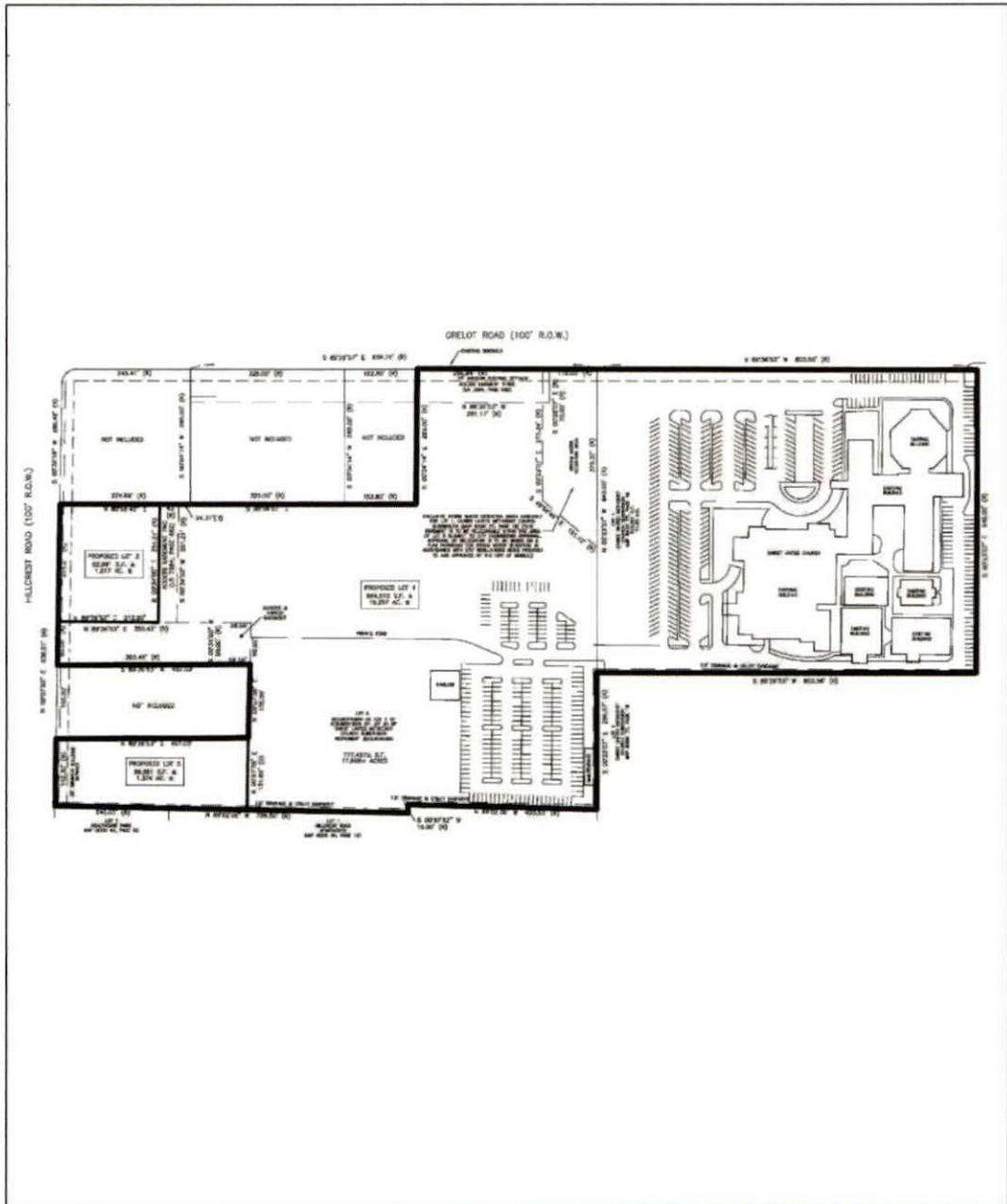
APPLICANT Christ United Church West Subdivision

REQUEST Subdivision, PUD Modification

R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



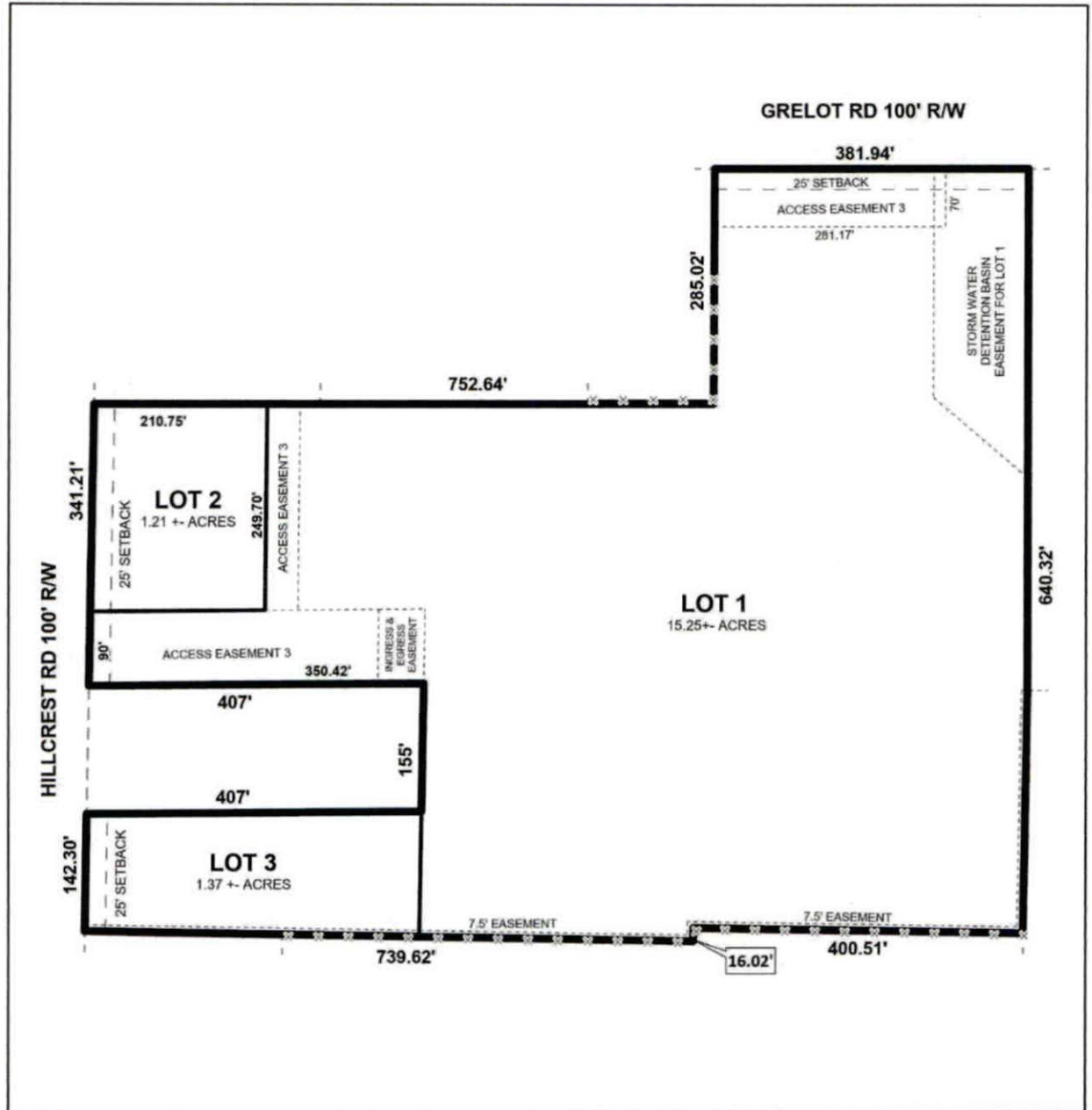
SITE PLAN



The site plan illustrates the existing church, parking, and proposed lot boundaries.

APPLICATION NUMBER	10	DATE	October 17, 2024	 NTS
APPLICANT	Christ United Church West Subdivision			
REQUEST	Subdivision, PUD Modification			

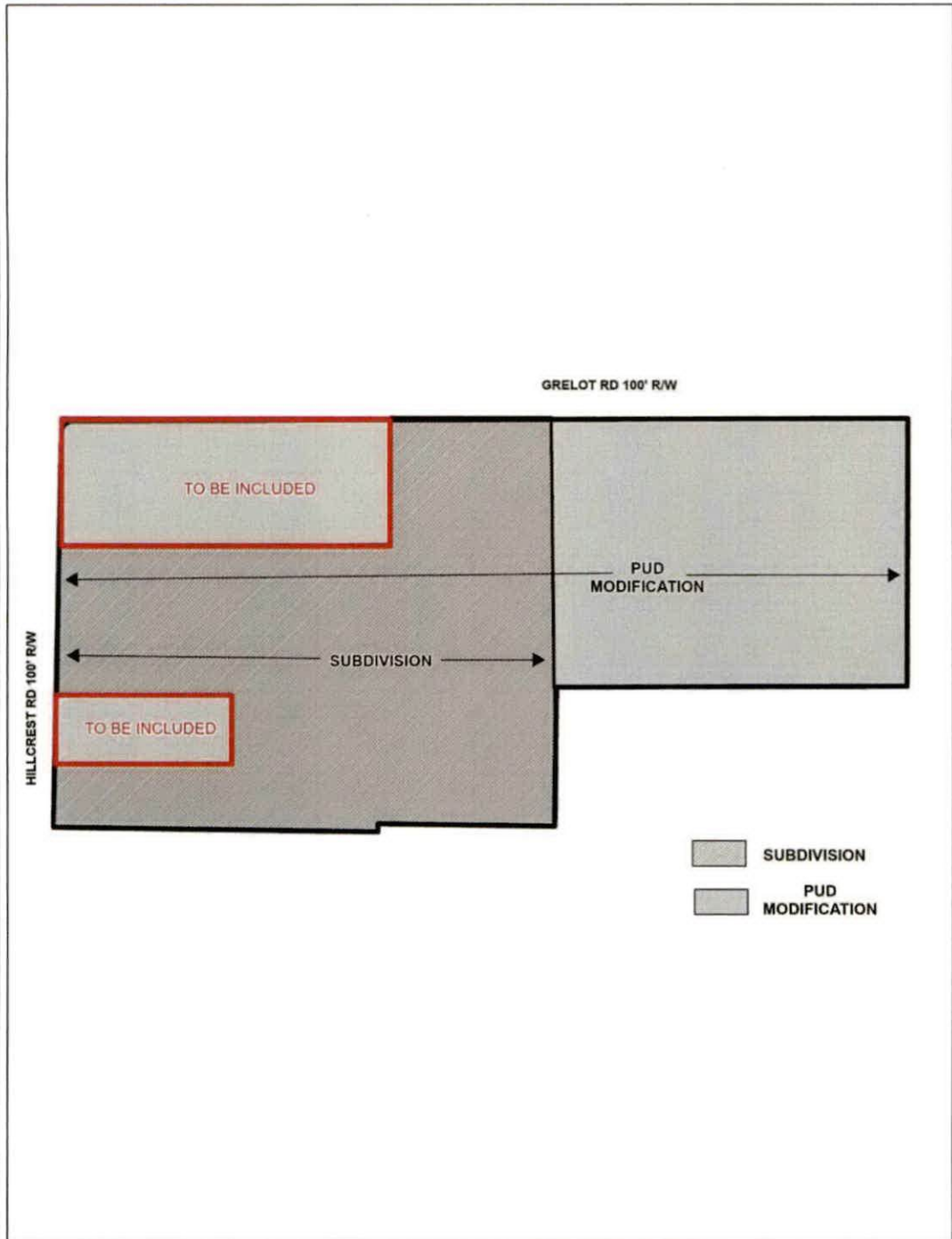
DETAIL SITE PLAN



APPLICATION NUMBER <u>10</u>	DATE <u>October 17, 2024</u>
APPLICANT <u>Christ United Church West Subdivision</u>	
REQUEST <u>Subdivision, PUD Modification</u>	



DETAIL SITE PLAN



APPLICATION NUMBER	10	DATE	October 17, 2024
APPLICANT	Christ United Church West Subdivision		
REQUEST	Subdivision, PUD Modification		



ZONING DISTRICT CORRESPONDENCE MATRIX																
			LOW DENSITY RESIDENTIAL (LDR)	MIXED DENSITY RESIDENTIAL (MXDR)	DOWNTOWN (DT)	DISTRICT CENTER (DC)	NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	TRADITIONAL CORRIDOR (TC)	MIXED COMMERCIAL CORRIDOR (MCC)	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRY (HI)	INSTITUTIONAL LAND USE (INS)	PARKS & OPEN SPACE (POS)	DOWNTOWN WATERFRONT (DW)	WATER DEPENDENT USES (WDWRU)
RESIDENTIAL - AG	R-A															
ONE-FAMILY RESIDENCE	R-1	■					■		■						□	
TWO-FAMILY RESIDENCE	R-2	■					■		■						□	
MULTIPLE-FAMILY	R-3	○	■				■	■							□	○
RESIDENTIAL-BUSINESS	R-B		○				■		■						□	○
TRANSITIONAL-BUSINESS	T-B		○			■	■	■	■						□	
HISTORIC BUSINESS	H-B				■		■		■						□	
VILLAGE CENTER	TCD						■	■							□	
NEIGH. CENTER	TCD						■	■							□	
NEIGH. GENERAL	TCD						■								□	
DOWNTOWN DEV. DDD	T-6				■										□	
DOWNTOWN DEV. DDD	T-5.1				■		■		□						□	
DOWNTOWN DEV. DDD	T-5.2				■		■								□	
DOWNTOWN DEV. DDD	T-4				■		■		□						□	
DOWNTOWN DEV. DDD	T-3				■		■								□	
DOWNTOWN DEV. DDD	SD-WH										○	○			□	
DOWNTOWN DEV. DD	SD	○	○	○	○		○	○	○		○	○			□	
BUFFER BUSINESS	B-1		□				□	■	■	■					□	○
NEIGH. BUSINESS	B-2		○				□	■	■	■					□	○
LIMITED BUSINESS	LB-2		○				□	■	■	■					□	○
COMMUNITY BUSINESS	B-3					■				■			○		□	○
GEN. BUSINESS	B-4				■					■			○		□	○
OFFICE-DISTRIBUTION	B-5									■	■				□	□
LIGHT INDUSTRY	I-1										■				□	□
HEAVY INDUSTRY	I-2											■			□	□

Zoning District Correspondence Matrix

- Directly Related
- Elements of the zoning category are related to the future LU category, but with qualifications (such as a development plan with conditions)
- Land use category is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

NEIGHBORHOOD CENTER (NC)

This land use designation applies to smaller hubs of mixed commercial, community, and recreational activity that cater to adjacent residential areas. Many of these centers exist today in some form. Therefore, the following common principles apply not just to the future development of new centers, but also to the redevelopment (wholesale or incremental) of existing centers.

General Principles for Neighborhood Centers:

- › NC should support a limited amount of commercial employment
 - › NC should incorporate some residential use, which may vary in type from detached single family, townhouse, accessory and live-work units in mixed use and low-rise multifamily structures.
 - › The residential density in NC designations –ranging from 4 to 10 du/ac— must be compatible in character with that of surrounding residential development, providing appropriate transitions in height, massing and other buffering from one land use district to the next.
 - › The retail and housing uses should merge around vibrant, compact, accessible nodes, located at key neighborhood intersections or along short road segments.
- › The NC nodes should be connected to the surrounding neighborhood and nearby public uses (e.g., schools, parks, etc.) via well-designed sidewalks and complete streets.
- While the above-listed principles are common to all NC districts, the design attributes of neighborhood centers generally vary depending on whether a center is in a more “traditional” or more “suburban” context.

Additional Attributes of Neighborhood Centers:

- › **NC in traditional contexts:** These tend to be in those areas east of the Beltline and correspond to MxDR neighborhoods. In these NCs, buildings should orient to the street, with on-site parking typically pushed to the back of the site. The design qualities of the public realm are emphasized, including the provision of continuous sidewalks, tree canopy, pedestrian amenities, on-street parking and bicycle facilities where appropriate.
- › **NC in suburban contexts:** These generally are located among the LDR land use designations in the areas west of the Beltline. Where they exist, these centers currently have a more pronounced vehicular orientation. Therefore, the emphasis is on retrofitting to improve internal walkability (e.g., through the addition of sidewalks, tree canopy, protection from the elements) and external connectivity to the surrounding areas (via sidewalks, paths and trails, street crossings, transit stops, etc.) and to increase the mix and density of uses (e.g., infill of outparcels, addition of housing, etc.).



MIXED COMMERCIAL CORRIDOR (MCC)

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

RESOLUTION

Sponsored by: Councilmember Gina Gregory

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA,
that Taylor Johnson is appointed to the Mobile Library Board effective
immediately for a term ending September 30, 2027.

Adopted:

City Clerk

R E S O L U T I O N

Sponsored by: Councilmember William Carroll

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the following application to the Alabama Alcoholic Beverage Control Board of the State of Alabama, is hereby recommended for grant of such license by said Board.

Type of application: Retail Beer/Table Wine (Off Premises Only) License

Submitted by: KITINDA, LLC

Location: Brothers Pride Gas Station
1910 Saint Stephens Road
Mobile, AL 36617

Adopted:

City Clerk



OFFICE OF THE CITY COUNCIL

COUNCIL MEMBERS

C.J. SMALL
PRESIDENT - DISTRICT 3

GINA GREGORY
VICE PRESIDENT - DISTRICT 7

CORY PENN
DISTRICT 1

WILLIAM CARROLL
DISTRICT 2

BEN REYNOLDS
DISTRICT 4

JOEL DAVES
DISTRICT 5

JOSH WOODS
DISTRICT 6

CITY CLERK

LISA C. LAMBERT

Application Date	Application Type	Application Number	License Account #	Council District	Council Agenda Date
12/30/2024	TRANSFER - OWNERSHIP	2025 - 5703	130351	2	January 14, 2025

NOTE: If this letter is altered, or changed in any way, it will not be accepted by the
Alabama Alcoholic Beverage Control Board

Alabama Alcoholic Beverage Control Board

PO Box 1151 Montgomery AL 36101

Gentleman,

The City Council of the City of Mobile does hereby consent to the applicant referenced below, which is located within the City's corporate limits, to the issuance of:

License Type(s)

050 - RETAIL BEER (OFF PREMISES ONLY)

070 - RETAIL TABLE WINE (OFF PREMISES ONLY)

Legal Business Name

KITINDA LLC

Trade Name (DBA)

BROTHERS PRIDE GAS STATION

Location Address

1910 SAINT STEPHENS ROAD

City, State, Zip Code

MOBILE AL 36617

Comments

Yours Very Truly,

Mobile City Council President

Applicant/POA Signature

Date



OFFICE OF THE CITY COUNCIL

COUNCIL MEMBERS

C.J. SMALL

PRESIDENT - DISTRICT 3

GINA GREGORY

VICE PRESIDENT - DISTRICT 7

CORY PENN

DISTRICT 1

WILLIAM CARROLL

DISTRICT 2

BEN REYNOLDS

DISTRICT 4

JOEL DAVES

DISTRICT 5

JOSH WOODS

DISTRICT 6

CITY CLERK

LISA S. LAMBERT

Council Agenda Date

Application Date	Application Type	Application Number	License Account #	Council District	Council Agenda Date
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PO Box 1151 Montgomery AL 36101

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Legal Business Name

KITINDA LLC

Trade Name (DBA)

BROTHERS PRIDE GAS STATION

Location Address

1910 SAINT STEPHENS ROAD

City, State, Zip Code

MOBILE AL 36617

Comments

Yours Very Truly,

Mobile City Council President

Applicant/POA Signature

Date

City of Mobile Alcoholic Beverage License Application

TO: City of Mobile City Council

FROM: City of Mobile Revenue Department

RE: Alcoholic Beverage License Request

Application Date	Application Type	Application Number	License Account #	Council District	Council Agenda Date
12/30/2024	TRANSFER - OWNERSHIP	2025 - 5703	130351	2	January 14, 2025

The applicant referenced below has filed an application and provided the required documentation with the City of Mobile Revenue Department for an alcoholic beverage license and is applying to the City of Mobile requesting City Council approval for a state ABC license for sales of alcoholic beverages within the city limits at the physical location address below.

License Type(s)

050 - RETAIL BEER (OFF PREMISES ONLY)

070 - RETAIL TABLE WINE (OFF PREMISES ONLY)

Legal Business Name

KITINDA LLC

Trade Name (DBA)

BROTHERS PRIDE GAS STATION

Location Address

1910 SAINT STEPHENS ROAD

City, State, Zip Code

MOBILE AL 36617

Contact Person Information				
Name	Title	POA	Phone	Email
SHARON INGRAM	ACCOUNTANT	YES		ACCOUNTING@HHBUSINESSSERVICES.NET

Has any outstanding license and tax issues been addressed and corrected with this business? YES

What is/was the start date of this business? 10/10/2024

The alcohol license will not be issued until two (2) letters of approval, signed by City Council, and a copy of the resolution passed by the City Council are received by the City of Mobile Revenue Department.

R Shawn Skinner

Revenue Department Representative

Letter to City Council

City of Mobile Alcoholic Beverage License Application

Application Date 12/30/2024	Application Type TRANSFER - OWNERSHIP	Application Number 2025 - 5703	License Account # 130351	Council District 2	Council Agenda Date January 14, 2025
License Type Applied for with Alabama ABC Board 050 - RETAIL BEER (OFF PREMISES ONLY)			2nd License Type Applied for with Alabama ABC Board 070 - RETAIL TABLE WINE (OFF PREMISES ONLY)		
Business Information					
Legal Business Name KITINDA LLC			Trade Name (DBA) BROTHERS PRIDE GAS STATION		
Business Structure Type LLC - LIMITED LIABILITY COMPANY		Incorporation Date 10/03/2024	SOS Entity ID 001-157-100	State AL	County MOBILE
Federal Tax ID (FEIN) 33-1269098	Alabama State Sales Tax ID R012280629		Business Phone Number		
Physical Address (Street Address, Suite #) 1910 SAINT STEPHENS ROAD			City MOBILE	State AL	Zip Code 36617
Mailing Address (Street Address, Suite #, PO Box) 1910 SAINT STEPHENS ROAD			City MOBILE	State AL	Zip Code 36617
Primary Business Activity at the Location Explain (other) CONVENIENCE STORE			If Location Transfer, Previous Street Address and Zip Code N/A		
Contact Person Information					
Name SHARON INGRAM	Title ACCOUNTANT	POA YES	Phone	Email ACCOUNTING@HHBUSINESSSERVICES.NET	
If Transfer of ABC License, Previous Licensee Information					
Legal Business Name TONUI LLC			Trade Name (DBA) TONUI STOP SHOP		
ABC License Type 050/070 - RETAIL BEER/WINE (OFF PREMISES ONLY)			License Number 011616749	Any ABC Pending Actions NO	
Land/Building Information					
Do you (the applicant) own or lease the property? RENT/LEASE - SIGNED and NOTARIZED LEASE ATTACHED					
Property Owner Name and/or Contact Person Name HOANY VINH BUI NGUYEN			Property Owner Phone Number	Property Owner Email	
Property Owner Mailing Address (Street Address, Suite #, PO Box) 5790 RIVERCHASE DRIVE NORTH			City MOBILE	State AL	Zip Code 36619
Bldg Square Footage 2,986	Bldg Seating Capacity 0	Restroom Facilities YES	Patio Area NO	Structure Type SINGLE STRUCTURE	License Covers ENTIRE STRUCTURE
Do the premises have a fully equipped/operational kitchen? NO Is the business used to habitually and principally provide food to the public? NO Is the business equipped with services and facilities for on premises consumption? NO Will the business be operated primarily as a package store? NO					

City of Mobile Alcoholic Beverage License Application

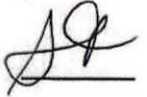
Owner(s), Partner(s) or Officer(s) Information			Copy of Driver's License Must Be Provided for each Person		
Full Name (Last, First, Middle)		Title	Driver's License (State, Number)		
ADEBIYI, FREDREIANA LETRELL		OWNER			
Home Address (Street Address, Apt/Unit #)		City	State	Zip Code	
Date of Birth	Place of Birth (City, State, Nation)	Social Security Number	Mobile/Phone Number		
Have you been charged (whether convicted or not) with any law violation(s) in the last ten (10) years?					
NO	If Yes, Law Violation	Arresting Agency	Arrest Date	Disposition	
Do you have any existing State of Alabama ABC license(s) with any entity in your name?					
NO	If Yes, Legal Business Name	Business DBA	Physical Location Address (Street, City, Zip Code)		
Full Name (Last, First, Middle)		Title	Driver's License (State, Number)		
N/A					
Home Address (Street Address, Apt/Unit #)		City	State	Zip Code	
Date of Birth	Place of Birth (City, State, Nation)	Social Security Number	Mobile/Phone Number		
Have you been charged (whether convicted or not) with any law violation(s) in the last ten (10) years?					
	If Yes, Law Violation	Arresting Agency	Arrest Date	Disposition	
Do you have any existing State of Alabama ABC license(s) with any entity in your name?					
	If Yes, Legal Business Name	Business DBA	Physical Location Address (Street, City, Zip Code)		
Power of Attorney (POA) Information			Copy of Driver's License Must Be Provided for each Person		
Full Name (Last, First, Middle)		Title	Date of Birth	Driver's License (State, Number)	
INGRAM, SHARON		ACCOUNTANT			
Home Address (Street Address, Apt/Unit #)		City	State	Zip Code	Phone Number
Has anyone, including manager or applicant, had a City of Mobile, Federal/State license suspended, revoked or declined? NO					
Has a liquor, wine, malt or brewed beverage license for these premises ever been denied, suspended, surrendered or revoked? NO					
Are the applicants named in this application, the only person(s), in any manner, interested in the business sought to be licensed? YES					

City of Mobile Alcoholic Beverage License Application

CERTIFICATION and SIGNATURE



The undersigned agree, if a license is used 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 the Code of Alabama, Title 28, and all laws of the State of Alabama and the Codes/Ordinances of the City of Mobile relative to the handling of alcoholic beverages.



The undersigned agree, if a license is used as herein requested, further agrees to obey all rules and regulations promulgated by the Board and the Code/Ordinances of the City of Mobile 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 officers of the State, County or Municipality in which the licensed premises are located to enter and search with a warrant the licensed premises or any building owned or occupied by him/her in connection with, adjoining, or adjacent thereto, whether connected or not, and whether used by him/her as his/her private dwelling.



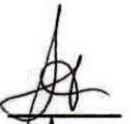
The undersigned understands that should he or she violate any of the provisions of the Code of Alabama, Title 28, or any of the rules and regulations of the Alcoholic Beverage Control Board, his/her license shall be subject to revocation.



The undersigned understands that the City of Mobile reserves the right to file for suspension, revocation or an objection with the Alabama Alcoholic Beverage Control Board to a license renewal for failure to follow the Alcoholic Beverage Control Laws of the State of Alabama and the Codes/Ordinances of the City of Mobile or the creation of a nuisance. The undersigned further understands and agrees that no changes in the manner of operation, nature of owner and no deletion or discontinuance of any services or facilities as described in this application will be allowed with prior written approval of the City of Mobile and the Alabama Alcoholic Beverage Control Board.



Applicant for the Alcoholic Beverage license, requested by the forgoing applicant hereby swears or affirms that he/she has read said application and all the statements and facts set forth therein or in supporting documents are true and correct, and that, except as otherwise indicated therein, the applicant is the only person interested in the business for which license is requested.



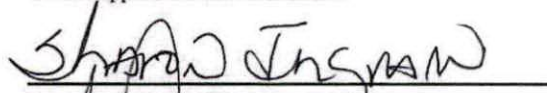
In reference to ACT No. 80-529, I understand that if my application is denied or discontinued, I will not be refunded the filing fee required by this application.



Applicant understands that approval from the State of Alabama Alcoholic Beverage Control Board and the City of Mobile is owner and location specific. If the owner(s) named in the application and/or approval change and/or business is relocated to another location from what was applied for, then they must contact the Alabama Alcoholic Beverage Control Board and the City of Mobile for a new approval.

Owner/Applicant/POA Printed Name

Date of Application Signature


Owner/Applicant/POA Signature

12/30/2024
Title of Person Signing this Application
POA

Sworn to and subscribed before me this 30th day of December 20 24

Notary Person Printed Name

Notary Person Signature

My Notary Commission Expires

R Shawn Skinner

R Shawn Skinner

November 19 2025



CITY OF MOBILE
REVENUE DEPARTMENT

December 30, 2024



BROTHERS PRIDE GAS STATION

1910 ST STEPHENS ROAD

MOBILE, AL 36617 USA

ACCOUNT NUMBER: 130351 TERRITORY 2

INVOICE

<u>BILL #</u>	<u>MTH/YR</u>	<u>DESCRIPTION</u>	<u>AMOUNT BILLED</u>	<u>PENALTY DUE</u>	<u>INTEREST DUE</u>	<u>AMOUNT PAID</u>
1956257	12/2025	ALCOHOL APPLICATION FEE APPLICATION FEE	\$50.00	\$0.0	\$0.00	\$0.00

TOTAL AMOUNT DUE WITHIN 10 DAYS OF INVOICE DATE:

\$50.00*

*Additional penalties may apply when payment is rendered

To avoid further collection efforts, or the assessment of additional interest and penalties, complete your payment online at:

<http://mobileselfservice.tylertech.com>

or mail your payment to:

CITY OF MOBILE REVENUE DEPARTMENT

PO BOX 3065

MOBILE, AL 36652-3065

**Payments | City of Mobile**

S

Thank you for your payment

Thank you for your credit card payment. Allow up to 48 hours for your payment to be reflected on your account statement.

An email confirmation was sent to
SHAWN.SKINNER@CITYOFMOBILE.ORG.

City of Mobile AL

205 Government Street, Mobile, AL 36602

Revenue 251.208.7462

www.cityofmobile.org

Payment information

NEICY CHEPENGNO - KITINDA LLC

Visa ending in 3571

Confirmation number: KX9XTG4JKW

Transaction type: Purchase

Thank you for your payment.



Return to Business License
& Tax

Transaction details

Date: December 30, 2024 08:16 AM CST

Business License & Tax | 2025 | Bill #
1956257

\$50.00

Subtotal \$50.00

Processing fee \$2.50

Total \$52.50

Skinner, Shawn

From: Online Payments <noreply@tylerportico.com>
Sent: Monday, December 30, 2024 8:17 AM
To: Skinner, Shawn
Subject: City of Mobile AL Payment Confirmation

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



City of Mobile AL payment confirmation

Hi NEICY CHEPENGNO - KITINDA LLC,

Thanks for your payment to City of Mobile AL. This email is your receipt.

This purchase will appear on the account statement for your Visa ending in 3571.

Confirmation #: KX9XTG4JKW

December 30, 2024 08:16 AM CST

Description	Amount
Business License & Tax 2025 Bill # 1956257	\$50.00
Subtotal	\$50.00
Processing fee	\$2.50

Total **\$52.50**

Thank you for your credit card payment. Allow up to 48 hours for your payment to be reflected on your account statement. If you have questions, contact customer service for help.

[View this receipt online](#)

Have a new credit card? You can easily [update your payment information](#).

City of Mobile AL
205 Government Street, Mobile, AL 36602

[Website](#) | Revenue 251.208.7462

City of Mobile Alcoholic Beverage License Application

Notice of Public Hearing

Section 30-79 is hereby added to of the Mobile City Code, 1991, as follows:

Section 30-79 - Notice of Public Hearing for Alcoholic Beverage License

- a) In every case where application is made for any type of alcohol beverage license, in addition to other advertising requirements that may be required by law, notice of said application shall be published on a website approved for such notice by the City's Department of Revenue. Such notice shall read substantially as follows:

KITINDA LLC

dba

BROTHERS PRIDE GAS STATION

has made application to the City Council of the City of Mobile for a

050 - RETAIL BEER (OFF PREMISES ONLY) and 070 - RETAIL TABLE WINE (OFF PREMISES ONLY)

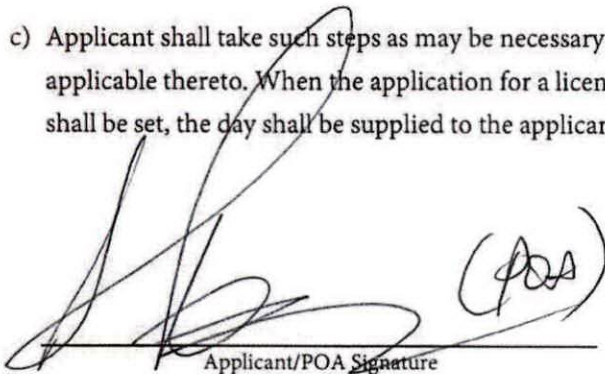
for the premises located at

1910 SAINT STEPHENS ROAD

, Mobile, Alabama.

A public hearing will be held by the City Council in the Council's chambers at the Government Plaza Auditorium located at 205 Government Street at 1030am on **January 14, 2025** for application number **2025 - 5703**

- b) In addition to the published notice required, the applicant shall post on the premises where the business or sale is to be conducted, continuously for a period of not less than SEVEN (7) days prior to the consideration of the application by the City Council, a posted notice of the pending application and public hearing concerning the granting thereof in the manner and form to be supplied by the City of Mobile Revenue Department, at the time applicant is first made to the City for such license. Such notice shall be conspicuously displayed on the front of the building so as to be clearly visible from the street or sidewalk adjacent thereto. The published notice shall be published for THREE (3) consecutive days.
- c) Applicant shall take such steps as may be necessary to meet all requirements of ordinances, regulations, and statutes applicable thereto. When the application for a license is made and all requirements have been met, a day for the hearing shall be set, the day shall be supplied to the applicant to be inserted in the newspaper ad and in the posted notice.



Applicant/POA Signature

R Shawn Skinner

Revenue Department Representative



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
Confirmation Number: 20241031143700511



NOTICE OF TRANSFER OF ABC LICENSED BUSINESS

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

CURRENT LICENSEE:

TONUI LLC

Address: 1910 SAINT STEPHENS RD
MOBILE, AL 36617

Telephone: 251-508-8518

NEW APPLICANT:

KITINDA LLC

Address: 1910 SAINT STEPHENS RD
MOBILE, AL 36617

Telephone: 251-508-8518

Current License No: 050-011616749
070-011616749

LICENSED PREMISES ADDRESS: 1910 SAINT STEPHENS RD MOBILE, AL 36617

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 31 day of October, 2024.

CURRENT LICENSEE (NAMED ON LICENSE)

NEW LICENSEE (APPLICANT)

Print Name:

Title:

Print Name:

Title:

WITNESS: (By ABC Enforcement)

Revised 9/08



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION
Confirmation Number: 20241031143700511



Type License: 050 - RETAIL BEER (OFF PREMISES ONLY) State: County:
Type License: 070 - RETAIL TABLE WINE (OFF PREMISES ONLY) State: County:
Trade Name: **BROTHERS PRIDE GAS STATION** Filing Fee:
Applicant: **KITINDA LLC** Transfer Fee: \$100.00
Location Address: 1910 SAINT STEPHENS RD MOBILE, AL 36617
Mailing Address: 1910 SAINT STEPHENS RD MOBILE, AL 36617
County: MOBILE Tobacco sales: YES Tobacco Vending Machines: 0
Product Type: 03 Type Ownership: LLC
Book, Page, or Document info: 001-157-100
Do you sell Draft Beer?:
Date Incorporated: 10/03/2024 State incorporated: AL County Incorporated: MOBILE
Date of Authority: 10/03/2024
Federal Tax ID: 33-1269098 Alabama State Sales Tax ID: R012280629

Name:	Title:	Date and Place of Birth:	Residence Address:
FREDREIANA LETRELL ADEBIYI	MEMBER		

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

Contact Person: SHARON INGRAM
Business Phone: _____
Fax: _____

Home Phone: _____
Cell Phone: _____
E-mail: ACCOUNTING@HHBBUSINESSSERVICES.NET

PREVIOUS LICENSE INFORMATION:
Trade Name: TONUI STOP SHOP
Applicant: TONUI LLC

Previous License Number(s)
License 1: 050-011616749
License 2: 070-011616749



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION
Confirmation Number: 20241031143700511



If applicant is leasing the property, is a copy of the lease agreement attached? YES
Name of Property owner/lessor and phone number: HOANG VINH BUI NGUYEN 251-767-9976
What is lessors primary business? LANDLORD
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: 2986 Display Square Footage:
Building seating capacity: 0 Does Licensed premises include a patio area? NO
License Structure: SINGLE STRUCTURE License covers: ENTIRE STRUCTURE
Number of licenses in the vicinity: 1 Nearest: 1
Nearest school: Nearest church: Nearest residence: 1 blocks
Location is within: CITY LIMITS Police protection: CITY

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

Name:	Violation & Date:	Arresting Agency:	Disposition:



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION
Confirmation Number: 20241031143700511



Initial each

☐ *AS*

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

☐ *AS*

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

☐ *AS*

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.

☒ *XX*

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.

☒ *XX*

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

☐ *AS*

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

☐ *AS*

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.

☐ *AS*

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.

☐ *AS*

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): *Sharon Ingram*

Signature of Applicant: *[Signature]*

Notary Name (print):

Notary Signature:

SANDY DURHAM
NOTARY PUBLIC
ALABAMA - STATE AT LARGE
My Commission Expires Sept. 17, 2025

Commission expires:

Application Taken:

Submitted to Local Government:

Received in District Office:

App. Inv. Completed:

Reviewed by Supervisor:

Forwarded to District Office:

Received from Local Government:

Forwarded to Central Office:



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
MONTGOMERY, ALABAMA

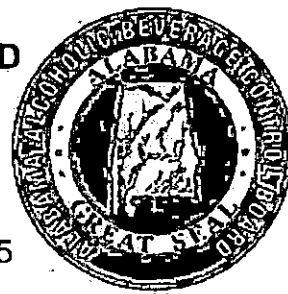
2024-2025

LICENSE EXPIRES SEPTEMBER 30, 2025
RENEW LICENSE(S) BEFORE AUGUST 1, 2025

Confirmation Number: 20240920000041056

Renewal Period: June 1, 2025 Through July 31, 2025

License Number: 011616749



County: MOBILE Tobacco Business Type: 41 Vending Machines: 0

Effective Date: 10/01/2024 Printed Date: 09/20/2024

Trade Name: TONUI STOP SHOP

Licensee: TONUI LLC

Location: 1910 SAINT STEPHENS ROAD
MOBILE

AL 36617

Mailing Address: 1910 ST STEPHENS RD
MOBILE

AL 36617

050 RETAIL BEER (OFF PREMISES ONLY)

070 RETAIL TABLE WINE (OFF PREMISES ONLY)

990 TOBACCO AND ALTERNATIVE NICOTINE PRODUCTS
Product type: 3

These privileges have been issued under the provisions of Title 28, Code of Alabama (1975) effective on the date as shown above and continuing until expiration date set forth above unless sooner surrendered, suspended or revoked by the Board.

These privileges are not assignable and are valid for use only by the licensee named hereon at the location hereon designated. Witness the hand and seal of the ABC Board.

For questions or assistance go to our website www.alabcbboard.gov click license and find the division contact number that services the county for this license.

110917

Clinton E. Stewart

ADMINISTRATOR



Disclaimer:

The criminal history record information maintained in this record is confidential and may only be used for the purposes defined by the Code of Federal Regulations or as defined in Section 265-X-2.03 of the Alabama Administrative Code. The information provided through the Alabama Background Check (ABC) System is pursuant to the authority of Section 41-9-594 of the Code of Alabama, is based only on the name-based information provided, and contains Alabama information only. Because additions or deletions may be made at any time, a new copy should be requested, when needed for subsequent use, under the rules established for the ABC System by the Alabama Criminal Justice Information Center Commission. This record is invalid after 90 days. As this is a name-based records check, it is possible that the criminal records supplied belong to another person with the same or essentially similar personal identifiers. If an error on this ABC System report is alleged, the Alabama Law Enforcement Agency (ALEA) will provide the subject of the background check below with the opportunity to refute accuracy or completeness of this information through ALEA's established procedure to challenge the accuracy or completeness of his or her own Alabama criminal history record information. This review may include fingerprint-based criminal history review, as fingerprints are unique to each person. ABC Subscribers should contact ALEA's Criminal Justice Services Division at www.alea.gov or by calling 334-353-4340 to obtain the form and procedure necessary for the subject of this report to file such a challenge.

Subject of Search

First Name:	Fredreiana	Middle Name:		Last Name:	ADEBIYI
Date of Birth:	02/11/1995	Driver License #:	10342337	Social Security #:	421432074

Match Information

No Matching Alabama Records: No matching Alabama records were found based on the search using the identifying information provided.

General Power of Attorney

I, Fredreiana Letrell ADEBIYI, residing at 1910 Saint Stephens Road, Mobile, Alabama 36617 hereby appoint Dr Sharon Ingram d/b/a HH Business Services of 709 B Azalea Road, Mobile, Alabama 36609, as my attorney-in-fact ("Agent") to exercise the powers and discretions described below.

This Power of Attorney is revoked and shall not be effective if I am incapacitated.

My Agent shall have full power and authority to act on my behalf. This power and authority shall authorize my Agent to manage and conduct all of my affairs and to exercise all of my legal rights and powers, including all rights and powers that I may acquire in the future. My Agent's powers shall include, but not be limited to, the power to:

1. Open, maintain or close bank accounts (including, but not limited to, checking accounts, savings accounts, and certificates of deposit), brokerage accounts, retirement plan accounts, and other similar accounts with financial institutions.

- a. Conduct any business with any banking or financial institution with respect to any of my accounts, including, but not limited to, making deposits and withdrawals, negotiating or endorsing any checks or other instruments with respect to any such accounts, obtaining bank statements, passbooks, drafts, money orders, warrants, and certificates or vouchers payable to me by any person, firm, corporation or political entity.

- b. Perform any act necessary to deposit, negotiate, sell or transfer any note, security, or draft of the United States of America, including U.S. Treasury Securities.

- c. Have access to any safe deposit box that I might own, including its contents.

2. Sell, exchange, buy, invest, or reinvest any assets or property owned by me. Such assets or property may include income producing or non-income producing assets and property.

3. Purchase and/or maintain insurance and annuity contracts, including life insurance upon my life or the life of any other appropriate person.

4. Take any and all legal steps necessary to collect any amount or debt owed to me, or to settle any claim, whether made against me or asserted on my behalf against any other person or entity.

5. Enter into binding contracts on my behalf.

6. Exercise all stock rights on my behalf as my proxy, including all rights with respect to stocks, bonds, debentures, commodities, options or other investments.

7. Maintain and/or operate any business that I may own.

8. Employ professional and business assistance as may be appropriate, including attorneys, accountants, and real estate agents.

9. Sell, convey, lease, mortgage, manage, insure, improve, repair, or perform any other act with respect to any of my property (now owned or later acquired) including, but not limited to, real estate and real estate rights (including the right to remove tenants and to recover possession). This includes the right to sell or encumber any homestead that I now own or may own in the future.

10. Prepare, sign, and file documents with any governmental body or agency, including, but not limited to, authorization to:

a. Prepare, sign and file income and other tax returns with federal, state, local, and other governmental bodies.

b. Obtain information or documents from any government or its agencies, and represent me in all tax matters, including the authority to negotiate, compromise, or settle any matter with such government or agency.

c. Prepare applications, provide information, and perform any other act reasonably requested by any government or its agencies in connection with governmental benefits (including medical, military and social security benefits), and to appoint anyone, including my Agent, to act as my "Representative Payee" for the purpose of receiving Social Security benefits.

11. To create, sign, modify or revoke any trust agreements or other trust documents in an attempt to manage or create a trust that was created for my benefit or the benefit of my dependents, heirs or devisees. This shall include the creation, modification or revocation of any inter vivos, family living, irrevocable or revocable trusts.

This Power of Attorney shall be construed broadly as a General Power of Attorney. The listing of specific powers is not intended to limit or restrict the general powers granted in this Power of Attorney in any manner.

Any power or authority granted to my Agent under this document shall be limited to the extent necessary to prevent this Power of Attorney from causing, (i) my income to be taxable to my Agent, (ii) my assets to be subject to a general power of appointment by my Agent, or (iii) my Agent to have any incidents of ownership with respect to any life insurance policies that I may own on the life of my Agent.

My Agent shall not be liable for any loss that results from a judgment error that was made in good faith. However, my Agent shall be liable for willful misconduct or the failure to act in good faith while acting under the authority of this Power of Attorney. A Successor Agent shall not be liable

for acts of a prior Agent.

No person who relies in good faith on the authority of my Agent under this instrument shall incur any liability to me, my estate or my personal representative. I authorize my Agent to indemnify and hold harmless any third party who accepts and acts under this document.

If any part of any provision of this instrument shall be invalid or unenforceable under applicable law, such part shall be ineffective to the extent of such invalidity only, without in any way affecting the remaining parts of such provision or the remaining provisions of this instrument.

My Agent shall not be entitled to any compensation, during my lifetime or upon my death, for any services provided as my Agent. My Agent shall be entitled to reimbursement of all reasonable expenses incurred as a result of carrying out any provision of this Power of Attorney.

My Agent shall provide an accounting for all funds handled and all acts performed as my Agent as required under state law or upon my request or the request of any authorized personal representative, fiduciary or court of record acting on my behalf.

This Power of Attorney shall become effective immediately. This Power of Attorney shall continue effective until my death or until I lack sufficient mental competence to understand and handle my financial and personal affairs. This Power of Attorney may be revoked by me at any time by providing written notice to my Agent.

[SIGNATURE PAGE FOLLOWS]

Dated Oct 3 2024 at Mobile, Alabama.

Fredreiana ADEBIYI
Fredreiana ADEBIYI

STATE OF ALABAMA,
COUNTY OF MOBILE, ss:

On this 3rd day of Oct, 24, before me,
Matyia Middel Summers, personally appeared Fredreiana ADEBIYI, known to
me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument
and acknowledged that he/she executed the same as for the purposes therein contained.

In witness whereof, I hereunto set my hand and
official seal.

Matyia Middel Summers
Notary Public

My commission expires 9-26-26

Notice to Person Executing Power of Attorney:

A Power of Attorney is an important legal document. By signing the Power of Attorney, you are authorizing another person to act for you, the principal. Before you sign this Power of Attorney, you should know these important facts:

Your Agent (attorney-in-fact) has no duty to act unless you and your Agent agree otherwise in writing.

This document gives your Agent the powers to manage, dispose of, sell and convey your real and personal property, and to use your property as security if your Agent borrows money on your behalf, unless you provide otherwise in this Power of Attorney.

Your Agent will have the right to receive reasonable payment for services provided under this Power of Attorney unless you provide otherwise in this Power of Attorney.

The powers you give your Agent will continue to exist for your entire lifetime, unless you state that the Power of Attorney will last for a shorter period of time or unless you otherwise terminate the Power of Attorney. The powers you give your Agent in this Power of Attorney will continue to exist even if you can no longer make your own decisions respecting the management of your property, unless you provide otherwise in this Power of Attorney.

You can change or correct the terms of this Power of Attorney only by executing a new Power of Attorney, or by executing an amendment through the same formalities as an original. You have the right to revoke or terminate this Power of Attorney at any time, so long as you are competent.

This Power of Attorney must be dated and must be acknowledged before a notary public or signed by two witnesses. All witnesses must be mentally competent and they must witness the principal's signing of the Power of Attorney or (2) the principal's signing or acknowledgment of his or her signature. A Power of Attorney that may affect real property should be acknowledged before a notary public so that it may easily be recorded.

You should read this Power of Attorney carefully. When effective, this Power of Attorney will give your Agent the right to deal with property that you now have or might acquire in the future. The Power of Attorney is important to you. If you do not understand the Power of Attorney, or any provision of it, then you should obtain the assistance of an attorney or other qualified person.

Notice to Person Accepting the Appointment as Attorney-in-Fact:

By acting or agreeing to act as the Agent (attorney-in-fact) under this Power of Attorney, you assume the fiduciary and other legal responsibilities of an Agent. These responsibilities include:

1. The legal duty to: act solely in the interest of the principal; act loyally, with care, competence, and diligence; and avoid conflicts of interest.
2. The legal duty to keep a record of all transactions made on behalf of the principal, including the responsibility to produce receipts, ledgers and other records of all deposits, disbursements or other transactions involving the principal's assets or indebtedness.
3. To cooperate with the principal's Agent for health care decisions, should the principal appoint such an Agent, in making decisions in accordance with the principal's desires or in the best interest of the principal if the principal's wishes are not known.
4. The legal duty to preserve the principal's estate plan, if one exists, and the principal's desires for such plan to be preserved.
5. The legal duty to keep the principal's property separate and distinct from any other property owned or controlled by you.
6. The legal duty to terminate actions as Agent (Attorney-in-Fact) under this Power of Attorney upon the occurrence of any of the following:
 - a. Principal's death;
 - b. Revocation of the Power of Attorney of principal;
 - c. The arrival of any date stated in the Power of Attorney, which states the termination of the Power of Attorney, if any; or
 - d. No additional action is required under the Power of Attorney.
7. If you are the spouse of the principal, the Power of Attorney terminates upon legal separation or dissolution of the marriage.
8. You may be held responsible and liable for any intentional actions which violate or abuse your authority under this Power of Attorney as provided by the state and federal laws governing this Power of Attorney.
9. You have the right to seek legal advice if you do not understand your duties as Agent or any provisions in the Power of Attorney.

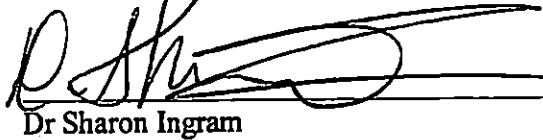
You may not transfer the principal's property to yourself without full and adequate consideration or accept a gift of the principal's property unless this Power of Attorney specifically authorizes you to transfer property to yourself or accept a gift of the principal's property. If you transfer the

principal's property to yourself without specific authorization in the Power of Attorney, you may be prosecuted for fraud and/or embezzlement. If the principal is 65 years of age or older at the time that the property is transferred to you without authority, you may also be prosecuted for elder abuse. In addition to criminal prosecution, you may be sued in civil court.

I have read the foregoing notice and I understand the legal and fiduciary duties that I assume by acting or agreeing to act as the Agent (attorney-in-fact) under the terms of this Power of Attorney.

Date: 10/3/2024

Signed:


Dr Sharon Ingram

This document was prepared by:
HH BUSINESS SERVICES
709 B Azalea Road
MOBILE, Alabama 36608
(251) 508-8518

STATE OF ALABAMA

DOMESTIC LIMITED LIABILITY COMPANY (LLC)
CERTIFICATE OF FORMATION

PURPOSE: In order to form a Limited Liability Company (LLC) under Section 10A-5A-2.01 of the Code of Alabama 1975, this Certificate of Formation and the appropriate filing fees must be filed with the Office of the Secretary of State. The information required in this form is required by Title 10A.

1. The name of the limited liability company (must contain the words "Limited Liability Company" or the abbreviation "L.L.C." or "LLC," and comply with Code of Alabama, Section 10A-1-5.06. You may use Professional or Series before Limited Liability Company or LLC (or PLLC or SLLC) if they apply:

KITINDA LLC

2. A copy of the Name Reservation Certificate from the Office of the Secretary of State must be attached.

3. The name of the registered agent (only one agent): HH Business Services Bookkeeping & Accounting LLC

Street (no PO Boxes) address of registered office (must be located in Alabama):

709B Azalea Rd Mobile, AL 36609

*COUNTY of above address: MOBILE

Mailing address in Alabama of registered office (if different from street address):

4. The undersigned certify that there is at least one member of the limited liability company.

(For SOS Office Use Only)

Alabama	
Sec. Of State	
001-157-100	DLL
Date	10/03/2024
Time	12:46:00
File	\$100.00
County	\$100.00

Total	\$200.00

DOMESTIC LIMITED LIABILITY COMPANY (LLC) CERTIFICATE OF FORMATION

5. Check only if the type applies to the Limited Liability Company being formed:

☐ Series LLC complying with Title 10A, Chapter 5A, Article 11

☐ Professional LLC complying with Title 10A, Chapter 5A, Article 8

☐ Non-Profit LLC complying with Section 10A-5A-1.04(c)

6. The filing of the limited liability company is effective immediately on the date received by the office of the Secretary of State, Business Services Division or at the delayed filing date (cannot be prior to the filing date) specified in this filing complying with Section 10A-1-4.12

The undersigned specify 10 / 3 / 2024 as the effective date (must be on or after the date filed in the office of the Secretary of State, but no later than the 90th day after the date this instrument was signed) and the time of filing to be 12 : 46 ☐ AM or ☒ PM. (cannot be noon or midnight – 12:00)

☐ Attached are any other matters the members determine to include herein (if this item is checked there must be attachments with the filing).

10 / 3 / 2024
Date (MM/DD/YYYY)

Fredreiana ADEBIYI

Signature as required by 10A-5A-2.04

Organizing Member

Typed title (organizer or attorney-in-fact)

*County of Registered Agent is requested in order to determine distribution of County filing fees.

Additional Details

Organizers

Organizer	Street Address	Mailing Address
Fredreiana ADEBIYI	1910 St Stephens Rd Mobile, AL 36617	1910 St Stephens Rd Mobile, AL 36617

Wes Allen
Secretary of State

P.O. Box 5616
Montgomery, AL 36103-5616

STATE OF ALABAMA

**I, Wes Allen, Secretary of State of Alabama, having custody of the
Great and Principal Seal of said State, do hereby certify that**

pursuant to the provisions of Title 10A, Chapter 1, Article 5, Code of Alabama
1975, and upon an examination of the entity records on file in this office, the
following entity name is reserved as available:

KITINDA LLC

This name reservation is for the exclusive use of Fredreiana ADEBIYI, 1910 St
Stephens Rd, Mobile, AL 36617 for a period of one year beginning October 03,
2024 and expiring October 03, 2025



RES180719

**In Testimony Whereof, I have hereunto set my
hand and affixed the Great Seal of the State, at the
Capitol, in the city of Montgomery, on this day.**

October 03, 2024

Date

Wes Allen

Secretary of State

Date of this notice: 10-01-2024

Employer Identification Number:
33-1269098

Form: SS-4

Number of this notice: CP 575 G

KITINDA LLC
BROTHERS PRIDE GAS STATION
1 FREDREIANA ADEBIYI SOLE MBR
1910 SAINT STEPHENS RD
MOBILE, AL 36617

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 33-1269098. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did not apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.





2024
SALES TAX LICENSE
State of Alabama
Alabama Department of Revenue

ISSUED TO:

KITINDA LLC

ACCOUNT TYPE	ACCOUNT NUMBER	EFFECTIVE DATE	EXPIRATION DATE
SLS	R012280429	10/3/2024	12/31/2024

TO ENGAGE IN BUSINESS FOR WHICH TAX IS IMPOSED BY SECTIONS 40-23-1/39 CODE OF ALABAMA 1975,
AS AMENDED. SALES TAX LAW

NON-TRANSFERABLE

THIS ACCOUNT ISSUED TO PERSON OR BUSINESS WHOSE NAME APPEARS ABOVE IS NOT TRANSFERABLE.
THE LICENSEE MAY PURCHASE ITEMS TAX EXEMPT FOR THE PURPOSE OF RESALE AT RETAIL IN THE REGULAR COURSE OF
BUSINESS.

NAICS CODE: 457110

STATE OF ALABAMA
DEPARTMENT OF REVENUE

Derrick Coleman
Deputy Commissioner

THIS LICENSE APPLIES TO THE FOLLOWING LOCATION(S):

1910 SAINT STEPHENS RD MOBILE AL 36617-3925



CITY of MOBILE ALCOHOLIC BEVERAGE LICENSE APPLICATION

LEASE PROPERTY OWNERSHIP & SIGN AGREEMENT

This is to certify that I am the property owner, or that I have legal control of the property described herein located inside the City of Mobile and State of Alabama.

LEGAL DESCRIPTION OF PROPERTY

REQUIRED - contact the Map & Plat Room located at Mobile County Revenue 251.574.8535 or this should be included on your deed and/or lease paperwork

Ownership Type

Company Name

The above described property is ☐ Owned ☒ Leased to/by

KITINDA LLC

Who has applied for an ALABAMA ALCOHOLIC BEVERAGE LICENSE at the above described location.

I hereby agree to allow the applicant to post a NOTICE sign at the location notifying the general public that an application for sale of alcohol is being considered for this location.

The applicant agrees that the NOTICE sign will be posted and will NOT be removed/discarded and will be required to remain posted until this application is approved by the City of Mobile City Council.

Sworn to and subscribed before me this 24th day of December 2024

Notary Printed Name	Notary Signature	My (Notary) Commission Expires
MA Topi A Middle Summers	MA Topi A Middle Summers	9-26-26

Notary Stamp

Owner of Property (Print Name)

Applicant Name (Print Name)

HOANG VINH BUI NGUYEN

FREDREIANA L ADEBIYI

Owner of Property (Signature)

Applicant Name (Signature)

Street Address

Street Address

1910 SAINT STEPHENS ROAD

City, State, Zip

City, State, Zip

MOBILE AL

MOBILE AL 36617

Date Agreement Signed

Date Agreement Signed

12-3-2024

12-3-24

Revision Date 10.23.2023

| Application Property Ownership

Mobile County Property Search

Key Number: 706882 For Year 2024

Property Details

Account

Key Number:	706882
Legal Description:	LOTS 1 THRU 7 BLK 6 HARTWELL PLACE SUBD MBK 3 PG 315 #SEC 44 T4S R1W #MP29 03 44 0 033
Parcel Number:	2902440033036XXX
Type:	Real
Property Class:	2

Location

Address: 1910 ST STEPHENS RD MOBILE, AL 36617-3925

Owner

Name: HILL BILLY B
Mailing Address: 5790 RIVERCHASE DR N
MOBILE , AL 36619-2500

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Value:	\$166,600
Land Value:	\$20,300
Appraised Value:	\$186,900
Taxable Value:	\$186,900
Assessed Value:	\$37,380

VALUES DISPLAYED ARE 2024 VALUES.

Property record and appraisal information are for appraisal use only and should not be used for any legal purpose or conveyance. Please contact Mobile County Revenue Commission to verify all information for accuracy.

Property Taxing Jurisdiction



NOTICE!

Notice is hereby given that application has been made to the City Council of the City of Mobile, for approval of a Liquor License for the sale of Alcohol Beverages at the physical location below

License Type(s)

050 - RETAIL BEER (OFF PREMISES ONLY)

070 - RETAIL TABLE WINE (OFF PREMISES ONLY)

Legal Business Name

KITINDA LLC

Trade Name (DBA)

BROTHERS PRIDE GAS STATION

Location Address

1910 SAINT STEPHENS ROAD

Zip Code

36617

Application Number

2025 - 5703

Notice Post Date @ Location

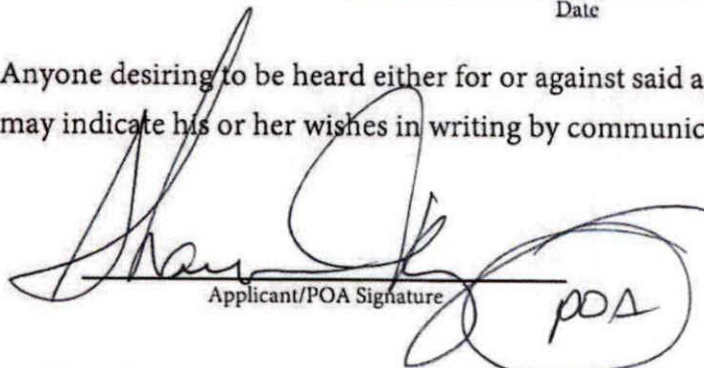
12/30/2024

That public hearing on said application has been set before the City Council in the Government Plaza Auditorium (1st floor) located at 205 Government Street @ 1030am on Tuesday

January 14, 2025

Date

Anyone desiring to be heard either for or against said application may appear in person at said time or may indicate his or her wishes in writing by communication to the City of Mobile City Clerk Office


Applicant/POA Signature

R Shawn Skinner

Revenue Department Representative

In accordance to the City of Mobile codes/ordinances, the applicant shall post on the premises where the business is to be conducted, continuously for a period of not less than seven (7) days prior to the consideration of the application by the governing body. Said notice shall be conspicuously displayed on the front of the building so as to be clearly visible from the street or sidewalk adjacent thereto.

COMMERCIAL LEASE AGREEMENT

This Commercial Lease Agreement ("Lease") is made effective October 4, 2024, by and between Billy B Hill or Hoang Vinh Bui Nguyen (Agent)("Landlord") and Kitinda, LLC("Tenant").

Landlord is the owner of land and improvements commonly known and numbered as 1910 Saint Stephens Road, Mobile, AL 36617. And legally described as follows (the "Building"); [Legal Description of Building].

Landlord makes available for lease a portion of the Building designated as ~~Suite A~~ ¹⁵ [Suite or Other Number of Lease Building] (the "Leased Premises").
FA

Landlord desires to lease the Leased Premises to Tenant, and Tenant desires to lease the Leased Premises from Landlord for the term, at the rental and upon the covenants, conditions and provisions herein set forth.

THEREFORE, in consideration of the mutual promises herein, contained and other good and valuable consideration, it is agreed:

1. Term.

A. Landlord hereby leases the Leased Premises to Tenant, and Tenant hereby leases the same from Landlord, for an "Initial Term" beginning October 4th, 2024 [Start Date] and ending October 4th, 2029 [End Date]. Landlords shall use their best efforts to give Tenant possession as nearly as possible at the beginning of the Lease term. If Landlord is unable to timely provide the Leased Premises, rent shall abate for the period of delay. Tenant shall make no other claim against the Landlord for any such delay.

B. Tenant may renew the Lease for one extended term of 5 years [Renewal Term]. Tenant shall exercise such renewal option, if at all, by giving written notice to the Landlord not less than ninety (90) days prior to the expiration of the Initial Term. The renewal term shall be at the rental set forth below and otherwise upon the same covenants, conditions and provisions as provided in this Lease.

Page 1

Initials: A

R

all ADEM rules and regulations. Tenant is responsible for fines and summons that is issued by the city for code enforcement of the Leased Premises and to resolve, relieve, and rectify the issue. Tenant is also responsible for all fees and permits, testing to comply with State and Federal regulations during the Commercial Lease.

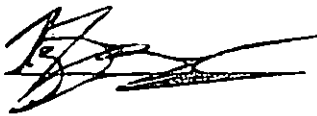
30. Final Agreement.

This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.

31. Governing Law.

This Agreement shall be governed, construed and interpreted by, through and under the laws of the State of Alabama.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year above written.



[Landlord Signature]
Hoang Vinh Bui Nguyen [Landlord]



[Tenant Signature]
Kitinda, LLC [Tenant]

STATE OF ALABAMA

COUNTY OF MOBILE

I, the undersigned Notary Public in and for said County in said State, do hereby certify that "Fredreiana Letrell Adebisi", whose name is signed to the foregoing Commercial Lease Agreement, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 4th day of October, 2024

Jamini B. Patz
NOTARY PUBLIC
My commission expires: _____

STATE OF ALABAMA

COUNTY OF MOBILE

I, the undersigned Notary Public in and for said County in said State, do hereby certify that Hoang Vinh Bui Nguyen whose name is signed to the foregoing Commercial Lease Agreement, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 4th day of October, 2024

Jamini B. Patz
NOTARY PUBLIC
My commission expires: _____

Page 12

Initials EP 3



CITY of MOBILE ALCOHOLIC BEVERAGE
LICENSE APPLICATION

PLANNING & ZONING DEPARTMENT APPROVAL

Business Structure ☐ Sole Proprietorship ☒ Limited Liability Company (LLC) ☐ Corporation		Application Type ☐ New Business ☒ New Owner ☐ Location Change		Transfer - License? ☐ No ☒ Yes Relocation Date		Description/Type ☒ Convenience/Grocery Store ☐ Hotel ☐ Lounge/Bar ☐ Package Store ☐ Restaurant ☐ Other	
License Type Applied for with AL ABC Board (MUST match with ABC Board) - check ALL that apply ☐ 010 - Lounge Retail Liquor (Class I) ☐ 011 - Lounge Retail Liquor (Class II) - Package Store ☐ 020 - Restaurant Retail Liquor ☐ 040 - Retail Beer (On/Off Premises) ☒ 050 - Retail Beer (Off Premises Only) ☐ 060 - Retail Table Wine (On/Off Premises) ☒ 070 - Retail Wine (Off Premises Only) ☐ 090 - Wholesale - Beer ☐ 100 - Wholesale - Wine ☐ 110 - Wholesale - Beer & Wine ☐ 140 - Special Events Retail ☐ 160 - Special Events - More than 30 Days ☐ 200 Manufacturer ☐ 220 BrewPub							
Legal Business Name KITINDA LLC				Trade Name (DBA) BROTHERS PRIDE GAS STATION			
Company Physical Address (Street Address, Suite #) 1910 SAINT STEPHENS ROAD				City MOBILE	State AL	Zip Code 36617	
Business Contact Person Information							
Name SHARON INGRAM		Title ACCOUNTANT	Phone (251) 508-8518	Email ACCOUNTING@HHBUSINESSSERVICES.NET			
URBAN DEVELOPMENT DEPARTMENT USE ONLY							
Building Sq Footage 2,986	Parking Provided 13	Parking Required 10	Compliance ✓	Zoning B-2	Approved ✓		
Comments							
Print Name CALDWELL C. WHISTLER		Signature Caldwell C. Whistler			Date 1-2-2025		



Planning & Zoning Department

City of Mobile
205 Government Street, Third Floor, South Tower
Mobile, AL 36644

PERMIT NUMBER

ZC-142852-2024

Issue Date: 10/09/2024

ZONING CERTIFICATION

Parcel Number	Street Address	Suite Number
R022902440033036.	1910 St Stephens Rd	

Business Name	Issued To	Zoning Districts
KATINDA LLC	Name: FREDREIANA ADEBIYI Company: KATINDA LLC Address: 1910 St Stephens Rd MOBILE, AL 36619 Phone: (251) 508-8518	B-2

This Zoning Classification Allows the property to be used for:

CONVENIENCE STORE

Conditions of Use

CERTIFICATION IS NOT TRANSFERABLE TO ANOTHER PARTY OR LOCATION. THE CERTIFICATION MUST BE POSTED WITH BUSINESS LICENSE. The Applicant/Agent/Owner agrees to comply with all requirements of the Unified Development Code, including signage regulations, as well as with any other applicable Codes and Ordinances.

Issued By: Caldwell Whistler

City of Mobile
PO Box, 1827
Mobile, AL 36633-1827

Telephone: 251.208.5895

Fax: 251.208.5896

R E S O L U T I O N

Sponsored by: Councilmember William Carroll

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the following application to the Alabama Alcoholic Beverage Control Board of the State of Alabama, is hereby recommended for grant of such license by said Board.

Type of application: Retail Beer/Table Wine (Off Premises Only) License

Submitted by: 4 Way Food Mart, Inc.

Location: Shop N Save III
 1507 Springhill Avenue
 Mobile, AL 36604

Adopted:

City Clerk



OFFICE OF THE CITY COUNCIL

COUNCIL MEMBERS

C.J. SMALL
PRESIDENT - DISTRICT 3

GINA GREGORY
VICE PRESIDENT - DISTRICT 7

CORY PENN
DISTRICT 1

WILLIAM CARROLL
DISTRICT 2

BEN REYNOLDS
DISTRICT 4

JOEL DAVES
DISTRICT 5

JOSH WOODS
DISTRICT 6

CITY CLERK

LISA C. LAMBERT

Council Agenda Date

Application Date	Application Type	Application Number	License Account #	Council District	Council Agenda Date
12/18/2024	TRANSFER - OWNERSHIP	2025 - 5686	129953	2	January 7, 2025

**NOTE: If this letter is altered, or changed in any way, it will not be accepted by the
Alabama Alcoholic Beverage Control Board**

Alabama Alcoholic Beverage Control Board

PO Box 1151 Montgomery AL 36101

Gentleman,

The City Council of the City of Mobile does hereby consent to the applicant referenced below, which is located within the City's corporate limits, to the issuance of:

License Type(s)

050 - RETAIL BEER (OFF PREMISES ONLY)

070 - RETAIL TABLE WINE (OFF PREMISES ONLY)

Legal Business Name

4 WAY FOOD MART INC

Trade Name (DBA)

SHOP N SAVE III

Location Address

1507 SPRINGHILL AVENUE STE A

City, State, Zip Code

MOBILE AL 36604

Comments

Yours Very Truly,

Mobile City Council President

Applicant/POA Signature

Date



OFFICE OF THE CITY COUNCIL

COUNCIL MEMBERS

C.J. SMALL
PRESIDENT - DISTRICT 3
GINA GREGORY
VICE PRESIDENT - DISTRICT 7
CORY PENN
DISTRICT 1
WILLIAM CARROLL
DISTRICT 2
BEN REYNOLDS
DISTRICT 4
JOEL DAVES
DISTRICT 5
JOSH WOODS
DISTRICT 6

CITY CLERK

LISA C. LAMBERT
Council Agenda Date

Application Date	Application Type	Application Number	License Account #	Council District	Council Agenda Date
12/18/2024	TRANSFER - OWNERSHIP	2025 - 5686	129953	2	January 7, 2025

**NOTE: If this letter is altered, or changed in any way, it will not be accepted by the
Alabama Alcoholic Beverage Control Board**

Alabama Alcoholic Beverage Control Board

PO Box 1151 Montgomery AL 36101

Gentleman,

The City Council of the City of Mobile does hereby consent to the applicant referenced below, which is located within the City's corporate limits, to the issuance of:

License Type(s)

050 - RETAIL BEER (OFF PREMISES ONLY)

070 - RETAIL TABLE WINE (OFF PREMISES ONLY)

Legal Business Name

4 WAY FOOD MART INC

Trade Name (DBA)

SHOP N SAVE III

Location Address

1507 SPRINGHILL AVENUE STE A

City, State, Zip Code

MOBILE AL 36604

Comments

Yours Very Truly,

Mobile City Council President

Applicant/POA Signature

Date

City of Mobile Alcoholic Beverage License Application

TO: City of Mobile City Council

FROM: City of Mobile Revenue Department

RE: Alcoholic Beverage License Request

Application Date	Application Type	Application Number	License Account #	Council District	Council Agenda Date
12/18/2024	TRANSFER - OWNERSHIP	2025 - 5686	129953	2	January 7, 2025

The applicant referenced below has filed an application and provided the required documentation with the City of Mobile Revenue Department for an alcoholic beverage license and is applying to the City of Mobile requesting City Council approval for a state ABC license for sales of alcoholic beverages within the city limits at the physical location address below.

License Type(s)

050 - RETAIL BEER (OFF PREMISES ONLY)

070 - RETAIL TABLE WINE (OFF PREMISES ONLY)

Legal Business Name

4 WAY FOOD MART INC

Trade Name (DBA)

SHOP N SAVE III

Location Address

1507 SPRINGHILL AVENUE STE A

City, State, Zip Code

MOBILE AL 36604

Contact Person Information				
Name	Title	POA	Phone	Email
AMIYA BISWAS	MANAGER	YES		SHOPNSAVE.SPRINGHILL@GMAIL.COM

Has any outstanding license and tax issues been addressed and corrected with this business? YES

What is/was the start date of this business? 09/04/2024

The alcohol license will not be issued until two (2) letters of approval, signed by City Council, and a copy of the resolution passed by the City Council are received by the City of Mobile Revenue Department.

R Shawn Skinner

Revenue Department Representative

Letter to City Council

City of Mobile Alcoholic Beverage License Application

Application Date 12/18/2024	Application Type TRANSFER - OWNERSHIP	Application Number 2025 - 5686	License Account # 129953	Council District 2	Council Agenda Date January 7, 2025
License Type Applied for with Alabama ABC Board 050 - RETAIL BEER (OFF PREMISES ONLY)			2nd License Type Applied for with Alabama ABC Board 070 - RETAIL TABLE WINE (OFF PREMISES ONLY)		
Business Information					
Legal Business Name 4 WAY FOOD MART INC			Trade Name (DBA) SHOP N SAVE III		
Business Structure Type CORP - CORPORATION		Incorporation Date 10/31/2023	SOS Entity ID 001-106-051	State AL	County MONTGOMERY
Federal Tax ID (FEIN) 93-4176176	Alabama State Sales Tax ID R011953607		Business Phone Number 		
Physical Address (Street Address, Suite #) 1507 SPRINGHILL AVENUE STE A		City MOBILE	State AL	Zip Code 36604	
Mailing Address (Street Address, Suite #, PO Box) 1507 SPRINGHILL AVENUE STE A		City MOBILE	State AL	Zip Code 36604	
Primary Business Activity at the Location Explain (other) CONVENIENCE STORE		If Location Transfer, Previous Street Address and Zip Code N/A			
Contact Person Information					
Name AMIYA BISWAS	Title MANAGER	POA YES	Phone 	Email SHOPNSAVE.SPRINGHILL@GMAIL.COM	
If Transfer of ABC License, Previous Licensee Information					
Legal Business Name SAI URJA LLC		Trade Name (DBA) SPRINGHILL FOOD MART			
ABC License Type 050/070 - RETAIL BEER/WINE (OFF PREMISES ONLY)		License Number 011462449		Any ABC Pending Actions NO	
Land/Building Information					
Do you (the applicant) own or lease the property? RENT/LEASE - SIGNED and NOTARIZED LEASE ATTACHED					
Property Owner Name and/or Contact Person Name OLD SHELL AND SAGE CENTER LLC		Property Owner Phone Number 		Property Owner Email 	
Property Owner Mailing Address (Street Address, Suite #, PO Box) PO BOX 1565		City LAWRENCEVILLE	State GA	Zip Code 30046	
Bldg Square Footage 3,000	Bldg Seating Capacity 0	Restroom Facilities YES	Patio Area NO	Structure Type SINGLE STRUCTURE	
				License Covers ENTIRE STRUCTURE	
Do the premises have a fully equipped/operational kitchen? NO Is the business used to habitually and principally provide food to the public? NO Is the business equipped with services and facilities for on premises consumption? NO Will the business be operated primarily as a package store? NO					

ABC Application 1

Applicant/POA Initials

AB

City of Mobile Alcoholic Beverage License Application

Owner(s), Partner(s) or Officer(s) Information				Copy of Driver's License Must Be Provided for each Person	
Full Name (Last, First, Middle)		Title		Driver's License (State, Number)	
RIDEL, MUHAMMAD ASHIKUZZAMAN		OWNER			
Home Address (Street Address, Apt/Unit #)		City	State	Zip Code	
Date of Birth	Place of Birth (City, State, Nation)	Social Security Number		Mobile/Phone Number	
Have you been charged (whether convicted or not) with any law violation(s) in the last ten (10) years?					
NO	If Yes, Law Violation	Arresting Agency	Arrest Date	Disposition	
Do you have any existing State of Alabama ABC license(s) with any entity in your name?					
YES	If Yes, Legal Business Name	Business DBA	Physical Location Address (Street, City, Zip Code)		
	4 WAY FOOD MART INC	DP TWO STOP	2166 WAGNER STREET MOBILE 36617		
Full Name (Last, First, Middle)		Title		Driver's License (State, Number)	
N/A					
Home Address (Street Address, Apt/Unit #)		City	State	Zip Code	
Date of Birth	Place of Birth (City, State, Nation)	Social Security Number		Mobile/Phone Number	
Have you been charged (whether convicted or not) with any law violation(s) in the last ten (10) years?					
	If Yes, Law Violation	Arresting Agency	Arrest Date	Disposition	
Do you have any existing State of Alabama ABC license(s) with any entity in your name?					
	If Yes, Legal Business Name	Business DBA	Physical Location Address (Street, City, Zip Code)		
Power of Attorney (POA) Information				Copy of Driver's License Must Be Provided for each Person	
Full Name (Last, First, Middle)		Title	Date of Birth	Driver's License (State, Number)	
BISWAS, AMIYA		MANAGER			
Home Address (Street Address, Apt/Unit #)		City	State	Zip Code	Phone Number
Has anyone, including manager or applicant, had a City of Mobile, Federal/State license suspended, revoked or declined? NO					
Has a liquor, wine, malt or brewed beverage license for these premises ever been denied, suspended, surrendered or revoked? NO					
Are the applicants named in this application, the only person(s), in any manner, interested in the business sought to be licensed? YES					

City of Mobile Alcoholic Beverage License Application

CERTIFICATION and SIGNATURE

AB

The undersigned agree, if a license is used 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 the Code of Alabama, Title 28, and all laws of the State of Alabama and the Codes/Ordinances of the City of Mobile relative to the handling of alcoholic beverages.

AB

The undersigned agree, if a license is used as herein requested, further agrees to obey all rules and regulations promulgated by the Board and the Code/Ordinances of the City of Mobile 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 officers of the State, County or Municipality in which the licensed premises are located to enter and search with a warrant the licensed premises or any building owned or occupied by him/her in connection with, adjoining, or adjacent thereto, whether connected or not, and whether used by him/her as his/her private dwelling.

AB

The undersigned understands that should he or she violate any of the provisions of the Code of Alabama, Title 28, or any of the rules and regulations of the Alcoholic Beverage Control Board, his/her license shall be subject to revocation.

AB

The undersigned understands that the City of Mobile reserves the right to file for suspension, revocation or an objection with the Alabama Alcoholic Beverage Control Board to a license renewal for failure to follow the Alcoholic Beverage Control Laws of the State of Alabama and the Codes/Ordinances of the City of Mobile or the creation of a nuisance. The undersigned further understands and agrees that no changes in the manner of operation, nature of owner and no deletion or discontinuance of any services or facilities as described in this application will be allowed with prior written approval of the City of Mobile and the Alabama Alcoholic Beverage Control Board.

AB

Applicant for the Alcoholic Beverage license, requested by the forgoing applicant hereby swears or affirms that he/she has read said application and all the statements and facts set forth therein or in supporting documents are true and correct, and that, except as otherwise indicated therein, the applicant is the only person interested in the business for which license is requested.

AB

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.

AB

Applicant understands that approval from the State of Alabama Alcoholic Beverage Control Board and the City of Mobile is owner and location specific. If the owner(s) named in the application and/or approval change and/or business is relocated to another location from what was applied for, then they must contact the Alabama Alcoholic Beverage Control Board and the City of Mobile for a new approval.

Owner/Applicant/POA Printed Name

Amiya Biswas (POA)

Date of Application Signature

12-18-2024

Owner/Applicant/POA Signature

Amiya Biswas (POA)

Title of Person Signing this Application

POA

Sworn to and subscribed before me this 18th day of December 20 24

Notary Person Printed Name

Notary Person Signature

My Notary Commission Expires

R Shawn Skinner

R Shawn Skinner

November 19 2025



CITY OF MOBILE
REVENUE DEPARTMENT

December 18, 2024



ALABAMA

SHOP-N-SAVE III

1507 SPRING HILL AVENUE

MOBILE, AL 36604 USA

ACCOUNT NUMBER: 129953 TERRITORY 2

INVOICE

<u>BILL#</u>	<u>MT/YR</u>	<u>DESCRIPTION</u>	<u>AMOUNT BILLED</u>	<u>PENALTY DUE</u>	<u>INTEREST DUE</u>	<u>AMOUNT PAID</u>
1935604	12/2024	ALCOHOL APPLICATION FEE APPLICATION FEE	\$50.00	\$0.0	\$0.00	\$0.00

TOTAL AMOUNT DUE WITHIN 10 DAYS OF INVOICE DATE:

\$50.00*

*Additional penalties may apply when payment is rendered

To avoid further collection efforts, or the assessment of additional interest and penalties, complete your payment online at:

<http://mobileselfservice.tylertech.com>

or mail your payment to:

CITY OF MOBILE REVENUE DEPARTMENT

PO BOX 3065

MOBILE, AL 36652-3065

City of Mobile Revenue Department P.O. Box 3065 Mobile, Alabama 36652 www.cityofmobile.org

City of Mobile Alcoholic Beverage License Application

Notice of Public Hearing

Section 30-79 is hereby added to of the Mobile City Code, 1991, as follows:

Section 30-79 - Notice of Public Hearing for Alcoholic Beverage License

- a) In every case where application is made for any type of alcohol beverage license, in addition to other advertising requirements that may be required by law, notice of said application shall be published on a website approved for such notice by the City's Department of Revenue. Such notice shall read substantially as follows:

4 WAY FOOD MART INC

dba

SHOP N SAVE III

has made application to the City Council of the City of Mobile for a

050 - RETAIL BEER (OFF PREMISES ONLY) and 070 - RETAIL TABLE WINE (OFF PREMISES ONLY)

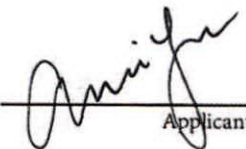
for the premises located at

1507 SPRINGHILL AVENUE STE A

, Mobile, Alabama.

A public hearing will be held by the City Council in the Council's chambers at the Government Plaza Auditorium located at 205 Government Street at 1030am on **January 7, 2025** for application number **2025 - 5686**

- b) In addition to the published notice required, the applicant shall post on the premises where the business or sale is to be conducted, continuously for a period of not less than SEVEN (7) days prior to the consideration of the application by the City Council, a posted notice of the pending application and public hearing concerning the granting thereof in the manner and form to be supplied by the City of Mobile Revenue Department, at the time applicant is first made to the City for such license. Such notice shall be conspicuously displayed on the front of the building so as to be clearly visible from the street or sidewalk adjacent thereto. The published notice shall be published for THREE (3) consecutive days.
- c) Applicant shall take such steps as may be necessary to meet all requirements of ordinances, regulations, and statutes applicable thereto. When the application for a license is made and all requirements have been met, a day for the hearing shall be set, the day shall be supplied to the applicant to be inserted in the newspaper ad and in the posted notice.

 (POA)
Applicant/POA Signature

R Shawn Skinner

Revenue Department Representative



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
Confirmation Number: 20241125094320767



NOTICE OF TRANSFER OF ABC LICENSED BUSINESS

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

CURRENT LICENSEE:

SAI U'RJA LLC
Address: 1507 SPRINGHILL AVE STE A
MOBILE, AL 36604
Telephone: 407-325-1626

NEW APPLICANT:

4 WAY FOOD MART INC
Address: 1507 SPRINGHILL AVE STE A
MOBILE, AL 36604
Telephone: 334-265-9722

Current License No: 050-011462449
070-011462449

LICENSED PREMISES ADDRESS: 1507 SPRINGHILL AVE STE A MOBILE, AL 36604

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 25 day of November, 2024.

CURRENT LICENSEE (NAMED ON LICENSE)

NEW LICENSEE (APPLICANT)

Print Name: Rakesh Patel
Title: member

Print Name: Amiya Biswas
Title: POA

WITNESS: (By ABC Enforcement) [Signature]
Revised 9/08



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION



Confirmation Number: 20241125094320767

Type License: 050 - RETAIL BEER (OFF PREMISES ONLY) State: County:
Type License: 070 - RETAIL TABLE WINE (OFF PREMISES ONLY) State: County:
Trade Name: SHOP N SAVE III Filing Fee:
Applicant: 4 WAY FOOD MART INC Transfer Fee: \$100.00
Location Address: 1507 SPRINGHILL AVE STE A MOBILE, AL 36604
Mailing Address: 1507 SPRINGHILL AVE STE A MOBILE, AL 36604
County: MOBILE Tobacco sales: YES Tobacco Vending Machines: 0
Product Type: 03 Type Ownership: CORPORATION
Book, Page, or Document info: 001-106-051
Do you sell Draft Beer?:
Date Incorporated: 10/31/2023 State incorporated: AL County Incorporated: MOBILE
Date of Authority: 10/31/2023
Federal Tax ID: 93-4176176 Alabama State Sales Tax ID: R011953607

Name:	Title:	Date and Place of Birth:	Residence Address:
MUHAMMAD SHIKUZZAMAN RIDEL	PRESIDENT		

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

Contact Person: MUHAMMAD RIDEL
Business Phone:
Fax:

Home Phone:
Cell Phone:
E-mail: JOYCEAMA@HOTMAIL.COM

PREVIOUS LICENSE INFORMATION:
Trade Name: SPRINGHILL FOOD MART
Applicant: SAI URJA LLC

Previous License Number(s)
License 1: 050-011462449
License 2: 070-011462449



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION



Confirmation Number: 20241125094320767

If applicant is leasing the property, is a copy of the lease agreement attached? **YES**
Name of Property owner/lessor and phone number: **SPRINGHILL CENTER LLC 334-201-6212**
What is lessors primary business? **REAL ESTATE BUSINESS**
Is lessor involved in any way with the alcoholic beverage business? **NO**
Is there any further interest, or connection with, the licensee's business by the lessor? **NO**

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

Will the business be operated primarily as a package store? **NO**
Building Dimensions Square Footage: **3000** Display Square Footage:
Building seating capacity: **0** Does Licensed premises include a patio area? **NO**
License Structure: **ONE STORY** License covers: **OTHER**
Number of licenses in the vicinity: **1** Nearest: **1**
Nearest school: Nearest church: Nearest residence: **1 blocks**
Location is within: **CITY LIMITS** Police protection: **CITY**

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

Name:	Violation & Date:	Arresting Agency:	Disposition:



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION



Confirmation Number: 20241125094320767

Initial each

AB
AB

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.

AB

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.

XX

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.

XX

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

AB

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

AB

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.

AB

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.

AB

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.

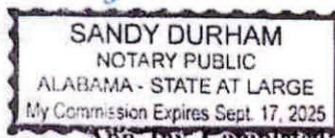
Applicant Name (print): Aniya Biscuas

Signature of Applicant:

Aniya Biscuas (POA)

Notary Name (print):

Notary Signature:



Commission expires:

Application Taken:

Submitted to Local Government:

Received in District Office:

App. Inv. Completed:

Reviewed by Supervisor:

Forwarded to District Office:

Received from Local Government:

Forwarded to Central Office:



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION



Confirmation Number: 20241125094320767

Private Clubs / Special Retail / or Special Events licenses ONLY

Private Club

Does the club charge and collect dues from elected members?

Number of paid up members:

Are meetings regularly held?

How often?

Is business conducted through officers regularly elected?

Are members admitted by written application, investigation, and ballot?

Has Agent verified membership applications for each member listed?

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

Agent's Initials:

For what purpose is the club organized?

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

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

Special Retail

Is it for 30 days or less?

More than 30 days?

Franchisee or Concessionaire of above?

Other valid responsible organization:

Explanation:

Special Events / Special Retail (7 days or less)

Starting Date: Ending Date:

Special terms and conditions for special event/special retail:

Other Explanations

License Covers: STE A



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
MONTGOMERY, ALABAMA

2024-2025

LICENSE EXPIRES SEPTEMBER 30, 2025
RENEW LICENSE(S) BEFORE AUGUST 1, 2025

Confirmation Number: 20240705000011558

Renewal Period: June 1, 2025 Through July 31, 2025

License Number: 011462449



County: MOBILE Tobacco Business Type: 41 Vending Machines: 0

Effective Date: 10/01/2024 Printed Date: 07/05/2024

Trade Name: SPRINGHILL FOOD MART

Licensee: SAI URJA LLC

Location: 1507 SPRINGHILL AVE STE A
MOBILE AL 36604

Mailing Address: 1507 SPRINGHILL AVE STE A
MOBILE AL 36604

050 RETAIL BEER (OFF PREMISES ONLY)

070 RETAIL TABLE WINE (OFF PREMISES ONLY)

990 TOBACCO AND ALTERNATIVE NICOTINE PRODUCTS
Product type: 3

These privileges have been issued under the provisions of Title 28, Code of Alabama (1975) effective on the date as shown above and continuing until expiration date set forth above unless sooner surrendered, suspended or revoked by the Board.

These privileges are not assignable and are valid for use only by the licensee named hereon at the location hereon designated. Witness the hand and seal of the ABC Board.

For questions or assistance go to our website www.alabcboard.gov click license and find the division contact number that services the county for this license.

109964

Curtis E. Stewart

ADMINISTRATOR





KAY IVEY
GOVERNOR

ALABAMA LAW ENFORCEMENT AGENCY
201 SOUTH UNION STREET, SUITE 300 | P.O. BOX 304115 | MONTGOMERY, AL 36130-4115
334.676.6000 | WWW.ALEA.GOV



HAL TAYLOR
SECRETARY

November 14, 2024

Dear Mr. Ridel,

The ALEA Criminal Justice Information Services Division has received and processed your Alabama Criminal History Record Information (CHRI) request.

Our review found no state criminal records based on the information you provided in your application, based on a fingerprint check of Alabama criminal records only. As additions or deletions to an individual's criminal history may be made at any time, a new request for your state CHRI should be made via the same procedure if it is needed later.

Please do not hesitate to contact the Criminal Justice Information Services Division at 334-676-6000 if we may be of further assistance in this matter.

Respectfully,

Michael B. Trotter
Criminal Justice Information Services Division
Alabama State Bureau of Investigation

XXXXXXXXXXXX STATE ABI SEARCH RESULT AND RAP SHEET XXXXXXXXXXXX
TCN:8012407059
NAME:RIDEL,MUHAMMAD ASHIKUZZAMAN
SOC:675362994
ABI RESULT:IDENT
SID:AL50232341

**CERTIFIED COPY
OF
ALEA DOCUMENT**

11-14-2024 13:19 ALLEA0049 *
*ATN/TCN8012407059 *
*OPR/AFIS *
*FOLLOWING RESPONSE IS TO YOUR INQUIRY ON SID AL50232341 *
*-CIVIL APPLICANT RESPONSE- REPORT DATE: 11-14-2024 *
*NAME STATE ID NO. FBI ID NO. *
*RIDEL,MUHAMMAD A *
*SEX RACE BIRTH DATE HEIGHT WEIGHT EYE HAIR POB *
*M A 507 145 BRO BLK BL *
*SOCIAL SECURITY SCARS-MARKS-TATTOOS *
* *
*ALIAS NAMES *
* RIDEL,MUHAMMAD ASHIKUZZAMAN *
*FILE NUMBER BIRTH DATE SOCIAL SECURITY OCCUPATION *
* *

*LAST PAGE ON SID *

SEQ # 640 MRI :

Special Power of Attorney

I, Muhammed Ridel hereby appoint Amiya Bivela as my attorney in fact to act in my capacity to do the following:

To sign and execute forms/documents relating to Alabama Alcoholic Beverage Control Board and the local governing body concerning 41244-4222 MARY LK DGA SHOPP
Sole proprietor/partnership/association/LLC/LLP

The rights, powers, and authority of my attorney in fact to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect on 11/20/2024 and shall remain in full force and effect until 11/20/2025 or unless specifically extended or rescinded earlier by either party.
(Date)

11/20/2024
Date

X Muhammed Ridel
Signature

STATE OF ALABAMA
COUNTY OF MOBILE

BEFORE ME, the undersigned authority, on this 11th day of NOV. 20, 2024, personally appeared Muhammed Ridel known to me well known to be the person described in and who signed the foregoing, and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS my hand and official seal the date aforesaid.
Debbie S. Stevens NOTARY PUBLIC
My Commission Expires 12-4-2027



STATE OF ALABAMA

DOMESTIC BUSINESS CORPORATION
CERTIFICATE OF INCORPORATION

PURPOSE: In order to form a Business Corporation under Sections 10A-1-3.05 and 10A-2A-2.02 of the Code of Alabama 1975, this Certificate of Incorporation and the appropriate filing fee must be filed with the Office of the Secretary of State. **The information required in this form is required by Title 10A.**

1. The **name of the corporation** (must contain the word "Corporation" or "Incorporated," or the abbreviation of one of those words, and comply with Code of Alabama Section 10A-1-5.04):

4 WAY FOOD MART INC.

2. **A copy of the Name Reservation Certificate from the Office of the Secretary of State must be attached.**

3. Street (**No PO Boxes**) address of principal office of the corporation:

2166 WAGNER ST MOBILE, AL 36617

Mailing address of principal office (if different from street address):

4. The name of the registered agent (only one agent): MUHAMMAD RIDEL

Street (**No PO Boxes**) address of registered office (**must be located in Alabama**):

***COUNTY** of above address: MONTGOMERY

Mailing address in Alabama of registered office (if different from street address):

(For SOS Office Use Only)

Alabama	
Sec. Of State	
001-106-051	D/C
Date	10/31/2023
Time	10:01:00
File	\$100.00
County	\$100.00

Total	\$200.00

DOMESTIC BUSINESS CORPORATION CERTIFICATE OF INCORPORATION

5. Purpose for which corporation is formed: _____

CONVENIENCE STORE WITH GASOLINE _____;

the purpose includes the transaction of any lawful business for which corporations may be incorporated in Alabama under Title 10A, Chapter 2A of the Code of Alabama.

6. Amount of stock the corporation is authorized to issue: 1500 _____ Par Value 0.01 _____
(optional)

7. Period of duration shall be perpetual unless stated otherwise by an attached exhibit.

8. The name(s) of the Incorporator(s): See attached _____

Street **(No PO Boxes)** address of Incorporator(s): _____

Mailing address of Incorporator(s) – (if different from street address): _____

The name(s) of the Incorporator(s): _____

Street **(No PO Boxes)** address of Incorporator(s): _____

Mailing address of Incorporator(s) – (if different from street address): _____

The name(s) of the Incorporator(s): _____

Street **(No PO Boxes)** address of Incorporator(s): _____

Mailing address of Incorporator(s) – (if different from street address): _____

The name(s) of the Incorporator(s): _____

Street **(No PO Boxes)** address of Incorporator(s): _____

Mailing address of Incorporator(s) – (if different from street address): _____

The name(s) of the Incorporator(s): _____

Street (**No PO Boxes**) address of Incorporator(s): _____

Mailing address of Incorporator(s) – (if different from street address): _____

The name(s) of the Incorporator(s): _____

Street (**No PO Boxes**) address of Incorporator(s): _____

Mailing address of Incorporator(s) – (if different from street address): _____

The name(s) of the Incorporator(s): _____

Street (**No PO Boxes**) address of Incorporator(s): _____

Mailing address of Incorporator(s) – (if different from street address): _____

9. A director has no liability to the corporation or its stockholders for money damages for any action taken, or any failure to take any action, as a director, except liability for (A) the amount of financial benefit received by a director to which he or she is not entitled; (B) an intentional infliction of harm on the corporation or the stockholders; (C) a violation of Section 10A-2A-8.32; (D) an intentional violation of criminal law; or (E) a breach of the director's duty of loyalty to the corporation or its stockholders.



Attached are any other provisions that are not inconsistent with law relating to organization, ownership, governance, business, or affairs of the corporation.

*County of Registered Agent is requested in order to determine distribution of County filing fees.

10 / 31 / 2023

Date (MM/DD/YYYY)

LOVETTE DOBSON

Signature as required by 10A-2A-1.20

INCORPORATOR

Title

Additional Details

Incorporators

Incorporator	Street Address	Mailing Address
LOVETTE DOBSON	17350 STATE HWY 249 #220 HOUSTON, TX 77064	17350 STATE HWY 249 #220 HOUSTON, TX 77064

Wes Allen
Secretary of State

P.O. Box 5616
Montgomery, AL 36103-5616

STATE OF ALABAMA

**I, Wes Allen, Secretary of State of Alabama, having custody of the
Great and Principal Seal of said State, do hereby certify that**

pursuant to the provisions of Title 10A, Chapter 1, Article 5, Code of Alabama
1975, and upon an examination of the entity records on file in this office, the
following entity name is reserved as available:

4 WAY FOOD MART INC.

This name reservation is for the exclusive use of MUHAMMAD RIDEL, 5806
SANROCK TERRACE DR, MONTGOMERY, AL 36116 for a period of one year
beginning October 31, 2023 and expiring October 31, 2024



RES122456

**In Testimony Whereof, I have hereunto set my
hand and affixed the Great Seal of the State, at the
Capitol, in the city of Montgomery, on this day.**

October 31, 2023

Date

A handwritten signature in black ink, appearing to read "Wes Allen", is written over a horizontal line.

Wes Allen

Secretary of State

4 WAY FOOD MART INC.

Name and address of each initial director:

**MUHAMMAD RIDEL
5806 SANROCK TERRACE DR
MONTGOMERY AL 36116**

4 WAY FOOD MART INC
2166 WAGNER ST
MOBILE, AL 36617

Date of this notice: 10-31-2023

Employer Identification Number:
93-4176176

Form: SS-4

Number of this notice: CP 575 A

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 93-4176176. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did not apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following forms by the dates shown.

Form 1120

04/15/2024

If you have questions about the forms or the due dates shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification (corporation, partnership, etc.) based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2020-1, 2020-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

IMPORTANT INFORMATION FOR S CORPORATION ELECTION:

If you intend to elect to file your return as a small business corporation, an election to file a Form 1120-S, U.S. Income Tax Return for an S Corporation, must be made within certain timeframes and the corporation must meet certain tests. All of this information is included in the instructions for Form 2553, *Election by a Small Business Corporation*.



2024
SALES TAX LICENSE
State of Alabama
Alabama Department of Revenue

ISSUED TO:

4 WAY FOOD MART INC
DBA 4 WAY FOOD MART

ACCOUNT TYPE	ACCOUNT NUMBER	EFFECTIVE DATE	EXPIRATION DATE
SLS	R011953607	11/1/2023	12/31/2024

TO ENGAGE IN BUSINESS FOR WHICH TAX IS IMPOSED BY SECTIONS 40-23-1/39 CODE OF ALABAMA 1975,
AS AMENDED. SALES TAX LAW

NON-TRANSFERABLE
THIS ACCOUNT ISSUED TO PERSON OR BUSINESS WHOSE NAME APPEARS ABOVE IS NOT TRANSFERABLE.
THE LICENSEE MAY PURCHASE ITEMS TAX EXEMPT FOR THE PURPOSE OF RESALE AT RETAIL IN THE REGULAR COURSE OF
BUSINESS.

NAICS CODE: 457110

STATE OF ALABAMA
DEPARTMENT OF REVENUE

Derrick Coleman
Deputy Commissioner

THIS LICENSE APPLIES TO THE FOLLOWING LOCATION(S):

1507 SPRING HILL AVE MOBILE AL 36604-3206
2166 WAGNER ST MOBILE AL 36617-3025
3000 OLD SHELL RD MOBILE AL 36607-2619

CITY of MOBILE ALCOHOLIC BEVERAGE LICENSE APPLICATION



I wish to certify that I am the property owner or the legal agent of the property located at _____ in the City of Mobile and State of Alabama.

LEGAL DESCRIPTION OF PROPERTY

_____ contact the Map & Plat Room located at Mobile County Revenue 251.573.451 or the applicant should include a map location for reference.

CONVENIENCE STORE/GAS STATION

Ownership Type

Company Name

The applicant is the property owner ☐ ☒

City

4WAY FOOD MART INC

The applicant hereby certifies that the above information is true and correct to the best of their knowledge and belief. I hereby agree to allow the applicant to sell ALCOHOL at the location containing the application and to ensure that the sale of alcohol is necessary and not for this location.

The applicant agrees that the ALCOHOL application will be considered and will NOT be renewed if the applicant does not maintain proof until the application is approved by the City of Mobile Council.

Business and County Revenue Department, 27111 _____, AUGUST 24, 2028

Notary Printed Name LISA LEMOS	Notary Signature <i>Lisa Lemos</i>	My Commission Expires 2/11/2028
--	---------------------------------------	---

Notary Stamp

Owner of Property (Print Name)

SPRINGHILL CENTER, LLC

Applicant Name (Print Name)

MR HAMMAD RIDDI

Owner of Property (Signature)

Hamad Ridhi

Applicant Name (Signature)

Hamad Ridhi

Street Address

P.O. BOX 1565

Street Address

1507 SPRINGHILL AVE STE A

City, State, Zip

LAWRENCEVILLE, GA 30046

City, State, Zip

MOBILE, AL 36604

Date Agreement Signed

08/27/2024

Date Agreement Signed

08/27/2024



Revision Date 10-23-2023

Application Property Use Only

My Place

ity of Mobile Home GIS Data

Information for Address: 1507 Spring Hill Ave

[Search for New Address](#)

Parcel Owner / Mailing Address:

Springhill Center Llc
Po Box 1565
Lawrenceville, Ga 30046

Parcel Information:

Parcel: R022907250005275.000 / 810215

Parcel Subdivision:

Unknown

Parcel Jurisdiction:

Mobile City Limits

Neighborhood Renewal District:

Address is not within a Neighborhood Renewal District

Historic District:

Address is not within a Historic District

PLS Section:

4S1W15

Census Tract:

000901

Zipcode:

36604

--- Public Services ---

Garbage Pickup:

(Tuesday East / Route F)

Trash Pickup:

(Monday North / 1-TD-12)

Fire District:

(Fire Station 8 Melton)

Police Precinct/Beat:

(Precinct 3 Beat 37)

--- Political ---

City Council District:

District: (2)

William Carroll - (251) 208-7441

County Commissioner District:

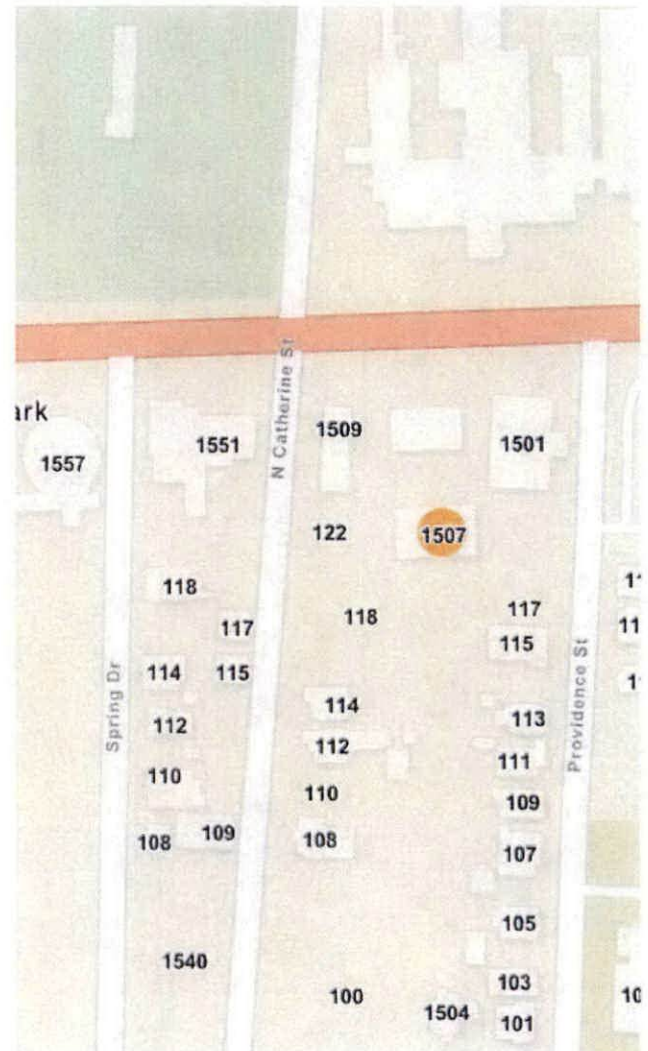
District: (1)

State House District:

District: (97)

State Senate District:

District: (33)



Data Source: Property data is from the Mobile County Revenue Commission, Address information from the City of Mobile.
Disclaimer: All information in this application is provided "as is", with no guarantee of completeness, accuracy, timeliness or of the results obtained from the use of this information, and without warranty of any kind, express or implied, including, but not limited to warranties of

[Application Support](#)

Copyright: City of Mobile
2024

Mobile County Property Search

Key Number: 810215 For Year 2024

Property Details

Account

Key Number: 810215
Legal Description: LOT 1 SPRINGHILL FOOD MART S/D MBK 114/69 #SEC 25 T4S R1W #MP29 07 25 0 005
Parcel Number: 2907250005275XXX
Type: Real
Property Class: 2

Location

Address: 1507 SPRINGHILL AVE MO

Owner

Name: SPRINGHILL CENTER LLC
Mailing Address: PO BOX 1565
LAWRENCEVILLE , GA 30046-1565

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Value:	\$768,900
Land Value:	\$190,200
Appraised Value:	\$959,100
Taxable Value:	\$959,100
Assessed Value:	\$191,820

VALUES DISPLAYED ARE 2024 VALUES..

Property record and appraisal information are for appraisal use only and should not be used for any legal purpose or conveyance. Please contact Mobile County Revenue Commission to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Millage Rate	Taxable Value	Total Estimated Tax With Exemptions
--------	-------------	--------------	---------------	-------------------------------------



NOTICE!

Notice is hereby given that application has been made to the City Council of the City of Mobile, for approval of a Liquor License for the sale of Alcohol Beverages at the physical location below

License Type(s)

050 - RETAIL BEER (OFF PREMISES ONLY)

070 - RETAIL TABLE WINE (OFF PREMISES ONLY)

Legal Business Name

4 WAY FOOD MART INC

Trade Name (DBA)

SHOP N SAVE III

Location Address

1507 SPRINGHILL AVENUE STE A

Zip Code

36604

Application Number

2025 - 5686

Notice Post Date @ Location

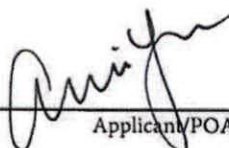
12/18/2024

That public hearing on said application has been set before the City Council in the Government Plaza Auditorium (1st floor) located at 205 Government Street @ 1030am on Tuesday

January 7, 2025

Date

Anyone desiring to be heard either for or against said application may appear in person at said time or may indicate his or her wishes in writing by communication to the City of Mobile City Clerk Office

 (POA)
Applicant/POA Signature

R Shawn Skinner

Revenue Department Representative

In accordance to the City of Mobile codes/ordinances, the applicant shall post on the premises where the business is to be conducted, continuously for a period of not less than seven (7) days prior to the consideration of the application by the governing body. Said notice shall be conspicuously displayed on the front of the building so as to be clearly visible from the street or sidewalk adjacent thereto.

COMMERCIAL REAL ESTATE LEASE FOR COMMISSION STORE

THIS COMMERCIAL REAL ESTATE LEASE FOR COMMISSION STORE ("Lease")
made as of 8/27/2024, by and between **SPRINGHILL CENTER, LLC**, a Georgia limited liability company with an address of P.O. Box 1565, Lawrenceville, GA 30046 ("Landlord") and **4 WAY FOOD MART INC.**, an Alabama corporation, and **MUHAMMAD RIDEL**, a resident of the State of Alabama with an address of 5806 Sanrock Terrace, Montgomery, AL 36116, jointly and severally (collectively, "Tenant").

WITNESSETH:

THAT, in consideration of the mutual covenants contained herein, the parties have agreed as follows:

1. **Premises.** Landlord, for and in consideration of the rents, covenants, agreements and stipulations herein contained, to be paid, kept, and performed by Tenant, and said Tenant, has leased and rented, and by these presents does lease and rent unto said Tenant, and said Tenant hereby agrees to lease and take upon the term and conditions which hereinafter appear, the following described property known as Suite A located at 1507 Springhill Ave., Suite A, Mobile, AL 36604:

All that certain space containing approximately 3,000 square feet shown as "C-Store 3000 S.F." (hereinafter called the "Convenience Store") on the site plan attached hereto as Exhibit "A" and made a part hereof, located in that certain building (hereinafter called the "Building") situated on real property (hereinafter called the "Property") depicted on Exhibit "A" and further described on Exhibit "B" attached hereto and made a part hereof (the Building and Property being hereinafter collectively called the "Center"), together with all of the trade equipment (hereinafter called "Trade Equipment") owned by Landlord located in, attached to or used in connection with the Premises, including, but not limited to, coolers, freezers, ice machine, counters, shelves, and deli equipment, if any, and together with a nonexclusive right to use the "Common Areas" (as defined herein) (the Convenience Stores, Center and Trade Equipment are hereinafter collectively called the "Premises").

Notwithstanding anything to the contrary contained in this Agreement, Landlord owns and retains possession of the motor fuel dispensing equipment, lines, Canopy area, monitoring devices, Pump Islands and all other equipment necessary for the operation of a self-service petroleum products retail sales and dispensing facility (the "Motor Fuels Property"). Landlord hereby grants to Tenant a non-exclusive easement to use the Motor Fuels Property to perform its duties and obligations herein; provided, however, Tenant may not obstruct or restrict access to the Motor Fuels Property.

2. **Term of Lease.** The term of this Lease shall be for one (1) Lease Year (including any renewals of the Lease as provided herein, if any, the "Term") and commence upon the date Landlord delivers possession to Tenant, which shall be on or about September 2, 2024 ("Commencement Date"). Notwithstanding the foregoing, if Tenant fails to take possession of the Premises within fifteen (15) days of the Commencement Date, in the sole discretion of Landlord, this Lease will terminate on the fifteenth (15th) day after the Commencement Date, and all funds paid by Tenant to Landlord will be surrendered to Landlord as liquidated damages and neither party will have any further rights or obligations hereunder. Provided no event of default exists, the Lease shall automatically renew on a year-to-year basis, unless either party provides written notice to the other party at least sixty (60) days prior to the expiration of a term that it elects not to renew this Lease.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be duly executed as of the day first set forth above.

"SUPPLIER"
HALLMARK PETROLEUM, LLC

Signed by:
By: Scott A. Moon
Name: ~~Scott A. Moon~~
Its: Manager

"CUSTOMER"
4 WAY FOOD MART INC.

Signed by:
By: Muhammad Ridel (seal)
Name: Muhammad Ridel
Title: President
Email: mangel688@gmail.com

Signed by:
By: Muhammad Ridel (seal)
Muhammad Ridel
Email: mangel688@gmail.com



CITY of MOBILE ALCOHOLIC BEVERAGE
LICENSE APPLICATION

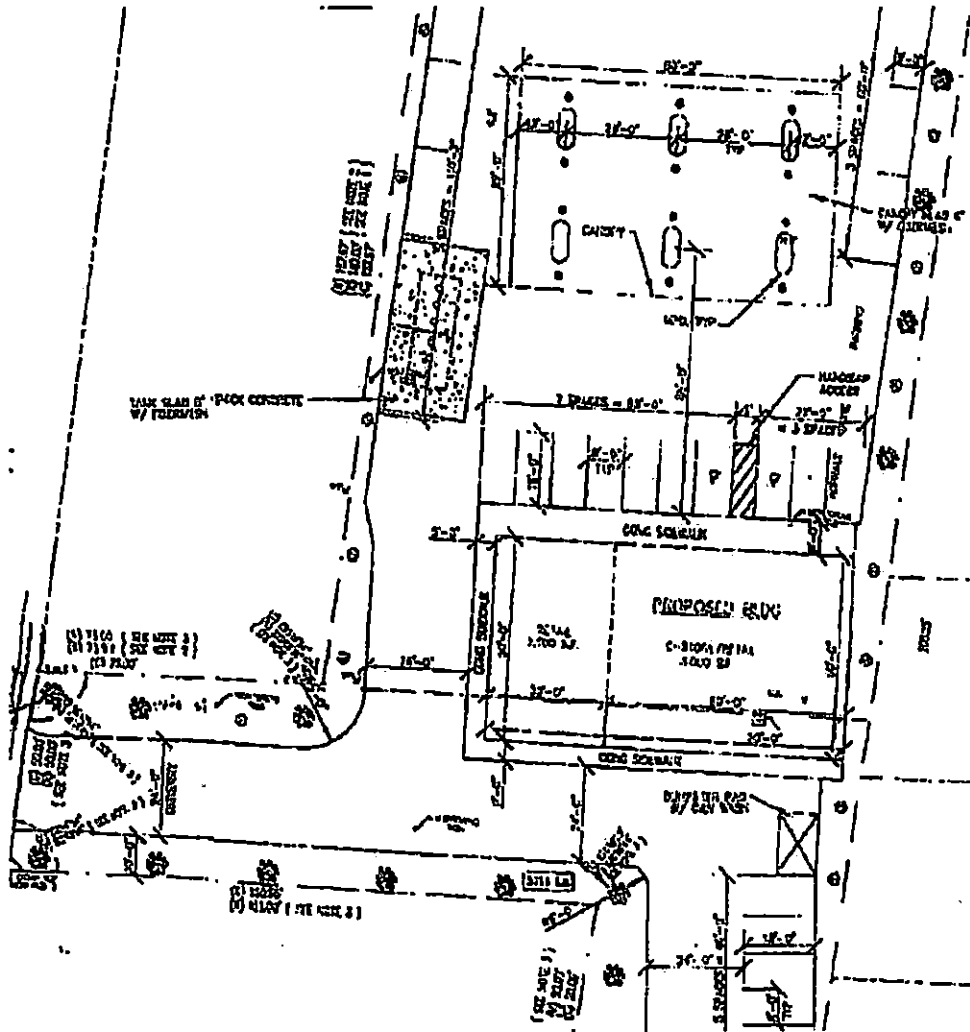
PLANNING & ZONING DEPARTMENT APPROVAL

Request for zoning permission to process an alcoholic beverage application subject to approval by the City of Mobile City Council and issuance of the Zoning Approval Certificate

Business Structure ☐ Sole Proprietorship ☐ Limited Liability Company (LLC) ☒ Corporation		Application Type ☒ New Business ☒ New Owner ☐ Location Change		Transfer License? ☐ No ☒ Yes Relocation Date		Description/Type ☒ Convenience/Grocery Store ☐ Hotel ☐ Lounge/Bar ☐ Package Store ☐ Restaurant ☐ Other	
License Type Applied for with AL ABC Board (MUST match with ABC Board) - check ALL that apply ☐ 010 - Lounge Retail Liquor (Class I) ☐ 011 - Lounge Retail Liquor (Class II) - Package Store ☐ 020 - Restaurant Retail Liquor ☐ 040 - Retail Beer (On/Off Premises) ☒ 050 - Retail Beer (Off Premises Only) ☐ 060 - Retail Table Wine (On/Off Premises) ☒ 070 - Retail Wine (Off Premises Only) ☐ 090 - Wholesale - Beer ☐ 100 - Wholesale - Wine ☐ 110 - Wholesale - Beer & Wine ☐ 140 - Special Events Retail ☐ 160 - Special Events - More than 30 Days ☐ 200 Manufacturer ☐ 220 BrewPub							
Legal Business Name 4 WAY FOOD MART INC				Trade Name (DBA) SHOP N SAVE III			
Company Physical Address (Street Address, Suite #) 1507 SPRINGHILL AVE, STE A				City MOBILE	State AL	Zip Code 36604	
Business Contact Person Information Name AMIYA BISWAS		Title MANAGER	Phone	Email shopnsave.springhill@gmail.com			
URBAN DEVELOPMENT DEPARTMENT USE ONLY							
Building Sq Footage ~5000 sqft	Parking Provided 22+	Parking Required 16	Compliance Yes	Zoning B-2	Approved Yes		
Comments							
Print Name Payton Rogers		Signature 		Digitally signed by Payton W. Rogers Reason: I have reviewed this document Contact Info: 251-208-5895 Date: 2024.12.18 11:37:19-05'00'		Date 12/18/2024	

EXHIBIT "A"

SITE PLAN





Planning & Zoning Department

City of Mobile
205 Government Street, Third Floor, South Tower
Mobile, AL 36644

PERMIT NUMBER

ZC-146566-2024

Issue Date: 12/18/2024

ZONING CERTIFICATION

Parcel Number	Street Address	Suite Number
R022907250005275.	1507 Spring Hill Ave	

Business Name	Issued To	Zoning Districts
SHOP N SAVE III	Name: Muhammad A. Ridel Company: Address: 1507 Spring Hill Ave MOBILE, AL 36604 Phone: (334) 333-9736	B-2

This Zoning Classification Allows the property to be used for:

CONVENIENCE STORE W/ GAS

Conditions of Use

CERTIFICATION IS NOT TRANSFERABLE TO ANOTHER PARTY OR LOCATION. THE CERTIFICATION MUST BE POSTED WITH BUSINESS LICENSE. The Applicant/Agent/Owner agrees to comply with all requirements of the Unified Development Code, including signage regulations, as well as with any other applicable Codes and Ordinances.

Issued By: Payton Rogers

City of Mobile
PO Box, 1827
Mobile, AL 36633-1827

Telephone: 251.208.5895

Fax: 251.208.5896

R E S O L U T I O N

Sponsored by: Councilmember Joel Daves

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the following application to the Alabama Alcoholic Beverage Control Board of the State of Alabama, is hereby recommended for grant of such license by said Board.

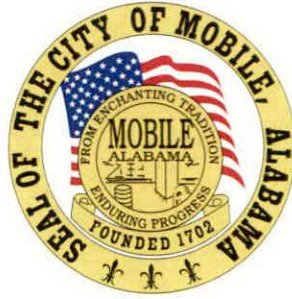
Type of application: Lounge Retail Liquor Class I License

Submitted by: JOC Enterprises, LLC
d/b/a Crossroads Pub

Location: Crossroads Pub
151 South Florida Street
Mobile, AL 36606

Adopted:

City Clerk



OFFICE OF THE CITY COUNCIL

COUNCIL MEMBERS

C.J. SMALL
PRESIDENT - DISTRICT 3
GINA GREGORY
VICE PRESIDENT - DISTRICT 7
CORY PENN
DISTRICT 1
WILLIAM CARROLL
DISTRICT 2
BEN REYNOLDS
DISTRICT 4
JOEL DAVES
DISTRICT 5
JOSH WOODS
DISTRICT 6

CITY CLERK

LISA C. LAMBERT
Council Agenda Date

Application Date	Application Type	Application Number	License Account #	Council District	Council Agenda Date
01/03/2025	NEW APPLICATION	2025 - 5711	131131	5	January 14, 2025

**NOTE: If this letter is altered, or changed in any way, it will not be accepted by the
Alabama Alcoholic Beverage Control Board**

Alabama Alcoholic Beverage Control Board
PO Box 1151 Montgomery AL 36101

Gentleman,

The City Council of the City of Mobile does hereby consent to the applicant referenced below, which is located within the City's corporate limits, to the issuance of:

License Type(s)

010 - LOUNGE RETAIL LIQUOR CLASS I

Legal Business Name

JOC ENTERPRISES LLC DBA CROSSROADS PUB

Trade Name (DBA)

CROSSROADS PUB

Location Address

151 SOUTH FLORIDA STREET

City, State, Zip Code

MOBILE AL 36606

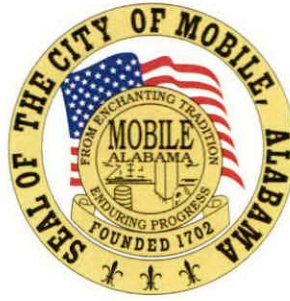
Comments

Yours Very Truly,

Mobile City Council President

Applicant/POA Signature

Date



OFFICE OF THE CITY COUNCIL

COUNCIL MEMBERS

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PRESIDENT - DISTRICT 3
GINA GREGORY
VICE PRESIDENT - DISTRICT 7
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DISTRICT 1
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CITY CLERK

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Council Agenda Date

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Alabama Alcoholic Beverage Control Board**

Alabama Alcoholic Beverage Control Board

PO Box 1151 Montgomery AL 36101

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License Type(s)

010 - LOUNGE RETAIL LIQUOR CLASS I

Legal Business Name

JOC ENTERPRISES LLC DBA CROSSROADS PUB

Trade Name (DBA)

CROSSROADS PUB

Location Address

151 SOUTH FLORIDA STREET

City, State, Zip Code

MOBILE AL 36606

Comments

Yours Very Truly,

Mobile City Council President

Applicant/POA Signature

Date

City of Mobile Alcoholic Beverage License Application

TO: City of Mobile City Council

FROM: City of Mobile Revenue Department

RE: Alcoholic Beverage License Request

Application Date	Application Type	Application Number	License Account #	Council District	Council Agenda Date
01/03/2025	NEW APPLICATION	2025 - 5711	131131	5	January 14, 2025

The applicant referenced below has filed an application and provided the required documentation with the City of Mobile Revenue Department for an alcoholic beverage license and is applying to the City of Mobile requesting City Council approval for a state ABC license for sales of alcoholic beverages within the city limits at the physical location address below.

License Type(s)

010 - LOUNGE RETAIL LIQUOR CLASS I

Legal Business Name

JOC ENTERPRISES LLC DBA CROSSROADS PUB

Trade Name (DBA)

CROSSROADS PUB

Location Address

151 SOUTH FLORIDA STREET

City, State, Zip Code

MOBILE AL 36606

Contact Person Information				
Name	Title	POA	Phone	Email
JOSHUA O CARTER	OWNER	NO		FRIDAYSONLYLLC@GMAIL.COM

Has any outstanding license and tax issues been addressed and corrected with this business? N/A

What is/was the start date of this business? 01/20/2025

The alcohol license will not be issued until two (2) letters of approval, signed by City Council, and a copy of the resolution passed by the City Council are received by the City of Mobile Revenue Department.

R Shawn Skinner

Revenue Department Representative

Letter to City Council

City of Mobile Alcoholic Beverage License Application

Application Date 01/03/2025	Application Type NEW APPLICATION	Application Number 2025 - 5711	License Account # 131131	Council District 5	Council Agenda Date January 14, 2025
License Type Applied for with Alabama ABC Board 010 - LOUNGE RETAIL LIQUOR CLASS I			2nd License Type Applied for with Alabama ABC Board		
Business Information					
Legal Business Name JOC ENTERPRISES LLC DBA CROSSROADS PUB			Trade Name (DBA) CROSSROADS PUB		
Business Structure Type LLC - LIMITED LIABILITY COMPANY		Incorporation Date 10/26/2024	SOS Entity ID 001-160-210	State AL	County MOBILE
Federal Tax ID (FEIN) 33-2041537	Alabama State Sales Tax ID R012289766		Business Phone Number		
Physical Address (Street Address, Suite #) 151 SOUTH FLORIDA STREET			City MOBILE	State AL	Zip Code 36606
Mailing Address (Street Address, Suite #, PO Box)			City	State	Zip Code
Primary Business Activity at the Location Explain (other) LOUNGE/BAR			If Location Transfer, Previous Street Address and Zip Code N/A		
Contact Person Information					
Name JOSHUA O CARTER	Title OWNER	POA NO	Phone	Email FRIDAYSONLYLLC@GMAIL.COM	
If Transfer of ABC License, Previous Licensee Information					
Legal Business Name N/A			Trade Name (DBA)		
ABC License Type			License Number	Any ABC Pending Actions	
Land/Building Information					
Do you (the applicant) own or lease the property? RENT/LEASE - SIGNED and NOTARIZED LEASE ATTACHED					
Property Owner Name and/or Contact Person Name FRIDAYS ONLY LLC / JOSHUA O CARTER			Property Owner Phone Number		Property Owner Email FRIDAYSONLYLLC@GMAIL.COM
Property Owner Mailing Address (Street Address, Suite #, PO Box) 2604 WALTON AVENUE			City MOBILE	State AL	Zip Code 36606
Bldg Square Footage 2,000	Bldg Seating Capacity 24	Restroom Facilities YES	Patio Area NO	Structure Type SHOPPING CENTER	License Covers PARTIAL - ATTACHED
Do the premises have a fully equipped/operational kitchen? NO Is the business used to habitually and principally provide food to the public? NO Is the business equipped with services and facilities for on premises consumption? YES Will the business be operated primarily as a package store? NO					

City of Mobile Alcoholic Beverage License Application

Owner(s), Partner(s) or Officer(s) Information			Copy of Driver's License Must Be Provided for each Person		
Full Name (Last, First, Middle) CARTER, JOSHUA ONEAL		Title OWNER	Driver's License (State, Number)		
Home Address (Street Address, Apt/Unit #)		City	State	Zip Code	
Date of Birth	Place of Birth (City, State, Nation)	Social Security Number		Mobile/Phone Number	
Have you been charged (whether convicted or not) with any law violation(s) in the last ten (10) years?					
NO	If Yes, Law Violation	Arresting Agency	Arrest Date	Disposition	
Do you have any existing State of Alabama ABC license(s) with any entity in your name?					
NO	If Yes, Legal Business Name	Business DBA	Physical Location Address (Street, City, Zip Code)		
Full Name (Last, First, Middle) N/A		Title	Driver's License (State, Number)		
Home Address (Street Address, Apt/Unit #)		City	State	Zip Code	
Date of Birth	Place of Birth (City, State, Nation)	Social Security Number		Mobile/Phone Number	
Have you been charged (whether convicted or not) with any law violation(s) in the last ten (10) years?					
	If Yes, Law Violation	Arresting Agency	Arrest Date	Disposition	
Do you have any existing State of Alabama ABC license(s) with any entity in your name?					
	If Yes, Legal Business Name	Business DBA	Physical Location Address (Street, City, Zip Code)		
Power of Attorney (POA) Information			Copy of Driver's License Must Be Provided for each Person		
Full Name (Last, First, Middle) N/A		Title	Date of Birth	Driver's License (State, Number)	
Home Address (Street Address, Apt/Unit #)		City	State	Zip Code	Phone Number
Has anyone, including manager or applicant, had a City of Mobile, Federal/State license suspended, revoked or declined? NO Has a liquor, wine, malt or brewed beverage license for these premises ever been denied, suspended, surrendered or revoked? NO Are the applicants named in this application, the only person(s), in any manner, interested in the business sought to be licensed? YES					

City of Mobile Alcoholic Beverage License Application

CERTIFICATION and SIGNATURE

SC

The undersigned agree, if a license is used 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 the Code of Alabama, Title 28, and all laws of the State of Alabama and the Codes/Ordinances of the City of Mobile relative to the handling of alcoholic beverages.

SC

The undersigned agree, if a license is used as herein requested, further agrees to obey all rules and regulations promulgated by the Board and the Code/Ordinances of the City of Mobile 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 officers of the State, County or Municipality in which the licensed premises are located to enter and search with a warrant the licensed premises or any building owned or occupied by him/her in connection with, adjoining, or adjacent thereto, whether connected or not, and whether used by him/her as his/her private dwelling.

SC

The undersigned understands that should he or she violate any of the provisions of the Code of Alabama, Title 28, or any of the rules and regulations of the Alcoholic Beverage Control Board, his/her license shall be subject to revocation.

SC

The undersigned understands that the City of Mobile reserves the right to file for suspension, revocation or an objection with the Alabama Alcoholic Beverage Control Board to a license renewal for failure to follow the Alcoholic Beverage Control Laws of the State of Alabama and the Codes/Ordinances of the City of Mobile or the creation of a nuisance. The undersigned further understands and agrees that no changes in the manner of operation, nature of owner and no deletion or discontinuance of any services or facilities as described in this application will be allowed with prior written approval of the City of Mobile and the Alabama Alcoholic Beverage Control Board.

SC

Applicant for the Alcoholic Beverage license, requested by the forgoing applicant hereby swears or affirms that he/she has read said application and all the statements and facts set forth therein or in supporting documents are true and correct, and that, except as otherwise indicated therein, the applicant is the only person interested in the business for which license is requested.

SC

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.

SC

Applicant understands that approval from the State of Alabama Alcoholic Beverage Control Board and the City of Mobile is owner and location specific. If the owner(s) named in the application and/or approval change and/or business is relocated to another location from what was applied for, then they must contact the Alabama Alcoholic Beverage Control Board and the City of Mobile for a new approval.

Owner/Applicant/POA Printed Name

JOSHUA O CARTER

Date of Application Signature

1/3/25

Owner/Applicant/POA Signature

[Signature]

Title of Person Signing this Application

OWNER

Sworn to and subscribed before me this 3rd day of January 20 25

Notary Person Printed Name

Notary Person Signature

My Notary Commission Expires

R Shawn Skinner

R Shawn Skinner

November 19 2025

Signature Page



CITY OF MOBILE
REVENUE DEPARTMENT

January 3, 2025



CROSSROADS PUB

151 SOUTH FLORIDA STREET

MOBILE, AL 36606 USA

ACCOUNT NUMBER: 131131 TERRITORY 5

INVOICE

<u>BILL #</u>	<u>MTH/YR</u>	<u>DESCRIPTION</u>	<u>AMOUNT BILLED</u>	<u>PENALTY DUE</u>	<u>INTEREST DUE</u>	<u>AMOUNT PAID</u>
1957302	12/2025	ALCOHOL APPLICATION FEE APPLICATION FEE	\$50.00	\$0.0	\$0.00	\$0.00

TOTAL AMOUNT DUE WITHIN 10 DAYS OF INVOICE DATE:

\$50.00*

***Additional penalties may apply when payment is rendered**

To avoid further collection efforts, or the assessment of additional interest and penalties, complete your payment online at:

<http://mobileselfservice.tylertech.com>

or mail your payment to:

CITY OF MOBILE REVENUE DEPARTMENT

PO BOX 3065

MOBILE, AL 36652-3065

CITY OF MOBILE
REVENUE DEPARTMENT
205 Government St
Mobile, AL 36602

01/03/2025 09:22AM KAREN T.
044195-0011

BUSINESS LICENSE

JOC ENTERPRISES LLC DBA CROSSROADS PUB
131131

2025 Item: 1957302

ALCOHOL APPLICATION

FEE \$50.00

\$50.00

Subtotal \$50.00

Total \$50.00

CASH \$50.00

Change due \$0.00

Paid by: JOC ENTERPRISES LLC DBA
CROSSROADS PUB



Thank you for your payment

CUSTOMER COPY

City of Mobile Alcoholic Beverage License Application

Notice of Public Hearing

Section 30-79 is hereby added to of the Mobile City Code, 1991, as follows:

Section 30-79 - Notice of Public Hearing for Alcoholic Beverage License

- a) In every case where application is made for any type of alcohol beverage license, in addition to other advertng requirements that may be required by law, notice of said application shall be published on a website approved for such notice by the City's Department of Revenue. Such notice shall read substantially as follows:

JOC ENTERPRISES LLC DBA CROSSROADS PUB

dba

CROSSROADS PUB

has made application to the City Council of the City of Mobile for a

010 - LOUNGE RETAIL LIQUOR CLASS I

for the premises located at

151 SOUTH FLORIDA STREET

, Mobile, Alabama.

A public hearing will be held by the City Council in the Council's chambers at the Government Plaza Auditorium located at 205 Government Street at 1030am on

January 14, 2025 for application number **2025 - 5711**

- b) In addition to the published notice required, the applicant shall post on the premises where the business or sale is to be conducted, continuously for a period of not less than SEVEN (7) days prior to the consideration of the application by the City Council, a posted notice of the pending application and public hearing concerning the granting thereof in the manner and form to be supplied by the City of Mobile Revenue Department, at the time applicant is first made to the City for such license. Such notice shall be conspicuously displayed on the front of the building so as to be clearly visible from the street or sidewalk adjacent thereto. The published notice shall be published for THREE (3) consecutive days.
- c) Applicant shall take such steps as may be necessary to meet all requirements of ordinances, regulations, and statutes applicable thereto. When the application for a license is made and all requirements have been met, a day for the hearing shall be set, the day shall be supplied to the applicant to be inserted in the newspaper ad and in the posted notice.



Applicant/POA Signature

R Shawn Skinner

Revenue Department Representative

Notice of Public Hearing



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION



Confirmation Number: 20241219123903405

Type License: 010 - LOUNGE RETAIL LIQUOR - CLASS I State: \$300.00 County: \$300.00

Type License:

State: County:

Trade Name: **CROSSROADS PUB**

Filing Fee: \$50.00

Applicant: **JOC ENTERPRISES LLC DBA CROSSROADS PUB** Transfer Fee:

Location Address: 151 S FLORIDA ST MOBILE, AL 36606

Mailing Address:

County: MOBILE Tobacco sales: YES

Tobacco Vending Machines: 0

Product Type: 03

Type Ownership: LLC

Book, Page, or Document info: 001-160-210

Do you sell Draft Beer?:

Date Incorporated: 10/26/2024 State incorporated: AL County Incorporated:

Date of Authority:

Federal Tax ID: 33-2041537

Alabama State Sales Tax ID: R012289766

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

JOSHUA ONEAL CARTER	OWNER	PENSACOLA	

Has applicant complied with financial responsibility ABC RR 20-X-5-.14? YES

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

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

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

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

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

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

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

Contact Person: JOSHUA CARTER

Home Phone

Business Phone:

Cell Phone:

Fax:

E-mail: FRIDAYSONLYLLC@GMAIL.COM

PREVIOUS LICENSE INFORMATION:

Previous License Number(s)

Trade Name:

License 1:

Applicant:

License 2:



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION



Confirmation Number: 20241219123903405

If applicant is leasing the property, is a copy of the lease agreement attached? YES
Name of Property owner/lessor and phone number: FRIDAYSONLY LLC 251-635-5417
What is lessors primary business? SENIOR EXECUTIVE AT KEY FACTOR
Is lessor involved in any way with the alcoholic beverage business? YES
Is there any further interest, or connection with, the licensee's business by the lessor? YES

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? YES

Will the business be operated primarily as a package store? NO
Building Dimensions Square Footage: 2000 Display Square Footage:
Building seating capacity: 24 Does Licensed premises include a patio area? NO
License Structure: SHOPPING CENTER License covers: ENTIRE STRUCTURE
Number of licenses in the vicinity: Nearest:
Nearest school: Nearest church: Nearest residence: 1 blocks
Location is within: CITY LIMITS Police protection: CITY

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

Name:	Violation & Date:	Arresting Agency:	Disposition:
JOSHUA ONEAL CARTER	NO VOLIATIONS WITHIN THE LAST 10 YEARS	NO VOLIATIONS WITHIN THE LAST 10 YEARS	NO VOLIATIONS WITHIN THE LAST 10 YEARS



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION



Confirmation Number: 20241219123903405

Initial each

SC

SC

N/A

N/A

N/A

SC

SC

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):

Joshua Carter

Signature of Applicant:

Joshua Carter

Notary Name (print):

April W. Jones

Notary Signature:

April W. Jones

Commission expires: 4/12/2026

Application Taken:

App. Inv. Completed:

Forwarded to District Office:

Submitted to Local Government:

Received from Local Government:

Received in District Office:

Reviewed by Supervisor:

Forwarded to Central Office:



STATE OF ALABAMA
ALCOHOLIC BEVERAGE CONTROL BOARD
ALCOHOL LICENSE APPLICATION



Confirmation Number: 20241219123903405

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

Private Club

Does the club charge and collect dues from elected members?

Number of paid up members:

Are meetings regularly held?

How often?

Is business conducted through officers regularly elected?

Are members admitted by written application, investigation, and ballot?

Has Agent verified membership applications for each member listed?

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

Agent's Initials:

For what purpose is the club organized?

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

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

Special Retail

Is it for 30 days or less?

More than 30 days?

Franchisee or Concessionaire of above?

Other valid responsible organization:

Explanation:

Special Events / Special Retail (7 days or less)

Starting Date: Ending Date:

Special terms and conditions for special event/special retail:

Wine Festival / Wine Festival Participant licenses (5 Days or Less)

Starting Date: Ending Date:

Special terms and conditions for special event/special retail:

Other Explanations

Does anyone involved with this license application have any monetary interest in any other ABC licensed/permitted establishment?: THE OWNER OF OTHER RETAIL LOCATIONS

Is the lessor involved in any way with the alcohol beverage business?: LESSOR AND LESSEE ARE THE SAME

Is there any further interest in, or connection with, the licensee's business by the lessor?: LESSOR AND LESSEE ARE THE SAME

XXXXXXXXXXXX STATE ABI SEARCH RESULT AND RAP SHEET XXXXXXXXXXXXXXX

TCN:8002410583

NAME: CARTER, JOSHUA

SOC:

ABI RESULT: IDENT

SID: 2

09-13-2024 15:49 ALLEA0049

*ATN/TCN8002410583

*OPR/AFIS

*FOLLOWING RESPONSE IS TO YOUR INQUIRY ON SID AL01545942

***** THERE ARE NO MORE INQUIRIES NECESSARY ON THIS

***** RECORD - ALL ARRESTS ARE IN ALABAMA'S DATA BASE.

***** NOTICE AND WARNING *****

* THIS RECORD IS CONFIDENTIAL AND RESTRICTED
* FOR USE BY CRIMINAL JUSTICE AGENCIES ONLY.
* THIS IS NOT THE PUBLIC RECORD OF THE EVENTS
* DEPICTED AND DISSEMINATION IN VIOLATION OF
* THIS RESTRICTION WILL SUBJECT THE OFFENDER
* TO ALL APPLICABLE FEDERAL AND STATE CRIMINAL
* PENALTIES. THIS DOCUMENT MUST BE SECURED AND
* DESTROYED BY BURNING OR SHREDDING WHEN NO
* LONGER NEEDED.

*-ALABAMA CRIMINAL HISTORY-

REPORT DATE: 09-13-2024 *

*NAME

STATE ID NO. FBI ID NO.

*CARTER, JOSHUA O

420001KB4

*SEX RACE BIRTH DATE HEIGHT WEIGHT EYE

HAIR POB

*M W 5 600 220 BRO

BRO FL

*SOCIAL SECURITY SCARS-MARKS-TATTOOS

*ALIAS NAMES

* CARTER, JOSH O

* CARTER, JOSHUA

*FILE NUMBER BIRTH DATE SOCIAL SECURITY OCCUPATION

*01545942 *

*ARREST-01

* DATE OF ARREST - 11-05-1998

* AGENCY - MOBILE PD ORI - AL0020100

* NAME - CARTER, JOSHUA O

* CHARGE 01 - 3562 MARIJUANA POSSESS-2ND DEG

* DATE OF OFFENSE - 11-05-1998

* AGENCY CASE NO. - 98110722

* CHARGE 02 - 3599 DANGEROUS DRUGS-POSS OF DRUG PARAPH*

* DATE OF OFFENSE - 11-05-1998

* AGENCY CASE NO. - 98110722

*TOTAL NUMBER OF ARRESTS- 1

*RECORD LAST UPDATED 09/13/2024

*ALL ALABAMA ARRESTS RECEIVED BY ACJIC ARE INCLUDED

**CERTIFIED COPY
OF
ALEA DOCUMENT**

•IN THIS REPORT. WHEN EXPLANATION OF A CHARGE OR
•DISPOSITION IS NEEDED, COMMUNICATE DIRECTLY WITH
•THE ARRESTING AGENCY THAT FURNISHED THE DATA.
•RECORD IS CONFIDENTIAL AND INTENDED FOR USE
•BY CRIMINAL JUSTICE AGENCIES ONLY.
•LAST PAGE ON SID AL01545942

✓
SEQ # 915 MRI # 67321488

STATE OF ALABAMA

DOMESTIC LIMITED LIABILITY COMPANY (LLC)
CERTIFICATE OF AMENDMENT

PURPOSE: In order to amend a Limited Liability Company's (LLC) Certificate of Formation under Section 10A-5A-2.02 of the Code of Alabama 1975, this Certificate of Amendment and the appropriate filing fees must be filed with the Office of the Secretary of State.

1. The current recorded name of the Limited Liability Company:

JC ENTERPRISES LLC DBA CROSSROADS PUB

2. The date the Certificate of Formation was filed: 10 / 26 / 2024 (MM/DD/YYYY)

3. Alabama Entity ID Number (Format: 000-000-000): 001 - 160 - 210 **TO OBTAIN ID NUMBER,** website at www.sos.alabama.gov click on Business Services (below picture), click on Business Entity and Name Search, click on Entity Name, enter the name of the entity in the appropriate box, and enter. Click on the number and verify that this is the correct entity. **This step is strongly recommended.**

(For SOS Use Only)

Alabama
Sec. Of State
001-160-210 DLL
Date 11/20/2024
Time 11:05:22
File \$100.00
County -----
Total \$100.00

DOMESTIC LIMITED LIABILITY COMPANY AMENDMENT

4. The following amendment was adopted on 11 / 20 / 2024 (MM/DD/YYYY):

See attached.

☐ Additional Amendments and the dates on which they were adopted are attached.

*Be very specific about what must be changed if you are amending existing information.

*If the amendment includes a name change, a copy of the **Name Reservation Certificate** issued by the Office of Secretary of State **must be attached**.

*Registered agents and registered agent addresses are changed by filing a Change Of Registered Agent Or Registered Office By Entity form directly with the Office of the Secretary of State (the new agent's signature is required agreeing to accept responsibility). **Agent information will NOT be changed with an amendment.**

5. The undersigned authorized signature certifies that the amendment or amendments have been approved in the manner required by Title 10A of the *Code of Alabama of 1975* and the governing documents of this entity.

11 / 20 / 2024

Date (MM/DD/YYYY)

JOSHUA O CARTER

Signature as required by 10A-5A-2.04

OWNER/ORGANIZER

Title/capacity to sign under 10A-5A-2.04

Wes Allen
Secretary of State

P.O. Box 5616
Montgomery, AL 36103-5616

STATE OF ALABAMA

**I, Wes Allen, Secretary of State of Alabama, having custody of the
Great and Principal Seal of said State, do hereby certify that**

pursuant to the provisions of Title 10A, Chapter 1, Article 5, Code of Alabama
1975, and upon an examination of the entity records on file in this office, the
following entity name is reserved as available:

JOC ENTERPRISES LLC DBA CROSSROADS PUB

This name reservation is for the exclusive use of JOSHUA O CARTER, 2604
WALTON AVE, MOBILE, AL 36606 for a period of one year beginning
November 20, 2024 and expiring November 20, 2025



RES188207

**In Testimony Whereof, I have hereunto set my
hand and affixed the Great Seal of the State, at the
Capitol, in the city of Montgomery, on this day.**

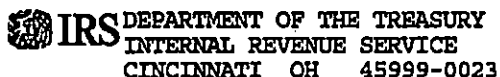
November 20, 2024

Date

A handwritten signature in dark ink, appearing to read "Wes Allen", is written over a horizontal line.

Wes Allen

Secretary of State



Date of this notice: 11-20-2024

Employer Identification Number:
33-2041537

Form: SS-4

Number of this notice: CP 575 A

JOC ENTERPRISES LLC DBA CROSSROADS
PUB
JOSHUA O CARTER SOLE MBR
2604 WALTON AVE
MOBILE, AL 36606

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 33-2041537. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did not apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following forms by the dates shown.

Form 941	04/30/2025
Form 940	01/31/2026

If you have questions about the forms or the due dates shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification (corporation, partnership, etc.) based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2020-1, 2020-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

IMPORTANT INFORMATION FOR S CORPORATION ELECTION:

If you intend to elect to file your return as a small business corporation, an election to file a Form 1120-S, U.S. Income Tax Return for an S Corporation, must be made within certain timeframes and the corporation must meet certain tests. All of this information is included in the instructions for Form 2553, *Election by a Small Business Corporation*.



2025
SALES TAX LICENSE
State of Alabama
Alabama Department of Revenue

ISSUED TO:

JOC ENTERPRISES LLC DBA CROSSROADS PUB

ACCOUNT TYPE	ACCOUNT NUMBER	EFFECTIVE DATE	EXPIRATION DATE
SLS	R012289766	12/4/2024	12/31/2025

TO ENGAGE IN BUSINESS FOR WHICH TAX IS IMPOSED BY SECTIONS 40-23-1/39 CODE OF ALABAMA 1975,
AS AMENDED. SALES TAX LAW

NON-TRANSFERABLE
THIS ACCOUNT ISSUED TO PERSON OR BUSINESS WHOSE NAME APPEARS ABOVE IS NOT TRANSFERABLE.
THE LICENSEE MAY PURCHASE ITEMS TAX EXEMPT FOR THE PURPOSE OF RESALE AT RETAIL IN THE REGULAR COURSE OF
BUSINESS.

NAICS CODE: 722410.

STATE OF ALABAMA
DEPARTMENT OF REVENUE

Derrick Coleman
Deputy Commissioner

THIS LICENSE APPLIES TO THE FOLLOWING LOCATION(S):

151 S FLORIDA ST MOBILE AL 36606-1846



CITY of MOBILE ALCOHOLIC BEVERAGE LICENSE APPLICATION

LEASE PROPERTY OWNERSHIP & SIGN AGREEMENT

This is to certify that I am the property owner, or that I have legal control of the property described herein located inside the City of Mobile and State of Alabama.

LEGAL DESCRIPTION OF PROPERTY

REQUIRED - contact the Map & Plat Room located at Mobile County Revenue 251-574-8535 or this should be included on your deed and/or lease paperwork

Ownership Type

Company Name

The above described property is ☒ Owned ☒ Leased to/by Joe Enterprises LLC dba crossroads pub Fridays only

Who has applied for an **ALABAMA ALCOHOLIC BEVERAGE LICENSE** at the above described location.

I hereby agree to allow the applicant to post a NOTICE sign at the location notifying the general public that an application for sale of alcohol is being considered for this location.

The applicant agrees that the NOTICE sign will be posted and will NOT be removed/discarded and will be required to remain posted until this application is approved by the City of Mobile City Council.

Sworn to and subscribed before me this _____ day of _____ 20____

Notary Printed Name

Notary Signature

My (Notary) Commission Expires

Notary Stamp

Owner of Property (Print Name)

Applicant Name (Print Name)

Joshua Carter

Joshua Carter

Owner of Property (Signature)

Applicant Name (Signature)

Street Address

Street Address

151 S Florida St

151 South Fl S

City, State, Zip

City, State, Zip

Mobile, AL, 36606

Mobile, AL 3660

Date Agreement Signed

Date Agreement Signed

11/23/24

11/23/24

I Application Property!



My Place

City of Mobile ...

GIS Data

Information for Address: 151 S Florida St

[Search for New Ad...](#)

Parcel Owner / Mailing Address:

Daniel Joseph Lance Trust
1819 Old Shell Rd
Mobile, AL 36607

Parcel Information:

Parcel: R022907230007139.000 / 780667

Parcel Subdivision:

Unknown

Parcel Jurisdiction:

Mobile City Limits

Neighborhood Renewal District:

Address is not within a Neighborhood Renewal District

Historic District:

Address is not within a Historic District

PLS Section:

4S1W20

Census Tract:

002501

Zipcode:

36606

--- Public Services ---

Garbage Pickup:

(Thursday East / Route C)

Trash Pickup:

(Wednesday North / 3-TD-8)

Fire District:

(Fire Station 23 Sirmon)

Police Precinct/Beat:

(Precinct 3 Beat 35)

--- Political ---

City Council District:

District: (5)

Joel Daves - (251) 208-7441

County Commissioner District:

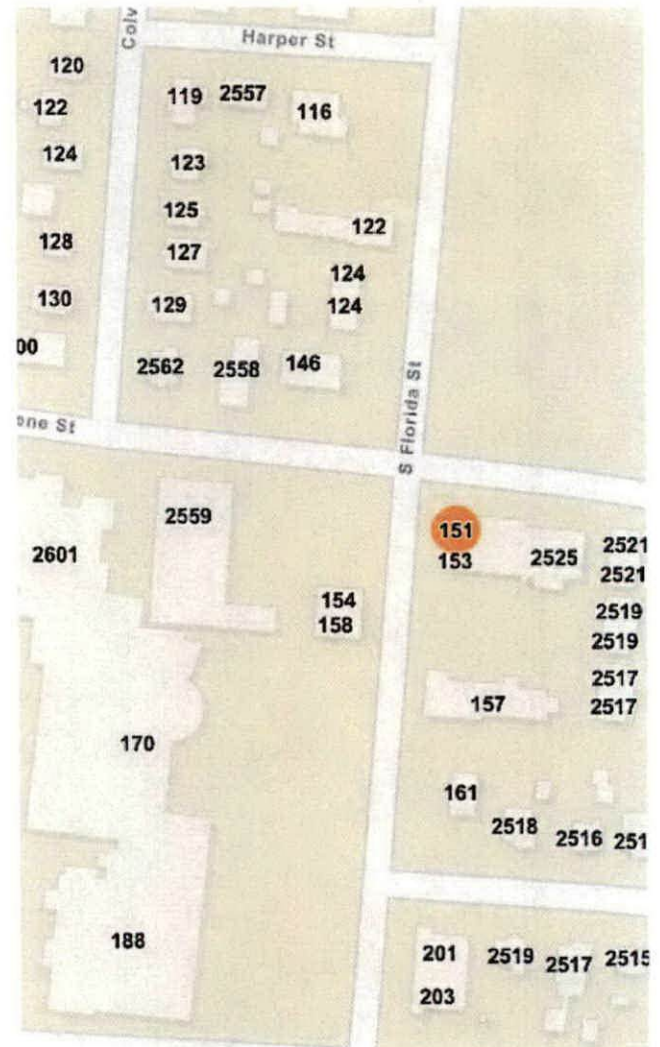
District: (3)

State House District:

District: (97)

State Senate District:

District: (22)



+

-


[Application Support](#)

Copyright: City of Mobile

2024

Data Source: Property data is from the Mobile County Revenue Commission, Address Information from the City of Mobile.
Disclaimer: All information in this application is provided "as is", with no guarantee of completeness, accuracy, timeliness or of the results obtained from the use of this information, and without warranty of any kind, express or implied, including, but not limited to warranties of

Mobile County Property Search

Key Number: 780667 For Year 2024

Property Details

Account

Key Number: 780667

Legal Description: BEG AT SE COR FLORIDA & EMOGENE STS RUN SLY ALG E/S FLORIDA ST 248.79 FT TO AN IRON STAKE WHICH IS 182 FT N FROM CTR/L OF TAYLOR AVE & 7 FT S FROM NW COR OF LOT 20 BLK I OF ELLINOR PLACE EXT MBK 4 PG 68 TH RUN ELY & PAR WITH N/L OF SD LOT 20 88 FT TO IRON STAKE IN E/L OF SD LOT 20 TH RUN NLY ALG SD E/L 7 FT TO IRON STAKE AT NE COR OF SD LOT TH RUN ELY ALG N/L OF LOTS 19,18 17 OF BLK I OF ELLINOR PL EXT 100 FT TO PT TH RUN NLY 236.61 FT M/L TO IRON STAKE ON S/L OF EMOGENE ST 185.32 FT ELY FROM PO

Parcel Number: 2907230007139XXX

Type: Real

Property Class: 2

Location

Address: 153 FLORIDA ST MOBILE, AL 36606

Owner

Name: DANIEL JOSEPH LANCE TRUST

Mailing Address: 1819 OLD SHELL RD
MOBILE , AL 36607-3416

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Value: \$310,000

Land Value: \$157,600

Appraised Value: \$467,600

Taxable Value: \$467,600

Assessed Value: \$93,520

VALUES DISPLAYED ARE 2024 VALUES.



NOTICE!

Notice is hereby given that application has been made to the City Council of the City of Mobile, for approval of a Liquor License for the sale of Alcohol Beverages at the physical location below

License Type(s)

010 - LOUNGE RETAIL LIQUOR CLASS I

Legal Business Name

JOC ENTERPRISES LLC DBA CROSSROADS PUB

Trade Name (DBA)

CROSSROADS PUB

Location Address

151 SOUTH FLORIDA STREET

Zip Code

36606

Application Number

2025 - 5711

Notice Post Date @ Location

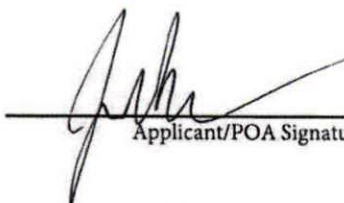
01/03/2025

That public hearing on said application has been set before the City Council in the Government Plaza Auditorium (1st floor) located at 205 Government Street @ 1030am on Tuesday

January 14, 2025

Date

Anyone desiring to be heard either for or against said application may appear in person at said time or may indicate his or her wishes in writing by communication to the City of Mobile City Clerk Office


Applicant/POA Signature

R Shawn Skinner
Revenue Department Representative

In accordance to the City of Mobile codes/ordinances, the applicant shall post on the premises where the business is to be conducted, continuously for a period of not less than seven (7) days prior to the consideration of the application by the governing body. Said notice shall be conspicuously displayed on the front of the building so as to be clearly visible from the street or sidewalk adjacent thereto.

LEASE AGREEMENT

This Lease Agreement ("Agreement") is made and entered into as of the 13th day of December, 2024, by and between Fridayonly LLC ("Lessor"), whose principal address is 2604 Walton Ave, Mobile AL 36608, and JOC Enterprises LLC dba Crossroads Pub ("Lessee"), whose principal address is 151 S Florida St, Mobile, AL 36608.

1. Premises
Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, the property located at 151 S. Florida St, Mobile, AL ("Premises"), to be used exclusively as a neighborhood bar.

2. Term
The term of this lease shall be for one (1) year, commencing on Dec. 1, 2024, and terminating on Dec 1, 2025.

3. Rent
Lessee shall pay to Lessor rent in the amount of \$2,000 per month, payable on the first day of each month. Rent shall be delivered to Lessor at the address specified above or such other address as Lessor may designate in writing.

4. Use of Premises
Lessee shall use the Premises exclusively for the operation of a neighborhood bar and for no other purpose without prior written consent of the Lessor.

5. Utilities
Lessee shall be responsible for all utilities and services required for the operation of the business on the Premises.

6. Compliance with Laws
Lessee agrees to comply with all applicable federal, state, and local laws, ordinances, and regulations in its use of the Premises.

7. Insurance
Lessee shall maintain liability insurance for the duration of the lease, naming Lessor as an additional insured. Proof of insurance shall be provided to Lessor upon request.

8. Signatures
IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first

above written.
Lessor: Fridayonly LLC
By: *[Signature]*
Name: Joshua Carter
Title: OWNER
Date: 12/12/24
Lessee: JOC Enterprises LLC, DBA Crossroads Pub
By: *[Signature]*
Name: Joshua Carter
Title: OWNER
Date: 12/12/24

STATE OF ALABAMA

COUNTY OF MOBILE

Inst. # 2024063042 Pages: 1 of 3 Doc: D
I certify this instrument filed on 10/4/2024 2:31 PM
Don Davis, Judge of Probate
Mobile County, AL. Rec: \$20.50
Deed 1x: \$120.50
MinTx \$0.00 Clerk: JHANCOCK

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Joseph Lance Daniel, as Successor Trustee under Agreement with Joseph Lance Daniel dated August 26, 1991, (hereinafter referred to as "Grantor"), in consideration of the sum of SEVEN HUNDRED TWELVE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$712,500.00), cash, and other good and valuable considerations to said Grantor in hand paid by FridaysOnly LLC, an Alabama Limited Liability Company, (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged by the Grantor, does hereby, subject to the matters and things hereinafter set forth, grant, bargain, sell and convey unto the Grantee, its successors and assigns, forever, all that real property situate, lying and being in the County of Mobile, State of Alabama, described as follows, to-wit:

PARCEL 1:

Begin at the Southeast corner of Florida and Emogene Streets and run Southwardly along the East side of Florida Street 248.79 feet to an iron stake which is 182 feet North from the center line of Taylor Avenue and 7 feet South from the Northwest corner of Lot 20 in Block 1 of Ellinor Place Extension, according to the plat thereof recorded in the Office of the Judge of Probate of Mobile County, Alabama, in Map Book 4, Pages 68-70, thence run Eastwardly and parallel with the North line of said Lot 20 a distance of 88 feet to an iron stake in the East line of said Lot 20, thence run Northwardly along said East line 7 feet to an iron stake at the Northeast corner of said Lot, thence run Eastwardly along the North line of Lots 19, 18, 17 of Block 1 of Ellinor Place Extension 100 feet to a point, thence run Northwardly 236.61 feet, more or less, to an iron stake on the South line of Emogene Street distant 185.32 feet Eastwardly from the point of beginning, thence run Westwardly along the South line of Emogene Street 185.32 feet to the point of beginning, all according to survey and plat made by Luqure Engineering Company dated January 10, 1948.

PARCEL 2:

Starting at the Southeast corner of Florida and Emogene Streets and running thence Eastwardly along the South line of Emogene Street 185.32 feet to an iron stake which is the point of beginning of the property herein described, running thence Eastwardly 136.17 feet to a point, running thence Southwardly 235.23 feet to an iron stake along the North line extended Eastwardly of lots 17, 18 and 19 of Block I of Ellinor Place Extension, according to the plat thereof recorded in the office of the Judge of Probate of Mobile County, Alabama, in Map Book 4 Pages 68-70, running thence Westwardly along the North line of said lots 17 and 18 and said line of said lots extended Eastwardly, 136 feet to a point, running thence Northwardly 236.61 feet, more or less, to the point of beginning, all according to Map recorded with deed from Curtis M. Daniel and wife to L. B. Ellinor, Jr. dated April 5, 1948 and recorded in Deed Book 453 N.S., Pages 32-35 of said records.

Together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee, its successors and assigns, forever.

This conveyance is made subject to the following:

1. Excepting therefrom such oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others than the grantor.
2. Easement granted to Alabama Power Company as recorded in Deed Book 505, Page 72. (Parcel 2)
3. Easement granted to Alabama Power Company as contained in instrument recorded in Deed Book 491, Page 659. (Parcel 1)
4. Rights of tenants in possession as tenants only under unrecorded leases.

All recording references herein are to the records in the Office of the Judge of Probate of Mobile County, Alabama.

And, except as to taxes hereafter falling due which are assumed by the Grantee herein, and except as herein otherwise provided, said Grantor does for itself and for its successors and assigns, hereby covenant with the Grantee herein, its successors and assigns, that it is seized of an indefeasible estate in fee simple in and to said property; that said property is free and clear of all encumbrances, and that it will forever WARRANT AND DEFEND the title thereto, and the peaceable possession thereof unto the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by Joseph Lance Daniel, its Successor Trustee, who is thereunto duly authorized, on this the 3rd day of October, 2024.

Joseph Lance Daniel
Joseph Lance Daniel, as Successor Trustee under
Agreement with Joseph Lance Daniel dated August
26, 1991

STATE OF ALABAMA

COUNTY OF MOBILE

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that of Joseph Lance Daniel, as Successor Trustee under Agreement with Joseph Lance Daniel dated August 26, 1991, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such trustee and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand this the 3rd day of October, 2024.

{AFFIX NOTARY SEAL}



Melissa Barnett Chason
NOTARY PUBLIC
My Commission Expires: 7-12-2026

The following information is provided pursuant to Code of Alabama Section 40-22-1.

The property address is: 2511 Emogene St; 2525 Emogene St; 153 S. Florida St and 157 S. Florida St,
Mobile, AL 36606

GRANTEE'S ADDRESS: 2604 Walton Avenue, Mobile, AL 36606

GRANTOR'S ADDRESS: 1819 Old Shell Road, Mobile, AL 36607

THIS INSTRUMENT PREPARED BY:

Jeffrey P. Setterstrom
ANDERS, BOYETT, BRADY & SMITH, P.C.
One Maison, Suite 203
3800 Airport Boulevard
Mobile, Alabama 36608
(251) 344-0880
2024-832



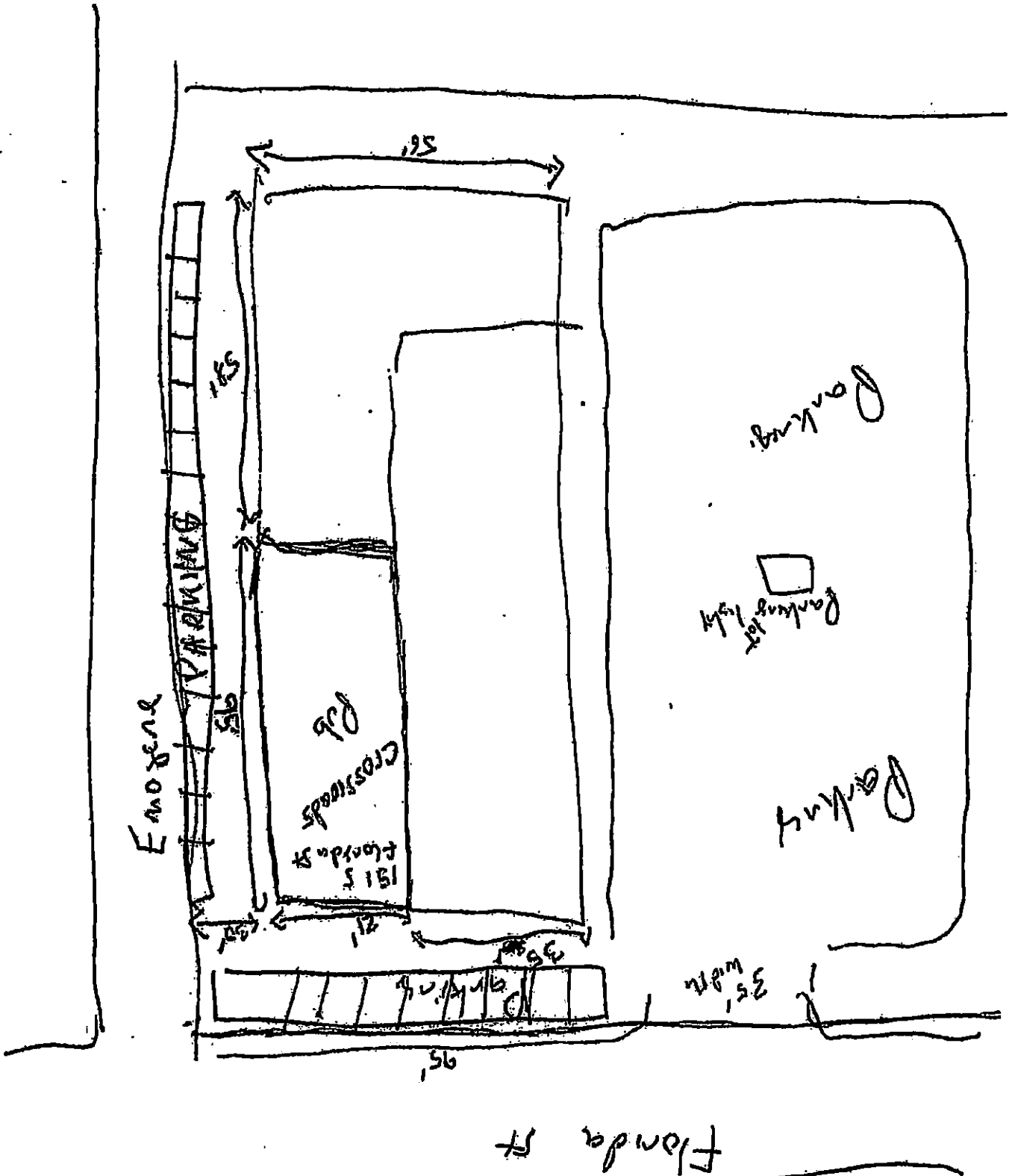
CITY of MOBILE ALCOHOLIC BEVERAGE LICENSE APPLICATION

PLANNING & ZONING DEPARTMENT APPROVAL

Request for zoning permission to process an alcoholic beverage application, subject to approval by the City of Mobile City Council and issuance of the Zoning Approval Certificate

Business Structure ☐ Sole Proprietorship ☒ Limited Liability Company (LLC) ☐ Corporation	Application Type ☒ New Business ☐ New Owner ☐ Location Change	Transfer License? ☒ No ☐ Yes Relocation Date	Description/Type ☐ Convenience/Grocery Store ☐ Hotel ☒ Lounge/Bar ☐ Package Store ☐ Restaurant ☐ Other
License Type Applied for with AL ABC Board (MUST match with ABC Board) - check ALL that apply ☒ 010 - Lounge Retail Liquor (Class I) ☐ 011 - Lounge Retail Liquor (Class II) ☐ Package Store ☐ 020 - Restaurant Retail Liquor ☐ 040 - Retail Beer (On/Off Premises) ☐ 050 - Retail Beer (Off Premises Only) ☐ 060 Retail Table Wine (On/Off Premises) ☐ 070 - Retail Wine (Off Premises Only) ☐ 090 - Wholesale - Beer ☐ 100 - Wholesale - Wine ☐ 110 - Wholesale - Beer & Wine ☐ 140 - Special Events Retail ☐ 160 - Special Events - More than 30 Days ☐ 200 Manufacturer ☐ 220 BrewPub			
Legal Business Name JOE ENTERPRISES LLC dba CROSBYROADS PUB &		Trade Name (DBA)	
Company Physical Address (Street Address Suite #) 151 S Florida ST, mobile, AL, 36606		City mobile	State AL
Zip Code 36606			
Business Contact Person Information			
Name Joshua Carter	Title OWNER	Phone -	Email Fridays only LLC@gmail.com
URBAN DEVELOPMENT DEPARTMENT USE ONLY			
Building Sq Footage 2,000	Parking Provided Yes 7+	Parking Required 7	Compliance ☒
Zoning B-2		Approved ☒	
Comments EXISTING BAR/LOUNGE			
Print Name CALDWELL C. WHISTLER	Signature Caldwell C. Whistler	Date 1-3-2025	

Planning and Zoning





Planning & Zoning Department

City of Mobile
205 Government Street, Third Floor, South Tower
Mobile, AL 36644

PERMIT NUMBER

ZC-147457-2025

Issue Date: 01/03/2025

ZONING CERTIFICATION

Parcel Number	Street Address	Suite Number
R022907230007139.	151 S Florida St	

Business Name	Issued To	Zoning Districts
JOC ENTERPRISES LLC dba CROSSROADS PUB	Name: JOSHUA O. CARTER Company: JOC ENTERPRISES LLC dba CROSSROADS PUB Address: 151 S Florida St MOBILE, AL 36606 Phone: (251) 635-5417	B-2

This Zoning Classification Allows the property to be used for:
BAR/LOUNGE

Conditions of Use

CERTIFICATION IS NOT TRANSFERABLE TO ANOTHER PARTY OR LOCATION. THE CERTIFICATION MUST BE POSTED WITH BUSINESS LICENSE. The Applicant/Agent/Owner agrees to comply with all requirements of the Unified Development Code, including signage regulations, as well as with any other applicable Codes and Ordinances.

Issued By: Caldwell Whistler

City of Mobile
PO Box, 1827
Mobile, AL 36633-1827

Telephone: 251.208.5895

Fax: 251.208.5896

RESOLUTION

Sponsored by: Cory Penn – District 1

WHEREAS, under the provisions of Chapter 52, Article II of the Mobile City Code, "Abatement of Unsafe Buildings and Structural Nuisances" adopted December 5, 2017, the accessory structure at **1625 NORTHVIEW DRIVE** has been found by the Code Official of the City of Mobile to be dangerous and unsafe to the extent that it is a public nuisance;

WHEREAS, the Code Official has identified the following factors, in accordance with **Section 4, Subsection 5** of Article II of Chapter 52, in support of the determination that the structure is dangerous and unsafe to the extent that it is a public nuisance: **Nuisance Abatement Inspection Checklist/Exhibit A - No. 3, 4, 5, 7, 8, and 15; and**

WHEREAS, the Mobile City Council has held a public hearing to determine whether said structure constitutes a public nuisance;

NOW, THEREFORE, BASED UPON THE EVIDENCE PRESENTED, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE that the structure at **1625 NORTHVIEW DRIVE** described as:

LOT 14 SCHUTZ PPTY MBK 4 P 53 #SEC 2 T4S R2W #MP28 01 02 4 001

Parcel Number: 28 01 02 4 001 058

Last Assessed to: SOUTHERN SENSATIONS LLC

is found and determined by the Mobile City Council to be dangerous and unsafe to the extent that it is a public nuisance and a blighted property, and it is hereby ordered that said structure be **demolished** in accordance with the terms of said Chapter 52, Article II of the Mobile City Code, "Abatement of Unsafe Buildings and Structural Nuisances."

BE IT FURTHER RESOLVED the City Clerk of the City shall mail a certified copy of this resolution by registered or certified mail to the interested persons listed above, and a certified copy of this resolution shall be published in the manner and as prescribed for the publication of municipal ordinances, and a certified copy of this resolution shall also be filed in the Office of the Judge of Probate of Mobile County, Alabama.

Adopted:

City Clerk

MUNICIPAL ENFORCEMENT DIVISION

January 6, 2025



TO: Lisa Lambert, City Clerk

FR: Gary Jackson, Deputy Director
Municipal Enforcement

A handwritten signature in blue ink, appearing to be 'GJ', is written over the text of the 'FR' field.

RE: Nuisance Abatement Hearing Request

Please place the following notice on the City Council agenda for **Tuesday, January 14, 2025.**

A PUBLIC HEARING TO DETERMINE IF THE PROPERTY LOCATED AT **1625 NORTHVIEW DRIVE.** OWNED BY OR MAY HAVE AN INTEREST: **SOUTHERN SENSATIONS LLC** IS A PUBLIC NUISANCE AS SET FORTH BY ORDINANCE NO.11-085, ARTICLE 5, NOVEMBER 26, 2002, ENTITLED "NUISANCE ABATEMENT". (See attached letters for all other name and addresses from Real Estate)

PARCEL NUMBER: 28 01 02 4 001 058

COUNCIL DISTRICT 1 – CORY PENN

LEGAL DESCRIPTION: (Assessment Information sheet from tax records enclosed)

GJ/md



City of Mobile
Blight Survey 2024

Report Date: Thursday, March 21, 2024

Property Address

1625 NORTHVIEW DR

Property Details

PARCEL KEYX	00428399	LOCAL HISTORIC REGISTRY	N/A
PROPERTY STATUS		NATIONAL HISTORIC REGISTRY	N/A
BLIGHT ZONE	N/A	COUNCIL DISTRICT	1
STRUCTURE TYPE	Residential	FLOOD ZONE	N/A

Survey Results

DANGER TO ADJOINING PROPERTY	N	TAX DELINQUENT	N
DANGER TO PUBLIC ROW	N	CODE VIOLATIONS	Y
DANGER TO HUMAN/LIFE/HEALTH	N	UTILITIES DISCONNECTED	Y
HISTORIC CONTRIBUTING STRUCTURE	N	WATER PENETRATING STRUCTURE	Y
VACANT	Y	FIRE DAMAGE	N
OPEN BUILDING PERMITS	N	ROOF DAMAGE	Y
BUILDING OPEN TO THE PUBLIC	Y	WALL COMPROMISED	Y
PROXIMITY TO BLIGHT	Y	FOUNDATION COMPROMISED	N
SURVEY DATE	2/21/2024	COMMENTS	

Property Score

SCORE	63	SCORE DESCRIPTION	Demo
-------	----	-------------------	------

Notes

TC
/

REVIEW COMMITTEE

SECURE ☐

DEMOLITION ☒

APPROVAL DATE

8-12-24

Voted 0 to 0 for Demolition

NUISANCE ABATEMENT INSPECTION CHECKLIST

MEO: M. Davis

Date: 11/05/2024

Property Address: 1625 Northview Drive **District No:** 1

- ☐ 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
- ☐ 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
- ☒ 3. Structures or components thereof that have reached their limit state.
- ☒ 4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.
- ☒ 5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.
- ☐ 6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
- ☒ 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
- ☒ 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
- ☐ 9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
- ☐ 10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- ☐ 11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- ☐ 12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or
- ☐ 13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- ☐ 14. Protective treatment of all exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment.
- ☒ 15. Yard is overgrown with weeds and/or covered with litter, debris and junk.









Affidavit of Mailed Notice



January 6, 2025

State of Alabama
County of Mobile

Subject Property – 1625 Northview Drive.

My name and official title is Gary Jackson, Municipal Enforcement Deputy Director, Property Maintenance Code Official, City of Mobile. My mailing address is P.O. Box 1827, Mobile AL 36633. I can be reached at the phone number 251-208-1540 or by email address gary.jackson@cityofmobile.org.

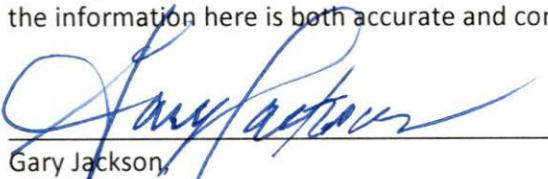
I affirm that Written Notice as required by City Code section 52-27 (d) (1), Notice from Code Official of Unsafe Condition, has been sent to all 7 parties identified by the attached Nuisance Abatement Worksheet, created by the City of Mobile Real Estate Department. The attached Nuisance Abatement Worksheet identifies parties of Interest where Notice to Remedy Dangerous/Unsafe condition was mailed by Certified and First Class mail.

City Code 52-27, (d) The code official shall give the notice required by subsection (a) of this section by all of the following means:

(1) By certified or registered mail, properly addressed and postage prepaid, to all of the following persons or entities:

- a. The person or persons, firm, association, or corporation last assessing the property for state taxes to the address on file in the county tax collector's office;
- b. The record property owner or owners (including any owner or owners of an interest in the property) as shown from a search of the records of the office of the judge of probate of the county 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 the county 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 code official;
- d. All lien holders of record as shown from a search of the records of the office of the judge of probate of the county 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 code official; and
- e. Any person who is otherwise known to the city clerk or to the code official to have an interest in the property;

I hereby state that the information above is true, to the best of my knowledge. I also confirm that the information here is both accurate and complete, and relevant information has not been omitted.


Gary Jackson,
Municipal Enforcement Deputy Director

NUISANCE ABATEMENT WORKSHEET

RE: 1625 Northview Drive

Date: October 14, 2024

FROM: Ashley Parker, Real Estate Dept.

TO: Municipal Enforcement Division

Title Report effective date: October 11, 2024

Per the Title Report, the owner is: Fee Simple is vested in Martha H. Hammac and Theresa Ann Perry and Tax deed interest in Southern Sensations, LLC

SEND NOTICES of nuisance abatement proceedings to the following parties:

RECIPIENTS

NOTES

- | | | |
|---|--|---|
| 1 | Martha H. Hammac
1625 Northview Dr
Mobile AL 36618-1803 | Owner - subject/location address – Lexisnexus
address good 7/2024 – Phone numbers are 251-
377-0448, 251-442-4539, 251-366-6956 good
2022 - 2024 |
| 2 | Martha H. Hammac
1650 Eunice Dr
Semmes AL 36575-7348 | LexisNexis address good 4/2023 |
| 3 | Martha H. Hammac
Ricky Hammac
13371 Ave B
Wilmer AL 36587-4409 | LexisNexis address good 12/2022 – Ricky is listed
on mortgage and is husband of Martha. Phone
numbers 251-487-4739, 251-649-1316 good 2022 -
2024 |
| 4 | Theresa Ann Perry
11220 Trace Ln
Wilmer AL 36587-9430 | Owner – LexisNexis address good 9/2024 – Phone
numbers 251-520-6007, 251-377-3416, 334-344-
7265 good 2024 |
| 5 | Southern Sensations. LLC
Rene Cade
Kristina Cade
1621 Northview Dr
Mobile AL 36618 | Tax Deed Owners as of 4/4/2011 – Secretary of
State of Alabama and LexisNexis address and
phone number of 251-344-0034 good 2024 –
Articles of Incorporation address from 2005 |
| 6 | Kristina Cade
1900 Lynch Lake Rd
Odenville AL 35120-7714 | Lexisnexus address good 7/2024 – Phone numbers
are 205-753-9572, 251-214-3193 good 2024 |

TAX STATUS: 2023 TAXES ARE PAID CURRENT

Parties with recorded liens per Title Report:

Weed Lien – City of Mobile vs Martha H. Hammac & Theresa Ann Perry, filed 8/30/2011, recorded 9/20/2011, BK 6814 Pg 1968.

Weed Lien – City of Mobile vs Martha H. Hammac & Theresa Ann Perry, filed 4/10/2012, recorded 5/22/2012, BK 6894 Pg 1592.

Open Mortgages

7 OneMain Financial
 1410 US Hwy 98 Ste F
 Daphne AL 36526

American General is now One Main Financial and asked to send to originating mortgage location. List the name of owner and address – no loan number available.

Lis Pendens

Lis Pendens – City of Mobile vs Southern Sensations, LLC, filed 8/13/2024, recorded 9/25/2024, instrument number 2024060259

Notice to Remedy Dangerous/Unsafe or Blighted Structure
Municipal Enforcement



Martha H. Hammac
1625 Northview Drive
Mobile, AL 36618-1803

November 22, 2024

RE: **1625 Northview Drive**
Project Number: ME-091-24

Dear Martha H. Hammac:

On November 5, 2024 an inspection was made by Miranda Davis, Municipal Enforcement Officer II, at the property known as 1625 Northview Drive.

I. **PROPERTY** The legal description of the Property is as follows:

LOT 14 SCHUTZ PPTY MBK 4 P 53 #SEC 2 T4S R2W #MP28 01 02 4
001

Parcel Number: 28 01 02 4 001 058

II. **VIOLATIONS** At this location, the Municipal Enforcement Officer observed the following:

- ☒ part of a building, part of a structure, party wall or foundation in a dangerous and unsafe condition;
- ☒ high weeds and grass; and/or
- ☒ an accumulation of trash and debris.

The Property was found to be in violation of the following sections of Chapter 52, Article II "Abatement of Unsafe Buildings and Structural Nuisances" of the Municipal Code of the City of Mobile, which reads as follows:

Section 4. Dangerous and Unsafe Buildings Defined. Properties containing any building, structure, part of building, part of a structure, party wall, or foundation which has any of the following defects shall be deemed dangerous and unsafe:

☒ **Sub-section:** (3) Those properties with any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged;

(5) Those properties where the building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way;

(6) Those properties where the building or structure, or any portion thereof, is clearly unsafe for its use and occupancy;

(7) Those properties where the building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act;

Please see the attached Exhibit A, entitled Nuisance Abatement Inspection Checklist, for detailed violations specific to the Property

III. **REMEDIES** Due to the violations, you, as the Owner of the Property, are directed to take the following actions necessary to remedy the unsafe or dangerous condition of the building or structure:

- a) Repair the structures / and or building by **January 6, 2025**, which is 45 days from the date of this NOTICE; OR,
- b) If the specified repairs or improvements cannot be accomplished by **January 6, 2025**, provide the Code Official with a work plan to accomplish the repairs by **January 6, 2025**, which shall be subject to the approval of the code official; OR, Demolish the building, structure, part of building or structure, party wall, or foundation by **January 6, 2025**, which is 45 days from the date of this NOTICE.

All repair / demolition work requires a permit from the City of Mobile.

- IV. **NOTICE** is hereby given that on January 14, 2025, 2024 at 10:30 a.m., a hearing will be held before the City Council of Mobile, Alabama, in order to determine and declare the building or structure a public nuisance. You may appear and provide any objections as to why you believe the property is not a public nuisance. The hearing will occur in the Auditorium of Mobile Government Plaza, located at 205 Government Street, Mobile, AL 36602. Upon holding the hearing, the city council shall determine whether or not the building or structure is unsafe to the extent that it is a public nuisance and order it be:

- ☒ Repaired; or,
☒ Demolished

- VI. **APPEAL** An Owner or any person aggrieved by the decision of the City Council at the hearing may, within ten (10) days thereafter, appeal to the Circuit Court of Mobile County upon filing with the clerk of the Circuit Court of Mobile County, notice of the appeal and bond for security of costs in the form and amount to be approved by the circuit clerk.
- VII. **MUNICIPAL ACTION** Upon the determination that the Property is a public nuisance, and if an appeal has not been taken to the Circuit Court, failure by the Owner to repair, submit an approved work plan, or demolish the Property shall result in demolition or repair by the City. The cost of the demolition or repairs shall be assessed against the Property.
- VIII. **LIEN** If the repairs or the demolition are accomplished by the City, the cost to do so shall result in a municipal lien in the amount of the same being assessed against the Property and lien being recorded in the Office of the Probate Judge of Mobile County (a/k/a Probate Court Records).
- IX. **FORECLOSURE AND SALE** Six months following the date upon which a municipal code lien has been recorded, if the lien remains unpaid, the City may commence a judicial in rem foreclosure and sale of the property in accordance with Code of Alabama, Section 11-40-60, et. seq. (1975), and as authorized by the City of Mobile Code, Article V, Chapter 52. The lien foreclosure and subsequent sale of the Property may extinguish any and all rights, title and interest an Owner or any other interested party has in the Property.

If you have any questions, please contact Miranda Davis, Municipal Enforcement Officer II at (251) 208-1538.

Respectfully,


Gary Jackson
Municipal Enforcement Deputy Director

RESOLUTION

Sponsored by: Cory Penn – District 1

WHEREAS, under the provisions of Chapter 52, Article II of the Mobile City Code, "Abatement of Unsafe Buildings and Structural Nuisances" adopted December 5, 2017, the accessory structure at **1720 NORTHVIEW DRIVE** has been found by the Code Official of the City of Mobile to be dangerous and unsafe to the extent that it is a public nuisance;

WHEREAS, the Code Official has identified the following factors, in accordance with **Section 4, Subsection 5** of Article II of Chapter 52, in support of the determination that the structure is dangerous and unsafe to the extent that it is a public nuisance: ***Nuisance Abatement Inspection Checklist/Exhibit A - No. 3, 4, 5, 7, 8, and 15; and***

WHEREAS, the Mobile City Council has held a public hearing to determine whether said structure constitutes a public nuisance;

NOW, THEREFORE, BASED UPON THE EVIDENCE PRESENTED, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE that the structure at **1720 NORTHVIEW DRIVE** described as:

**LOT 1 RESUB OF LOT 2 NORTH VIEW SUB MBK 32 PG 68 #SEC 2 T4S
R2W #MP28 01 02 4 001**

Parcel Number: 28 01 02 4 001 045.01

Last Assessed to: SOUTHERN SENSATIONS LLC

is found and determined by the Mobile City Council to be dangerous and unsafe to the extent that it is a public nuisance and a blighted property, and it is hereby ordered that said structure be **demolished** in accordance with the terms of said Chapter 52, Article II of the Mobile City Code, "Abatement of Unsafe Buildings and Structural Nuisances."

BE IT FURTHER RESOLVED the City Clerk of the City shall mail a certified copy of this resolution by registered or certified mail to the interested persons listed above, and a certified copy of this resolution shall be published in the manner and as prescribed for the publication of municipal ordinances, and a certified copy of this resolution shall also be filed in the Office of the Judge of Probate of Mobile County, Alabama.

Adopted:

City Clerk

MUNICIPAL ENFORCEMENT DIVISION

January 6, 2025



TO: Lisa Lambert, City Clerk

FR: Gary Jackson, Deputy Director
Municipal Enforcement

RE: Nuisance Abatement Hearing Request

Please place the following notice on the City Council agenda for **Tuesday, January 14, 2025.**

A PUBLIC HEARING TO DETERMINE IF THE PROPERTY LOCATED AT **1720 NORTHVIEW DRIVE.** OWNED BY OR MAY HAVE AN INTEREST: **SOUTHERN SENSATIONS LLC** IS A PUBLIC NUISANCE AS SET FORTH BY ORDINANCE NO.11-085, ARTICLE 5, NOVEMBER 26, 2002, ENTITLED "NUISANCE ABATEMENT". (See attached letters for all other name and addresses from Real Estate)

PARCEL NUMBER: 28 01 02 4 001 045.01

COUNCIL DISTRICT 1 – CORY PENN

LEGAL DESCRIPTION: (Assessment Information sheet from tax records enclosed)

GJ/md



City of Mobile
Blight Survey 2024

Report Date: Thursday, March 21, 2024

Property Address

1720 NORTHVIEW DR

Property Details

PARCEL KEY	01574736	LOCAL HISTORIC REGISTRY	N/A
PROPERTY STATUS		NATIONAL HISTORIC REGISTRY	N/A
BLIGHT ZONE	N/A	COUNCIL DISTRICT	1
STRUCTURE TYPE	Residential	FLOOD ZONE	N/A

Survey Results

DANGER TO ADJOINING PROPERTY	N	TAX DELINQUENT	N
DANGER TO PUBLIC ROW	N	CODE VIOLATIONS	Y
DANGER TO HUMAN LIFE/HEALTH	N	UTILITIES DISCONNECTED	Y
HISTORIC CONTRIBUTING STRUCTURE	N	WATER PENETRATING STRUCTURE	Y
VACANT	Y	FIRE DAMAGE	N
OPEN BUILDING PERMITS	N	ROOF DAMAGE	Y
BUILDING OPEN TO THE PUBLIC	Y	WALL COMPROMISED	Y
PROXIMITY TO BLIGHT	Y	FOUNDATION COMPROMISED	N
SURVEY DATE	2/21/2024	COMMENTS	

Property Score

SCORE 43' 63

SCORE DESCRIPTION

Review Committee

Notes

LC

REVIEW COMMITTEE

SECURE ☐

DEMOLITION ☒

APPROVAL DATE 2-22-24

Notes 6 to 0 for Demolition

NUISANCE ABATEMENT INSPECTION CHECKLIST

MEO: M. Davis

Date: 11/05/2024

Property Address: 1720 Northview Drive **District No:** 1

- ☐ 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
- ☐ 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
- ☒ 3. Structures or components thereof that have reached their limit state.
- ☒ 4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.
- ☒ 5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.
- ☐ 6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
- ☒ 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
- ☒ 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
- ☐ 9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
- ☐ 10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- ☐ 11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- ☐ 12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or
- ☐ 13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- ☐ 14. Protective treatment of all exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment.
- ☒ 15. Yard is overgrown with weeds and/or covered with litter, debris and junk.









JAN 03 2025



JAN 03 2025



Affidavit of Mailed Notice



January 6, 2025

State of Alabama
County of Mobile

Subject Property – 1720 Northview Drive.

My name and official title is Gary Jackson, Municipal Enforcement Deputy Director, Property Maintenance Code Official, City of Mobile. My mailing address is P.O. Box 1827, Mobile AL 36633. I can be reached at the phone number 251-208-1540 or by email address gary.jackson@cityofmobile.org.

I affirm that Written Notice as required by City Code section 52-27 (d) (1), Notice from Code Official of Unsafe Condition, has been sent to all 7 parties identified by the attached Nuisance Abatement Worksheet, created by the City of Mobile Real Estate Department. The attached Nuisance Abatement Worksheet identifies parties of Interest where Notice to Remedy Dangerous/Unsafe condition was mailed by Certified and First Class mail.

City Code 52-27, (d) The code official shall give the notice required by subsection (a) of this section by all of the following means:

(1) By certified or registered mail, properly addressed and postage prepaid, to all of the following persons or entities:

- a. The person or persons, firm, association, or corporation last assessing the property for state taxes to the address on file in the county tax collector's office;
- b. The record property owner or owners (including any owner or owners of an interest in the property) as shown from a search of the records of the office of the judge of probate of the county 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 the county 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 code official;
- d. All lien holders of record as shown from a search of the records of the office of the judge of probate of the county 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 code official; and
- e. Any person who is otherwise known to the city clerk or to the code official to have an interest in the property;

I hereby state that the information above is true, to the best of my knowledge. I also confirm that the information here is both accurate and complete, and relevant information has not been omitted.

A handwritten signature in blue ink, appearing to read 'Gary Jackson', is written over a horizontal line.

Gary Jackson,
Municipal Enforcement Deputy Director

NUISANCE ABATEMENT WORKSHEET

RE: 1720 Northview Drive

Date: October 15, 2024

FROM: Ashley Parker, Real Estate Dept.

TO: Municipal Enforcement Division

Title Report effective date: October 14, 2024

Per the Title Report, the owner is: Anita Louis Dumas

SEND NOTICES of nuisance abatement proceedings to the following parties:

RECIPIENTS

NOTES

- | | | |
|---|--|---|
| 1 | Owners
1720 Northview Dr
Mobile AL 36618-1802 | Subject/location address |
| 2 | Anita Louise Dumas
200 Portier Ct E Apt A
Mobile AL 36607-2211 | Owner – LexisNexis address good 5/2024 – Phone number is 251-463-8985 – 72 years old – listing a few relatives per LexisNexis |

RELATIVES OF ANITA LOUISE DUMAS

- | | | |
|---|--|---|
| 3 | Gavin Custer
1912 Kentwood Ln
Mobile AL 36605-3009 | Son of Owner – LexisNexis address good 10/2024 – Phone numbers are 251-476-8271, 251-776-0013 good 2024 |
| 4 | Damon Custer
13111 Valerie Ln
Loxley AL 36551-3007 | Son of Owner – LexisNexis address good 9/2024 – Phone numbers are 251-269-1884 and 251-233-9622 good 2024 |
| 5 | Melanie Gilmore
7649 Willard Ct
Theodore AL 36582-2319 | Daughter of Owner – LexisNexis address good 10/2024 – Phone numbers are 251-404-6113 and 251-510-1960 good 2024 |

**TAX STATUS: 2023 TAX ARE CURRENT – UNRECORDED
TAX DEED IN THE NAME OF SOUTHERN SENSATIONS,
LLC FROM 2014 TAX SALE – PAID TAXES 2014 - 2023**

6 Southern Sensations. LLC
Rene Cade
Kristina Cade
1621 Northview Dr
Mobile AL 36618

Tax Deed Owners – Secretary of State of Alabama
and LexisNexis address and phone number of 251-
344-0034 good 2024 – Articles of Incorporation
address from 2005 – Revenue Commission mailing
address as of 2015.

7 Kristina Cade
1900 Lynch Lake Rd
Odenville AL 35120-7714

Lexisnexis address good 7/2024 – Phone numbers
are 205-753-9572, 251-214-3193 good 2024

Parties with recorded liens per Title Report: NONE

Open Mortgages: NONE

Lis Pendens

Lis Pendens – City of Mobile vs Southern Sensations, LLC, filed 8/6, 2024, recorded
9/25/2024, instrument number 2024060253.

Notice to Remedy Dangerous/Unsafe or Blighted Structure
Municipal Enforcement



Anita Louise Dumas
Owners
1720 Northview Drive
Mobile, AL 36618-1802

November 22, 2024

RE: **1720 Northview Drive**
Project Number: ME-096-24

Dear Owners:

On November 5, 2024 an inspection was made by Miranda Davis, Municipal Enforcement Officer II, at the property known as 1720 Northview Drive.

I. **PROPERTY** The legal description of the Property is as follows:

LOT 1 RESUB OF LOT 2 NORTH VIEW SUB MBK 32 PG 68 #SEC 2 T4S
R2W #MP28 01 02 4 001

Parcel Number: 28 01 02 4 001 045.01

II. **VIOLATIONS** At this location, the Municipal Enforcement Officer observed the following:

- ☒ part of a building, part of a structure, party wall or foundation in a dangerous and unsafe condition;
- ☒ high weeds and grass; and/or
- ☒ an accumulation of trash and debris.

The Property was found to be in violation of the following sections of Chapter 52, Article II "Abatement of Unsafe Buildings and Structural Nuisances" of the Municipal Code of the City of Mobile, which reads as follows:

Section 4. Dangerous and Unsafe Buildings Defined. Properties containing any building, structure, part of building, part of a structure, party wall, or foundation which has any of the following defects shall be deemed dangerous and unsafe:

☒ **Sub-section:** (3) Those properties with any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged;

(5) Those properties where the building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way;

(6) Those properties where the building or structure, or any portion thereof, is clearly unsafe for its use and occupancy;

(7) Those properties where the building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act;

Please see the attached Exhibit A, entitled Nuisance Abatement Inspection Checklist, for detailed violations specific to the Property

III. **REMEDIES** Due to the violations, you, as the Owner of the Property, are directed to take the following actions necessary to remedy the unsafe or dangerous condition of the building or structure:

- a) Repair the structures / and or building by **January 6, 2025**, which is 45 days from the date of this NOTICE; OR,
- b) If the specified repairs or improvements cannot be accomplished by **January 6, 2025**, provide the Code Official with a work plan to accomplish the repairs by **January 6, 2025**, which shall be subject to the approval of the code official; OR, Demolish the building, structure, part of building or structure, party wall, or foundation by **January 6, 2025**, which is 45 days from the date of this NOTICE.

All repair / demolition work requires a permit from the City of Mobile.

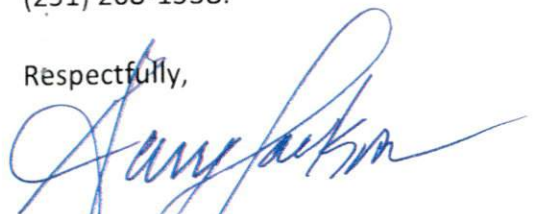
- IV. **NOTICE** is hereby given that on January 14, 2025, 2024 at 10:30 a.m., a hearing will be held before the City Council of Mobile, Alabama, in order to determine and declare the building or structure a public nuisance. You may appear and provide any objections as to why you believe the property is not a public nuisance. The hearing will occur in the Auditorium of Mobile Government Plaza, located at 205 Government Street, Mobile, AL 36602. Upon holding the hearing, the city council shall determine whether or not the building or structure is unsafe to the extent that it is a public nuisance and order it be:

- ☒ Repaired; or,
☒ Demolished

- VI. **APPEAL** An Owner or any person aggrieved by the decision of the City Council at the hearing may, within ten (10) days thereafter, appeal to the Circuit Court of Mobile County upon filing with the clerk of the Circuit Court of Mobile County, notice of the appeal and bond for security of costs in the form and amount to be approved by the circuit clerk.
- VII. **MUNICIPAL ACTION** Upon the determination that the Property is a public nuisance, and if an appeal has not been taken to the Circuit Court, failure by the Owner to repair, submit an approved work plan, or demolish the Property shall result in demolition or repair by the City. The cost of the demolition or repairs shall be assessed against the Property.
- VIII. **LIEN** If the repairs or the demolition are accomplished by the City, the cost to do so shall result in a municipal lien in the amount of the same being assessed against the Property and lien being recorded in the Office of the Probate Judge of Mobile County (a/k/a Probate Court Records).
- IX. **FORECLOSURE AND SALE** Six months following the date upon which a municipal code lien has been recorded, if the lien remains unpaid, the City may commence a judicial in rem foreclosure and sale of the property in accordance with Code of Alabama, Section 11-40-60, et. seq. (1975), and as authorized by the City of Mobile Code, Article V, Chapter 52. The lien foreclosure and subsequent sale of the Property may extinguish any and all rights, title and interest an Owner or any other interested party has in the Property.

If you have any questions, please contact Miranda Davis, Municipal Enforcement Officer II at (251) 208-1538.

Respectfully,


Gary Jackson
Municipal Enforcement Deputy Director

RESOLUTION

Sponsored by: Cory Penn – District 1

WHEREAS, under the provisions of Chapter 52, Article II of the Mobile City Code, "Abatement of Unsafe Buildings and Structural Nuisances" adopted December 5, 2017, the accessory structure at **777 WELWORTH STREET** has been found by the Code Official of the City of Mobile to be dangerous and unsafe to the extent that it is a public nuisance;

WHEREAS, the Code Official has identified the following factors, in accordance with **Section 4, Subsection 5** of Article II of Chapter 52, in support of the determination that the structure is dangerous and unsafe to the extent that it is a public nuisance: ***Nuisance Abatement Inspection Checklist/Exhibit A - No. 3, 4, 5, 6, 7, 8, and 15; and***

WHEREAS, the Mobile City Council has held a public hearing to determine whether said structure constitutes a public nuisance;

NOW, THEREFORE, BASED UPON THE EVIDENCE PRESENTED, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE that the structure at **777 WELWORTH STREET** described as:

LOT 25 BLK H SUNNYMEADE DBK 156 P 488 #SEC 44 T4S R1W
#MP29 02 44 0 024

Parcel Number: 29 02 44 0 024 251

Last Assessed to: BROWN ANNIE DELORES

is found and determined by the Mobile City Council to be dangerous and unsafe to the extent that it is a public nuisance and a blighted property, and it is hereby ordered that said structure be **demolished** in accordance with the terms of said Chapter 52, Article II of the Mobile City Code, "Abatement of Unsafe Buildings and Structural Nuisances."

BE IT FURTHER RESOLVED the City Clerk of the City shall mail a certified copy of this resolution by registered or certified mail to the interested persons listed above, and a certified copy of this resolution shall be published in the manner and as prescribed for the publication of municipal ordinances, and a certified copy of this resolution shall also be filed in the Office of the Judge of Probate of Mobile County, Alabama.

Adopted:

City Clerk



City of Mobile
Blight Survey 2024

Report Date: Thursday, March 21, 2024

Property Address

777 WELWORTH ST

Flood Zone

Property Details

PARCEL KEYX	01504134	LOCAL HISTORIC REGISTRY	N/A
PROPERTY STATUS		NATIONAL HISTORIC REGISTRY	N/A
BLIGHT ZONE	N/A	COUNCIL DISTRICT	1
STRUCTURE TYPE	Residential	FLOOD ZONE	AE

Survey Results

DANGER TO ADJOINING PROPERTY	N	TAX DELINQUENT	N
DANGER TO PUBLIC ROW	N	CODE VIOLATIONS	Y
DANGER TO HUMAN/LIFE/HEALTH	N	UTILITIES DISCONNECTED	Y
HISTORIC CONTRIBUTING STRUCTURE	N	WATER PENETRATING STRUCTURE	Y
VACANT	Y	FIRE DAMAGE	N
OPEN BUILDING PERMITS	N	ROOF DAMAGE	Y
BUILDING OPEN TO THE PUBLIC	N	WALL COMPROMISED	Y
PROXIMITY TO BLIGHT	Y	FOUNDATION COMPROMISED	Y
SURVEY DATE	2/1/2024	COMMENTS	

Property Score

SCORE	82	SCORE DESCRIPTION	Demo
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Notes

LC

REVIEW COMMITTEE

SECURE ☐

DEMOLITION ☒

APPROVAL DATE 8-21-24

MUNICIPAL ENFORCEMENT DIVISION

January 6, 2025



TO: Lisa Lambert, City Clerk

FR: Gary Jackson, Deputy Director
Municipal Enforcement

A handwritten signature in blue ink, appearing to be 'GJ', is placed over the text of the 'FR' field.

RE: **Nuisance Abatement Hearing Request**

Please place the following notice on the City Council agenda for **Tuesday, January 14, 2025.**

A PUBLIC HEARING TO DETERMINE IF THE PROPERTY LOCATED AT **777 WELWORTH STREET.**
OWNED BY OR MAY HAVE AN INTEREST: **BROWN ANNIE DELORES** IS A PUBLIC NUISANCE AS
SET FORTH BY ORDINANCE NO.11-085, ARTICLE 5, NOVEMBER 26, 2002, ENTITLED "NUISANCE
ABATEMENT". (See attached letters for all other name and addresses from Real Estate)

PARCEL NUMBER: 29 02 44 0 024 251

COUNCIL DISTRICT 1 – CORY PENN

LEGAL DESCRIPTION: (Assessment Information sheet from tax records enclosed)

GJ/md

NUISANCE ABATEMENT INSPECTION CHECKLIST

MEO: M. Davis

Date: 11/05/2024

Property Address: 777 Welworth Street **District No:** 1

- ☐ 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
- ☐ 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
- ☒ 3. Structures or components thereof that have reached their limit state.
- ☒ 4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.
- ☒ 5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.
- ☒ 6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
- ☒ 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
- ☒ 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
- ☐ 9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
- ☐ 10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- ☐ 11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- ☐ 12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or
- ☐ 13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- ☐ 14. Protective treatment of all exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment.
- ☒ 15. Yard is overgrown with weeds and/or covered with litter, debris and junk.



























Affidavit of Mailed Notice



January 6, 2025

State of Alabama
County of Mobile

Subject Property – 777 Welworth Street.

My name and official title is Gary Jackson, Municipal Enforcement Deputy Director, Property Maintenance Code Official, City of Mobile. My mailing address is P.O. Box 1827, Mobile AL 36633. I can be reached at the phone number 251-208-1540 or by email address gary.jackson@cityofmobile.org.

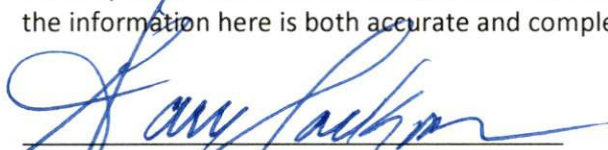
I affirm that Written Notice as required by City Code section 52-27 (d) (1), Notice from Code Official of Unsafe Condition, has been sent to all 6 parties identified by the attached Nuisance Abatement Worksheet, created by the City of Mobile Real Estate Department. The attached Nuisance Abatement Worksheet identifies parties of Interest where Notice to Remedy Dangerous/Unsafe condition was mailed by Certified and First Class mail.

City Code 52-27, (d) The code official shall give the notice required by subsection (a) of this section by all of the following means:

(1) By certified or registered mail, properly addressed and postage prepaid, to all of the following persons or entities:

- a. The person or persons, firm, association, or corporation last assessing the property for state taxes to the address on file in the county tax collector's office;
- b. The record property owner or owners (including any owner or owners of an interest in the property) as shown from a search of the records of the office of the judge of probate of the county 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 the county 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 code official;
- d. All lien holders of record as shown from a search of the records of the office of the judge of probate of the county 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 code official; and
- e. Any person who is otherwise known to the city clerk or to the code official to have an interest in the property;

I hereby state that the information above is true, to the best of my knowledge. I also confirm that the information here is both accurate and complete, and relevant information has not been omitted.



Gary Jackson,
Municipal Enforcement Deputy Director

NUISANCE ABATEMENT WORKSHEET

RE: 777 Welworth Street

Date: October 24, 2024

FROM: Ashley Parker, Real Estate Dept.

TO: Municipal Enforcement Division

Title Report effective date: October 23, 2024

Per the Title Report, the owner is: Annie Delores Brown

SEND NOTICES of nuisance abatement proceedings to the following parties:

RECIPIENTS

NOTES

- | | | |
|---|--|--|
| 1 | Annie Delores Brown Fox
777 Welworth St
Mobile AL 36617-2671 | Owner – Subject/location address – LexisNexis
address good 2023 – Phone numbers are 334-457-
8730 and 251-452-5834 good 2024 |
| 2 | Annie Delores Brown Fox
Pharisee Fox
765 Donald St
Mobile AL 36617-3416 | LexisNexis address good 7/2024 – Pharisee Fox is
husband if owner – Phone number is 251-591-4831
good 2024 |
| 3 | Annie Delores Brown Fox
Pharisee Fox
2060 Clinton St
Mobile AL 36617-2633 | LexisNexis address good 2023 |
| 4 | Pharisee Fox
2058 Clinton St
Mobile AL 36617-2633 | LexisNexis address good 2023 |
| 5 | Pharisee Fox
1613 James St
Mobile AL 36617-1520 | LexisNexis address good 6/2024 |
| 6 | Richard Lee Lucy
Arquanette Lucy
3416 Vestavia St Unit 1
Mobile AL 36612-1610 | Paid multiple years of property taxes – LexisNexis
address good 7/2024 – Revenue Commission
mailing address from 2021 – 2024 |

**TAX STATUS: 2023 TAXES ARE CURRENT AND 2024
TAXES ARE DUE BY 12/31/2024**

Parties with recorded liens per Title Report: NONE

Open Mortgages: NONE

Lis Pendens

Lis Pendens – City of Mobile vs Annie Delores Brown, filed 8/19/2024, recorded 9/25/2024,
instrument number 2024060267.

**Notice to Remedy Dangerous/Unsafe or Blighted Structure
Municipal Enforcement**



Annie Delores Brown Fox
777 Welworth Street
Mobile, AL 36617-2671

November 22, 2024

RE: **777 Welworth Street**
Project Number: ME-109-24

Dear Annie Delores Brown Fox:

On November 5, 2024 an inspection was made by Miranda Davis, Municipal Enforcement Officer II, at the property known as 777 Welworth Street.

I. **PROPERTY** The legal description of the Property is as follows:

LOT 25 BLK H SUNNYMEADE DBK 156 P 488 #SEC 44 T4S R1W
#MP29 02 44 0 024

Parcel Number: 29 02 44 0 024 251

II. **VIOLATIONS** At this location, the Municipal Enforcement Officer observed the following:

- ☒ part of a building, part of a structure, party wall or foundation in a dangerous and unsafe condition;
- ☒ high weeds and grass; and/or
- ☒ an accumulation of trash and debris.

The Property was found to be in violation of the following sections of Chapter 52, Article II "Abatement of Unsafe Buildings and Structural Nuisances" of the Municipal Code of the City of Mobile, which reads as follows:

Section 4. Dangerous and Unsafe Buildings Defined. Properties containing any building, structure, part of building, part of a structure, party wall, or foundation which has any of the following defects shall be deemed dangerous and unsafe:

- ☒ **Sub-section:** (3) Those properties with any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged;
- (5) Those properties where the building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way;
- (6) Those properties where the building or structure, or any portion thereof, is clearly unsafe for its use and occupancy;
- (7) Those properties where the building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act;

Please see the attached Exhibit A, entitled Nuisance Abatement Inspection Checklist, for detailed violations specific to the Property

III. **REMEDIES** Due to the violations, you, as the Owner of the Property, are directed to take the following actions necessary to remedy the unsafe or dangerous condition of the building or structure:

- a) Repair the structures / and or building by **January 6, 2025**, which is 45 days from the date of this NOTICE; OR,
- b) If the specified repairs or improvements cannot be accomplished by **January 6, 2025**, provide the Code Official with a work plan to accomplish the repairs by **January 6, 2025**, which shall be subject to the approval of the code official; OR, Demolish the building, structure, part of building or structure, party wall, or foundation by **January 6, 2025**, which is 45 days from the date of this NOTICE.

All repair / demolition work requires a permit from the City of Mobile.

- IV. **NOTICE** is hereby given that on **January 14, 2025, 2024 at 10:30 a.m.**, a hearing will be held before the City Council of Mobile, Alabama, in order to determine and declare the building or structure a public nuisance. You may appear and provide any objections as to why you believe the property is not a public nuisance. The hearing will occur in the Auditorium of Mobile Government Plaza, located at 205 Government Street, Mobile, AL 36602. Upon holding the hearing, the city council shall determine whether or not the building or structure is unsafe to the extent that it is a public nuisance and order it be:

- ☒ Repaired; or,
☒ Demolished

- VI. **APPEAL** An Owner or any person aggrieved by the decision of the City Council at the hearing may, within ten (10) days thereafter, appeal to the Circuit Court of Mobile County upon filing with the clerk of the Circuit Court of Mobile County, notice of the appeal and bond for security of costs in the form and amount to be approved by the circuit clerk.
- VII. **MUNICIPAL ACTION** Upon the determination that the Property is a public nuisance, and if an appeal has not been taken to the Circuit Court, failure by the Owner to repair, submit an approved work plan, or demolish the Property shall result in demolition or repair by the City. The cost of the demolition or repairs shall be assessed against the Property.
- VIII. **LIEN** If the repairs or the demolition are accomplished by the City, the cost to do so shall result in a municipal lien in the amount of the same being assessed against the Property and lien being recorded in the Office of the Probate Judge of Mobile County (a/k/a Probate Court Records).
- IX. **FORECLOSURE AND SALE** Six months following the date upon which a municipal code lien has been recorded, if the lien remains unpaid, the City may commence a judicial in rem foreclosure and sale of the property in accordance with Code of Alabama, Section 11-40-60, et. seq. (1975), and as authorized by the City of Mobile Code, Article V, Chapter 52. The lien foreclosure and subsequent sale of the Property may extinguish any and all rights, title and interest an Owner or any other interested party has in the Property.

If you have any questions, please contact Miranda Davis, Municipal Enforcement Officer II at (251) 208-1538.

Respectfully,


Gary Jackson

Municipal Enforcement Deputy Director

RESOLUTION

Sponsored by: William Carroll – District 2

WHEREAS, under the provisions of Chapter 52, Article II of the Mobile City Code, "Abatement of Unsafe Buildings and Structural Nuisances" adopted December 5, 2017, the accessory structure at **553 LIVE OAK STREET** has been found by the Code Official of the City of Mobile to be dangerous and unsafe to the extent that it is a public nuisance;

WHEREAS, the Code Official has identified the following factors, in accordance with **Section 4, Subsection 5** of Article II of Chapter 52, in support of the determination that the structure is dangerous and unsafe to the extent that it is a public nuisance: **Nuisance Abatement Inspection Checklist/Exhibit A - No. 3, 4, 5, 6, 7, 8, and 15; and**

WHEREAS, the Mobile City Council has held a public hearing to determine whether said structure constitutes a public nuisance;

NOW, THEREFORE, BASED UPON THE EVIDENCE PRESENTED, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE that the structure at **553 LIVE OAK STREET** described as:

LOTS 21 & 22 IN SQR 21 OF TH TISDALE SUBD OF TH FISHER TRT
DBK 75 NS PG 259 COMM AT TH NW COR OF ST MEADAR & LIVE
OAK STS TH RUN WLY ALG TH N/S OF ST MEDAR ST 80 FT TH NLY
& PAR W/ LIVE OAK ST 95 FT TO TH S SD OF MENAS ST 80 FT TO
TH SW COR OF MENAS ST & LIVE OAK ST TH RUN SLY ON TH W SD
OF LIVE OAK ST 95 FT TO TH POB #SEC 13 T4S R1W #MP29 06 13
0 002

Parcel Number: 29 06 13 0 002 217

Last Assessed to: NICHOLSON JOYCELYN

is found and determined by the Mobile City Council to be dangerous and unsafe to the extent that it is a public nuisance and a blighted property, and it is hereby ordered that said structure be **demolished** in accordance with the terms of said Chapter 52, Article II of the Mobile City Code, "Abatement of Unsafe Buildings and Structural Nuisances."

BE IT FURTHER RESOLVED the City Clerk of the City shall mail a certified copy of this resolution by registered or certified mail to the interested persons listed above, and a certified copy of this

resolution shall be published in the manner and as prescribed for the publication of municipal ordinances, and a certified copy of this resolution shall also be filed in the Office of the Judge of Probate of Mobile County, Alabama.

Adopted:

City Clerk

MUNICIPAL ENFORCEMENT DIVISION

January 6, 2025



TO: Lisa Lambert, City Clerk

FR: Gary Jackson, Deputy Director
Municipal Enforcement

A handwritten signature in blue ink, appearing to be 'GJ', is written over the text of the 'FR' field.

RE: Nuisance Abatement Hearing Request

Please place the following notice on the City Council agenda for **Tuesday, January 14, 2025.**

A PUBLIC HEARING TO DETERMINE IF THE PROPERTY LOCATED AT **553 LIVE OAK STREET.**
OWNED BY OR MAY HAVE AN INTEREST: **NICHOLSON JOYCELYN** IS A PUBLIC NUISANCE AS SET
FORTH BY ORDINANCE NO.11-085, ARTICLE 5, NOVEMBER 26, 2002, ENTITLED "NUISANCE
ABATEMENT". (See attached letters for all other name and addresses from Real Estate)

PARCEL NUMBER: 29 06 13 0 002 217

COUNCIL DISTRICT 2 – WILLIAM CARROLL

LEGAL DESCRIPTION: (Assessment Information sheet from tax records enclosed)

GJ/md



City of Mobile
Blight Survey Rentals 2023

Report Date: Friday, July 28, 2023

Property Address

553 LIVE OAK ST

Property Details

PARCEL KEYX	00718833	LOCAL HISTORIC REGISTRY	
PROPERTY STATUS	COMPLETE	NATIONAL HISTORIC REGISTRY	
BLIGHT ZONE		COUNCIL DISTRICT	2
STRUCTURE TYPE	Residential	FLOOD ZONE	

Survey Results

DANGER TO ADJOINING PROPERTY	N	TAX DELINQUENT	N
DANGER TO PUBLIC ROW	N	CODE VIOLATIONS	N
DANGER TO HUMAN/LIFE/HEALTH	N	UTILITIES DISCONNECTED	N
HISTORIC CONTRIBUTING STRUCTURE	N	WATER PENETRATING STRUCTURE	Y
VACANT	N	FIRE DAMAGE	N
OPEN BUILDING PERMITS		ROOF DAMAGE	Y
BUILDING OPEN TO THE PUBLIC	N	WALL COMPROMISED	Y
PROXIMITY TO BLIGHT	N	FOUNDATION COMPROMISED	Y
SURVEY DATE		COMMENTS	Y

Property Score

SCORE	51 71	SCORE DESCRIPTION	Demo
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Notes

REVIEW COMMITTEE

SECURE ☐

DEMOLITION ☒

APPROVAL DATE 10-23-23

Notes 5 to 0 for Demolition

NUISANCE ABATEMENT INSPECTION CHECKLIST

MEO: M. Davis

Date: 11/05/2024

Property Address: 553 Live Oak Street **District No:** 2

- ☐ 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
- ☐ 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
- ☒ 3. Structures or components thereof that have reached their limit state.
- ☒ 4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.
- ☒ 5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.
- ☒ 6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
- ☒ 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
- ☒ 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
- ☐ 9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
- ☐ 10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- ☐ 11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- ☐ 12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or
- ☐ 13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- ☐ 14. Protective treatment of all exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment.
- ☒ 15. Yard is overgrown with weeds and/or covered with litter, debris and junk.













Affidavit of Mailed Notice



January 6, 2025

State of Alabama
County of Mobile

Subject Property – 553 Live Oak Street.

My name and official title is Gary Jackson, Municipal Enforcement Deputy Director, Property Maintenance Code Official, City of Mobile. My mailing address is P.O. Box 1827, Mobile AL 36633. I can be reached at the phone number 251-208-1540 or by email address gary.jackson@cityofmobile.org.

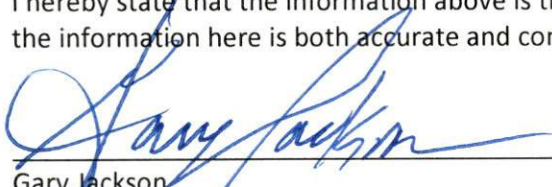
I affirm that Written Notice as required by City Code section 52-27 (d) (1), Notice from Code Official of Unsafe Condition, has been sent to all 3 parties identified by the attached Nuisance Abatement Worksheet, created by the City of Mobile Real Estate Department. The attached Nuisance Abatement Worksheet identifies parties of Interest where Notice to Remedy Dangerous/Unsafe condition was mailed by Certified and First Class mail.

City Code 52-27, (d) The code official shall give the notice required by subsection (a) of this section by all of the following means:

(1) By certified or registered mail, properly addressed and postage prepaid, to all of the following persons or entities:

- a. The person or persons, firm, association, or corporation last assessing the property for state taxes to the address on file in the county tax collector's office;
- b. The record property owner or owners (including any owner or owners of an interest in the property) as shown from a search of the records of the office of the judge of probate of the county 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 the county 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 code official;
- d. All lien holders of record as shown from a search of the records of the office of the judge of probate of the county 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 code official; and
- e. Any person who is otherwise known to the city clerk or to the code official to have an interest in the property;

I hereby state that the information above is true, to the best of my knowledge. I also confirm that the information here is both accurate and complete, and relevant information has not been omitted.



Gary Jackson,
Municipal Enforcement Deputy Director

NUISANCE ABATEMENT WORKSHEET

RE: 553 Live Oak Street

Date: January 12, 2024

FROM: Ashley Parker, Real Estate Dept.

TO: Municipal Enforcement Division

Title Report effective date: November 9, 2023

Per the Title Report, the owner is: Joycelyn Nicholson

SEND NOTICES of nuisance abatement proceedings to the following parties:

RECIPIENTS

NOTES

- | | | |
|---|---|---|
| 1 | Joycelyn Nicholson
553 Live Oak St
Mobile AL 36603 | Revenue Commission location/subject address
Owner – Phone numbers 256-221-9425, 256-606-6806, 256-355-7831 |
| 2 | Joycelyn Nicholson
1608 Faye St SW
Decatur AL 35601-2733 | Revenue Commission mailing address good 2023 – 2024
LexisNexis address good 2/1999 – 12/2023 |
| 3 | Joycelyn Nicholson
1250 Saint Madar St
Mobile AL 36603-5735 | LexisNexis address good 4/2023 |

**TAX STATUS: 2023 TAX ARE DELINQUENT AND ACRUING
PENALTY AND INTEREST UNTIL MAY 2024 TAX LIEN
SALE**

Parties with recorded liens per Title Report: NONE

Open Mortgages: NONE

Lis Pendens

Lis Pendens – City of Mobile vs Cynthia O'Neal c/o Joycelyn Nicholson, filed 10/6/2023, recorded 11/14/2023, instrument number 2023067164

**Notice to Remedy Dangerous/Unsafe or Blighted Structure
Municipal Enforcement**



Joycelyn Nicholson
553 Live Oak Street
Mobile, AL 36603

November 22, 2024

**RE: 553 Live Oak Street
Project Number: ME-119-23**

Dear Joycelyn Nicholson:

On November 5, 2024 an inspection was made by Miranda Davis, Municipal Enforcement Officer II, at the property known as 553 Live Oak Street.

I. **PROPERTY** The legal description of the Property is as follows:

**LOTS 21 & 22 IN SQR 21 OF TH TISDALE SUBD OF TH FISHER TRT
DBK 75 NS PG 259 COMM AT TH NW COR OF ST MEADAR & LIVE
OAK STS TH RUN WLY ALG TH N/S OF ST MEDAR ST 80 FT TH NLY
& PAR W/ LIVE OAK ST 95 FT TO TH S SD OF MENAS ST 80 FT TO
TH SW COR OF MENAS ST & LIVE OAK ST TH RUN SLY ON TH W SD
OF LIVE OAK ST 95 FT TO TH POB #SEC 13 T4S R1W #MP29 06 13
0 002**

Parcel Number: 29 06 13 0 002 217

II. **VIOLATIONS** At this location, the Municipal Enforcement Officer observed the following:

- ☒ part of a building, part of a structure, party wall or foundation in a dangerous and unsafe condition;
- ☒ high weeds and grass; and/or
- ☒ an accumulation of trash and debris.

The Property was found to be in violation of the following sections of Chapter 52, Article II "Abatement of Unsafe Buildings and Structural Nuisances" of the Municipal Code of the City of Mobile, which reads as follows:

Section 4. Dangerous and Unsafe Buildings Defined. Properties containing any building, structure, part of building, part of a structure, party wall, or foundation which has any of the following defects shall be deemed dangerous and unsafe:

- ☒ **Sub-section:** (3) Those properties with any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged;
- (5) Those properties where the building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way;
- (6) Those properties where the building or structure, or any portion thereof, is clearly unsafe for its use and occupancy;
- (7) Those properties where the building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act;

Please see the attached Exhibit A, entitled Nuisance Abatement Inspection Checklist, for detailed violations specific to the Property

III. **REMEDIES** Due to the violations, you, as the Owner of the Property, are directed to take the following actions necessary to remedy the unsafe or dangerous condition of the building or structure:

- a) Repair the structures / and or building by **January 6, 2025**, which is 45 days from the date of this NOTICE; OR,
- b) If the specified repairs or improvements cannot be accomplished by **January 6, 2025**, provide the Code Official with a work plan to accomplish the repairs by **January 6, 2025**, which shall be subject to the approval of the code official; OR, Demolish the building, structure, part of building or structure, party wall, or foundation by **January 6, 2025**, which is 45 days from the date of this NOTICE.

All repair / demolition work requires a permit from the City of Mobile.

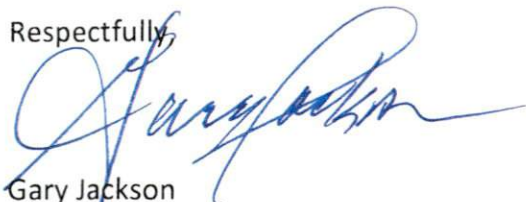
- IV. **NOTICE** is hereby given that on **January 14, 2025, 2024 at 10:30 a.m.**, a hearing will be held before the City Council of Mobile, Alabama, in order to determine and declare the building or structure a public nuisance. You may appear and provide any objections as to why you believe the property is not a public nuisance. The hearing will occur in the Auditorium of Mobile Government Plaza, located at 205 Government Street, Mobile, AL 36602. Upon holding the hearing, the city council shall determine whether or not the building or structure is unsafe to the extent that it is a public nuisance and order it be:

- ☒ Repaired; or,
☒ Demolished

- VI. **APPEAL** An Owner or any person aggrieved by the decision of the City Council at the hearing may, within ten (10) days thereafter, appeal to the Circuit Court of Mobile County upon filing with the clerk of the Circuit Court of Mobile County, notice of the appeal and bond for security of costs in the form and amount to be approved by the circuit clerk.
- VII. **MUNICIPAL ACTION** Upon the determination that the Property is a public nuisance, and if an appeal has not been taken to the Circuit Court, failure by the Owner to repair, submit an approved work plan, or demolish the Property shall result in demolition or repair by the City. The cost of the demolition or repairs shall be assessed against the Property.
- VIII. **LIEN** If the repairs or the demolition are accomplished by the City, the cost to do so shall result in a municipal lien in the amount of the same being assessed against the Property and lien being recorded in the Office of the Probate Judge of Mobile County (a/k/a Probate Court Records).
- IX. **FORECLOSURE AND SALE** Six months following the date upon which a municipal code lien has been recorded, if the lien remains unpaid, the City may commence a judicial in rem foreclosure and sale of the property in accordance with Code of Alabama, Section 11-40-60, et. seq. (1975), and as authorized by the City of Mobile Code, Article V, Chapter 52. The lien foreclosure and subsequent sale of the Property may extinguish any and all rights, title and interest an Owner or any other interested party has in the Property.

If you have any questions, please contact Miranda Davis, Municipal Enforcement Officer II at (251) 208-1538.

Respectfully,



Gary Jackson
Municipal Enforcement Deputy Director

RESOLUTION

Sponsored by: C. J. Small – District 3

WHEREAS, under the provisions of Chapter 52, Article II of the Mobile City Code, "Abatement of Unsafe Buildings and Structural Nuisances" adopted December 5, 2017, the accessory structure at **1053 BAY AVENUE** has been found by the Code Official of the City of Mobile to be dangerous and unsafe to the extent that it is a public nuisance;

WHEREAS, the Code Official has identified the following factors, in accordance with **Section 4, Subsection 5** of Article II of Chapter 52, in support of the determination that the structure is dangerous and unsafe to the extent that it is a public nuisance: **Nuisance Abatement Inspection Checklist/Exhibit A - No. 3, 4, 5, 7, 8, and 15; and**

WHEREAS, the Mobile City Council has held a public hearing to determine whether said structure constitutes a public nuisance;

NOW, THEREFORE, BASED UPON THE EVIDENCE PRESENTED, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE that the structure at **1053 BAY AVENUE** described as:

LOT 15 BLK E OAK HILL SUB DBK 85 P 380 #SEC 27 T4S R1W #MP29
10 27 4 000

Parcel Number: 29 10 27 4 000 116

Last Assessed to: RICHARDSON FELIX J &

is found and determined by the Mobile City Council to be dangerous and unsafe to the extent that it is a public nuisance and a blighted property, and it is hereby ordered that said structure be **demolished** in accordance with the terms of said Chapter 52, Article II of the Mobile City Code, "Abatement of Unsafe Buildings and Structural Nuisances."

BE IT FURTHER RESOLVED the City Clerk of the City shall mail a certified copy of this resolution by registered or certified mail to the interested persons listed above, and a certified copy of this resolution shall be published in the manner and as prescribed for the publication of municipal ordinances, and a certified copy of this resolution shall also be filed in the Office of the Judge of Probate of Mobile County, Alabama.

Adopted:

City Clerk

MUNICIPAL ENFORCEMENT DIVISION

January 6, 2025



TO: Lisa Lambert, City Clerk

FR: Gary Jackson, Deputy Director
Municipal Enforcement

RE: **Nuisance Abatement Hearing Request**

Please place the following notice on the City Council agenda for **Tuesday, January 14, 2025**.

A PUBLIC HEARING TO DETERMINE IF THE PROPERTY LOCATED AT **1053 BAY AVENUE**. OWNED BY OR MAY HAVE AN INTEREST: **RICHARDSON FELIX J &** IS A PUBLIC NUISANCE AS SET FORTH BY ORDINANCE NO.11-085, ARTICLE 5, NOVEMBER 26, 2002, ENTITLED "NUISANCE ABATEMENT". (See attached letters for all other name and addresses from Real Estate)

PARCEL NUMBER: 29 10 27 4 000 116

COUNCIL DISTRICT 3 – C. J. SMALL

LEGAL DESCRIPTION: (Assessment Information sheet from tax records enclosed)

GJ/md



City of Mobile
Blight Survey 2024

Report Date: Thursday, March 21, 2024

Property Address

1053 BAY AVE

Property Details

PARCEL KEY	00917814	LOCAL HISTORIC REGISTRY	N/A
PROPERTY STATUS		NATIONAL HISTORIC REGISTRY	Oakdale
BLIGHT ZONE	N/A	COUNCIL DISTRICT	3
STRUCTURE TYPE	Residential	FLOOD ZONE	N/A

Survey Results

DANGER TO ADJOINING PROPERTY	N	TAX DELINQUENT	N
DANGER TO PUBLIC ROW	N	CODE VIOLATIONS	Y
DANGER TO HUMAN LIFE/HEALTH	N	UTILITIES DISCONNECTED	Y
HISTORIC CONTRIBUTING STRUCTURE	Y	WATER PENETRATING STRUCTURE	Y
VACANT	Y	FIRE DAMAGE	N
OPEN BUILDING PERMITS	N	ROOF DAMAGE	Y
BUILDING OPEN TO THE PUBLIC	N	WALL COMPROMISED	Y
PROXIMITY TO BLIGHT	Y	FOUNDATION COMPROMISED	N
SURVEY DATE	2/8/2024	COMMENTS	

Property Score

SCORE	62	SCORE DESCRIPTION	Demo
-------	----	-------------------	------

Notes

Le

REVIEW COMMITTEE

SECURE ☐

DEMOLITION ☒

APPROVAL DATE

7-22-24

Noted 4 to 0 for Demolition

NUISANCE ABATEMENT INSPECTION CHECKLIST

MEO: M. Davis

Date: 11/06/2024

Property Address: 1053 Bay Avenue **District No:** 3

- ☐ 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
- ☐ 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
- ☒ 3. Structures or components thereof that have reached their limit state.
- ☒ 4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.
- ☒ 5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.
- ☐ 6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
- ☒ 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
- ☒ 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
- ☐ 9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
- ☐ 10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- ☐ 11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- ☐ 12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or
- ☐ 13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- ☐ 14. Protective treatment of all exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment.
- ☒ 15. Yard is overgrown with weeds and/or covered with litter, debris and junk.

















Affidavit of Mailed Notice



January 6, 2025

State of Alabama
County of Mobile

Subject Property – 1053 Bay Avenue.

My name and official title is Gary Jackson, Municipal Enforcement Deputy Director, Property Maintenance Code Official, City of Mobile. My mailing address is P.O. Box 1827, Mobile AL 36633. I can be reached at the phone number 251-208-1540 or by email address gary.jackson@cityofmobile.org.

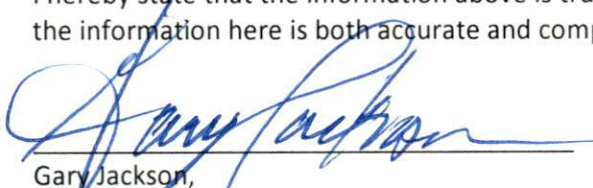
I affirm that Written Notice as required by City Code section 52-27 (d) (1), Notice from Code Official of Unsafe Condition, has been sent to all 1 parties identified by the attached Nuisance Abatement Worksheet, created by the City of Mobile Real Estate Department. The attached Nuisance Abatement Worksheet identifies parties of Interest where Notice to Remedy Dangerous/Unsafe condition was mailed by Certified and First Class mail.

City Code 52-27, (d) The code official shall give the notice required by subsection (a) of this section by all of the following means:

(1) By certified or registered mail, properly addressed and postage prepaid, to all of the following persons or entities:

- a. The person or persons, firm, association, or corporation last assessing the property for state taxes to the address on file in the county tax collector's office;
- b. The record property owner or owners (including any owner or owners of an interest in the property) as shown from a search of the records of the office of the judge of probate of the county 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 the county 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 code official;
- d. All lien holders of record as shown from a search of the records of the office of the judge of probate of the county 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 code official; and
- e. Any person who is otherwise known to the city clerk or to the code official to have an interest in the property;

I hereby state that the information above is true, to the best of my knowledge. I also confirm that the information here is both accurate and complete, and relevant information has not been omitted.


Gary Jackson,
Municipal Enforcement Deputy Director

NUISANCE ABATEMENT WORKSHEET

RE: 1053 Bay Avenue

Date: September 19, 2024

FROM: Ashley Parker, Real Estate Dept.

TO: Municipal Enforcement Division

Title Report effective date: September 18, 2024

Per the Title Report, the owner is: Heirs at law and next of kin of Barbara J. Richardson

Notes: I spoke to Carley Perry at 251-463-9247, son of deceased on 9/19/2024. He pays the property taxes and takes care of the property. He advised Lebaron Perry was not married at time of his death and did not have any children. I gave him Miranda Davis phone number because he is interested in having the house demolished. Revenue Commission shows a Carley E. Harris paying the property taxes for the 2023 tax year. I contacted the Revenue Commission, and the clerk stated it was paid by credit card and she could not give me anymore information due to privacy violations. I contacted Mr. Perry again and he advised he did pay the 2023 property taxes and the Revenue Commission entered the name incorrectly. He will contact them and have it corrected.

SEND NOTICES of nuisance abatement proceedings to the following parties:

RECIPIENTS

NOTES

- | | | |
|---|--|---|
| 1 | Owners
1053 Bay Ave
Mobile AL 36605-1535 | Subject/location address |
| 2 | Walda Perry Sumpter
7560 Olympic Ln Apt 111
Theodore AL 36582-3869 | Heir – LexisNexis address good 4/2024 – Phone number 251-283-1114 |
| 3 | Walda Perry Sumpter
6128 Sperry Rd Apt H5
Theodore A 36582-4111 | LexisNexis address good 8/2024 |
| 4 | Rachel Perry
1558 Orange St
Mobile AL 36605-4827 | Heir – LexisNexis address good 8/2024 – No current phone numbers listed - |

- | | | |
|---|---|---|
| 5 | Rachel Perry
1206 O'Donnell St
Mobile AL 36605-1542 | LexisNexis address good 1/2024 |
| | | |
| 6 | Carley Perry
1461 Homestead Dr W
Semmes AL 36575-7527 | Heir – LexisNexis address good 8/2024 – Phone
number is 251-463-9247 good 5/2024. – Paid
property taxes since 2008 through 2023 |
| | | |
| 7 | Arlise Perry Milton
1055 Bay Ave
Mobile AL 36605-1535 | Heir – LexisNexis address good 8/2024 – Phone
number is 251-518-2876 good 1/2024 |

TAX STATUS: 2023 TAXES ARE PAID CURRENT

Parties with recorded liens per Title Report:

- | | | |
|----|--|--|
| 8 | Midland Funding LLC
c/o Ben Louis Zarzaur
PO Box 11366
Birmingham AL 35202 | Midland Funding, LLC vs Walda Sumpter, filed
12/10/2018, recorded 4/1/2019, Instrument number
2019016654 |
| | | |
| 9 | State of AL Dept. of Revenue
Collections Service Dept.
P.O. Box 327820
Montgomery, AL 36132 | State of Alabama vs Arlise P. Milton – Filed
7/8/2018, recorded 7/12/2018 BK 7657 Pg 1523 –
Acct Number IIT-R00486252
Lien Number 257201664 |
| | | |
| 10 | State of AL Dept. of Revenue
Collections Service Dept.
P.O. Box 327820
Montgomery, AL 36132 | State of Alabama vs Rachel Perry
Account number IIT-R001896871
Lien number 1800578560
Lien number 1917412864
Lien number 818484736
Lien number 1261037056
Lien number 1054004736
Lien number 1410084352
Lien number 1213918720 |

Open Mortgages: NONE

Lis Pendens

Lis Pendens – City of Mobile vs Felix J. Richardson and Barbara J. Richardson, filed
7/23/2024, recorded 8/15/2024, instrument number 2024051889.

**Notice to Remedy Dangerous/Unsafe or Blighted Structure
Municipal Enforcement**



Heirs at law and next of kin of Barbara J. Richardson
Owners
1053 Bay Avenue
Mobile, AL 36605-1535

November 22, 2024

RE: **1053 Bay Avenue**
Project Number: ME-072-24

Dear Owners:

On November 6, 2024 an inspection was made by Miranda Davis, Municipal Enforcement Officer II, at the property known as 1053 Bay Avenue.

I. **PROPERTY** The legal description of the Property is as follows:

LOT 15 BLK E OAK HILL SUB DBK 85 P 380 #SEC 27 T4S R1W #MP29
10 27 4 000

Parcel Number: 29 10 27 4 000 116

II. **VIOLATIONS** At this location, the Municipal Enforcement Officer observed the following:

- ☒ part of a building, part of a structure, party wall or foundation in a dangerous and unsafe condition;
- ☒ high weeds and grass; and/or
- ☒ an accumulation of trash and debris.

The Property was found to be in violation of the following sections of Chapter 52, Article II "Abatement of Unsafe Buildings and Structural Nuisances" of the Municipal Code of the City of Mobile, which reads as follows:

Section 4. Dangerous and Unsafe Buildings Defined. Properties containing any building, structure, part of building, part of a structure, party wall, or foundation which has any of the following defects shall be deemed dangerous and unsafe:

- ☒ **Sub-section:** (3) Those properties with any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged;
- (5) Those properties where the building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way;
- (6) Those properties where the building or structure, or any portion thereof, is clearly unsafe for its use and occupancy;
- (7) Those properties where the building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act;

Please see the attached Exhibit A, entitled Nuisance Abatement Inspection Checklist, for detailed violations specific to the Property

III. **REMEDIES** Due to the violations, you, as the Owner of the Property, are directed to take the following actions necessary to remedy the unsafe or dangerous condition of the building or structure:

- a) Repair the structures / and or building by **January 6, 2025**, which is 45 days from the date of this NOTICE; OR,
- b) If the specified repairs or improvements cannot be accomplished by **January 6, 2025**, provide the Code Official with a work plan to accomplish the repairs by **January 6, 2025**, which shall be subject to the approval of the code official; OR, Demolish the building, structure, part of building or structure, party wall, or foundation by **January 6, 2025**, which is 45 days from the date of this NOTICE.

All repair / demolition work requires a permit from the City of Mobile.

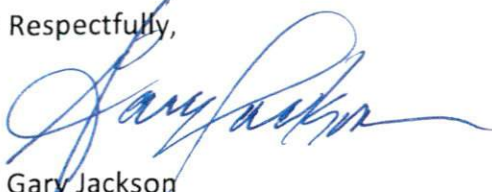
- IV. **NOTICE** is hereby given that on **January 14, 2025, 2024 at 10:30 a.m.,** a hearing will be held before the City Council of Mobile, Alabama, in order to determine and declare the building or structure a public nuisance. You may appear and provide any objections as to why you believe the property is not a public nuisance. The hearing will occur in the Auditorium of Mobile Government Plaza, located at 205 Government Street, Mobile, AL 36602. Upon holding the hearing, the city council shall determine whether or not the building or structure is unsafe to the extent that it is a public nuisance and order it be:

- ☒ Repaired; or,
☒ Demolished

- VI. **APPEAL** An Owner or any person aggrieved by the decision of the City Council at the hearing may, within ten (10) days thereafter, appeal to the Circuit Court of Mobile County upon filing with the clerk of the Circuit Court of Mobile County, notice of the appeal and bond for security of costs in the form and amount to be approved by the circuit clerk.
- VII. **MUNICIPAL ACTION** Upon the determination that the Property is a public nuisance, and if an appeal has not been taken to the Circuit Court, failure by the Owner to repair, submit an approved work plan, or demolish the Property shall result in demolition or repair by the City. The cost of the demolition or repairs shall be assessed against the Property.
- VIII. **LIEN** If the repairs or the demolition are accomplished by the City, the cost to do so shall result in a municipal lien in the amount of the same being assessed against the Property and lien being recorded in the Office of the Probate Judge of Mobile County (a/k/a Probate Court Records).
- IX. **FORECLOSURE AND SALE** Six months following the date upon which a municipal code lien has been recorded, if the lien remains unpaid, the City may commence a judicial in rem foreclosure and sale of the property in accordance with Code of Alabama, Section 11-40-60, et. seq. (1975), and as authorized by the City of Mobile Code, Article V, Chapter 52. The lien foreclosure and subsequent sale of the Property may extinguish any and all rights, title and interest an Owner or any other interested party has in the Property.

If you have any questions, please contact Miranda Davis, Municipal Enforcement Officer II at (251) 208-1538.

Respectfully,



Gary Jackson
Municipal Enforcement Deputy Director

RESOLUTION

Sponsored by: C. J. Small – District 3

WHEREAS, under the provisions of Chapter 52, Article II of the Mobile City Code, "Abatement of Unsafe Buildings and Structural Nuisances" adopted December 5, 2017, the accessory structure at **1101 BAY AVENUE** has been found by the Code Official of the City of Mobile to be dangerous and unsafe to the extent that it is a public nuisance;

WHEREAS, the Code Official has identified the following factors, in accordance with **Section 4, Subsection 5** of Article II of Chapter 52, in support of the determination that the structure is dangerous and unsafe to the extent that it is a public nuisance: **Nuisance Abatement Inspection Checklist/Exhibit A - No. 3, 4, 5, 7, 8, and 15; and**

WHEREAS, the Mobile City Council has held a public hearing to determine whether said structure constitutes a public nuisance;

NOW, THEREFORE, BASED UPON THE EVIDENCE PRESENTED, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE that the structure at **1101 BAY AVENUE** described as:

**E 1/2 OF LOTS 1 & 2 OF SQ D OAKHILL SUB DBK 85 N S & 380 #SEC
27 T4S R1W #MP29 10 27 4 000**

Parcel Number: 29 10 27 4 000 117

Last Assessed to: GEORGE QUEEN P

is found and determined by the Mobile City Council to be dangerous and unsafe to the extent that it is a public nuisance and a blighted property, and it is hereby ordered that said structure be **demolished** in accordance with the terms of said Chapter 52, Article II of the Mobile City Code, "Abatement of Unsafe Buildings and Structural Nuisances."

BE IT FURTHER RESOLVED the City Clerk of the City shall mail a certified copy of this resolution by registered or certified mail to the interested persons listed above, and a certified copy of this resolution shall be published in the manner and as prescribed for the publication of municipal ordinances, and a certified copy of this resolution shall also be filed in the Office of the Judge of Probate of Mobile County, Alabama.

Adopted:

City Clerk

MUNICIPAL ENFORCEMENT DIVISION

January 6, 2025



TO: Lisa Lambert, City Clerk

FR: Gary Jackson, Deputy Director
Municipal Enforcement

A handwritten signature in blue ink, appearing to be 'G. Jackson', is written over the text of the 'FR' field.

RE: Nuisance Abatement Hearing Request

Please place the following notice on the City Council agenda for **Tuesday, January 14, 2025.**

A PUBLIC HEARING TO DETERMINE IF THE PROPERTY LOCATED AT **1101 BAY AVENUE**. OWNED BY OR MAY HAVE AN INTEREST: **GEORGE QUEEN P** IS A PUBLIC NUISANCE AS SET FORTH BY ORDINANCE NO.11-085, ARTICLE 5, NOVEMBER 26, 2002, ENTITLED "NUISANCE ABATEMENT". (See attached letters for all other name and addresses from Real Estate)

PARCEL NUMBER: 29 10 27 4 000 117

COUNCIL DISTRICT 3 – C. J. SMALL

LEGAL DESCRIPTION: (Assessment Information sheet from tax records enclosed)

GJ/md



City of Mobile
Blight Survey 2024

Report Date: Thursday, March 21, 2024

Property Address

1101 BAY AVE

Property Details

PARCEL KEY	00917823	LOCAL HISTORIC REGISTRY	N/A
PROPERTY STATUS		NATIONAL HISTORIC REGISTRY	Oakdale
BLIGHT ZONE	N/A	COUNCIL DISTRICT	3
STRUCTURE TYPE	Residential	FLOOD ZONE	N/A

Survey Results

DANGER TO ADJOINING PROPERTY	N	TAX DELINQUENT	Y
DANGER TO PUBLIC ROW	N	CODE VIOLATIONS	Y
DANGER TO HUMAN LIFE, HEALTH	N	UTILITIES DISCONNECTED	Y
HISTORIC CONTRIBUTING STRUCTURE	Y	WATER PENETRATING STRUCTURE	Y
VACANT	Y	FIRE DAMAGE	N
OPEN BUILDING PERMITS	N	ROOF DAMAGE	Y
BUILDING OPEN TO THE PUBLIC	Y	WALL COMPROMISED	Y
PROXIMITY TO BLIGHT	Y	FOUNDATION COMPROMISED	N
SURVEY DATE	2/8/2024	COMMENTS	

Property Score

SCORE	66	SCORE DESCRIPTION	Demo
-------	----	-------------------	------

Notes

Handwritten signatures: [Signature] IC

REVIEW COMMITTEE

SECURE ☐

DEMOLITION ☐

APPROVAL DATE 7-22-24

Noted 860, one abstained
[Signature]

NUISANCE ABATEMENT INSPECTION CHECKLIST

MEO: M. Davis

Date: 11/05/2024

Property Address: 1101 Bay Avenue **District No:** 3

- ☐ 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
- ☐ 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
- ☒ 3. Structures or components thereof that have reached their limit state.
- ☒ 4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.
- ☒ 5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.
- ☐ 6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
- ☒ 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
- ☒ 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
- ☐ 9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
- ☐ 10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- ☐ 11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- ☐ 12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or
- ☐ 13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- ☐ 14. Protective treatment of all exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment.
- ☒ 15. Yard is overgrown with weeds and/or covered with litter, debris and junk.

















Affidavit of Mailed Notice



January 6, 2025

State of Alabama
County of Mobile

Subject Property – 1101 Bay Avenue.

My name and official title is Gary Jackson, Municipal Enforcement Deputy Director, Property Maintenance Code Official, City of Mobile. My mailing address is P.O. Box 1827, Mobile AL 36633. I can be reached at the phone number 251-208-1540 or by email address gary.jackson@cityofmobile.org.

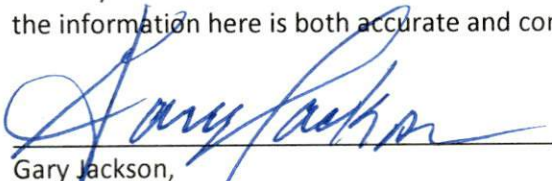
I affirm that Written Notice as required by City Code section 52-27 (d) (1), Notice from Code Official of Unsafe Condition, has been sent to all 14 parties identified by the attached Nuisance Abatement Worksheet, created by the City of Mobile Real Estate Department. The attached Nuisance Abatement Worksheet identifies parties of Interest where Notice to Remedy Dangerous/Unsafe condition was mailed by Certified and First Class mail.

City Code 52-27, (d) The code official shall give the notice required by subsection (a) of this section by all of the following means:

(1) By certified or registered mail, properly addressed and postage prepaid, to all of the following persons or entities:

- a. The person or persons, firm, association, or corporation last assessing the property for state taxes to the address on file in the county tax collector's office;
- b. The record property owner or owners (including any owner or owners of an interest in the property) as shown from a search of the records of the office of the judge of probate of the county 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 the county 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 code official;
- d. All lien holders of record as shown from a search of the records of the office of the judge of probate of the county 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 code official; and
- e. Any person who is otherwise known to the city clerk or to the code official to have an interest in the property;

I hereby state that the information above is true, to the best of my knowledge. I also confirm that the information here is both accurate and complete, and relevant information has not been omitted.


Gary Jackson,
Municipal Enforcement Deputy Director

NUISANCE ABATEMENT WORKSHEET

RE: 1101 Bay Avenue

Date: September 24, 2024

FROM: Ashley Parker, Real Estate Dept.

TO: Municipal Enforcement Division

Title Report effective date: September 23, 2024

Per the Title Report, the owner is: Horner George and Queenie P. George

Notes: Horner George died 5/24/1989. Queenie P. George died 10/5/2001. Heirs are grandchildren of both deceased owners.

SEND NOTICES of nuisance abatement proceedings to the following parties:

RECIPIENTS

NOTES

- | | Subject/location address |
|--|---|
| 1 Owners
1101 Bay Ave
Mobile AL 36605-1534 | |
| 2 Queenetta Pickett
1310 Rainbow Dr W
Mobile AL 36693-4721 | Heir – LexisNexis address good 8/2024 – Phone numbers are 251-391-4043, 205-706-5686 good 2023 and 2024 |
| 3 Queenetta Pickett
320 Stanton Rd Apt 1212
Mobile AL 36617-2441 | LexisNexis address good 6/2024 – Last known Revenue Commission mailing address from 2017 until 2024 |
| 4 Doris Christian Wright
7745 Union Grove Rd
Lithonia GA 30058-5062 | Heir – LexisNexis address good 8/2024 Phone numbers are 770-716-6399, 770-572-2860 good 2024 |
| 5 Doris Christian Wright
Dianne Christian Craig
213 Dijon Ct
Fayetteville GA 30214-5305 | LexisNexis address good 9/2024 – Dianne's' Phone numbers are 770-843-8378, 770-842-6399 and 770-716-6399 good 2023 and 2024 |
| 6 Pamela Christian Hill
6516 Victoria PL S
Mobile AL 36608-6009 | Heir – LexisNexis address good 6/2024 Phone numbers are 251-388-4222, 251-243-1419 and 251-243-1418 good 2024 |

- | | | |
|----|---|--|
| 7 | Barbara Christian Dunson
1717 Bream Dr
Mobile AL 36605-2663 | Heir – LexisNexis address good 7/2024 – Phone numbers are 216-965-5158, 251-387-2529, 251-644-5618 good 2020 |
| 8 | Doyle Christian
11426 Turnberry Ave
Gulfport MS 39503-4669 | LexisNexis address good 6/2024 |
| 9 | Doyle Christian
3379 Flat Shoals Rd
Decatur GA 30034-1360 | Heir – LexisNexis address good 7/2024 |
| 10 | Freddie Lee Christian Jr
65 Doves Nest
Covington GA 30016-4523 | Heir – LexisNexis address good 7/2024 |
| 11 | Ferna Christian Braddy
1731 Arbor Gate Dr
Lawrenceville GA 30044-8825 | Heir – LexisNexis address good 8/2024 - Phone numbers 470-646-8643, 678-368-7397, 470-979-0844 good 2024 |

TAX STATUS: 2008 taxes sold to the State of Alabama in 2009

- | | | |
|----|--|---|
| 12 | Alabama Dept. of Revenue
Property Tax Division
P. O. Box 327210
Montgomery, AL 36132-7210 | State Tax Sale 2008 per Revenue Commission
State of Alabama vs Queen George
Parcel Number 022910274000117 |
|----|--|---|

Parties with recorded liens per Title Report:

- | | | |
|----|--|---|
| 13 | State of AL Dept. of Revenue
Collections Service Dept.
P.O. Box 327820
Montgomery, AL 36132 | State of AL vs Queenetta Pickett recorded
5/14/2019 instrument number 2019026456
Acct Number IIT-R003482482
Lien Number 1416615424 |
| 14 | Alabama Medicaid
Liens Division
P. O. Box 5624
Montgomery, AL 36103-5624 | Alabama Medicaid vs Queen George, dated
9/20/1999, bk4798 pg1337 recorded 1/27/2000. |

Weed Lien City of mobile vs Queen George – recorded 6/20/2011 bk6787 pg1771
 Weed Lien City of mobile vs Queen George – recorded 5/22/2012 bk6894 pg1592
 Weed Lien City of mobile vs Queen George – recorded 4/20/2015 bk7252 pg1301
 Weed Lien City of mobile vs Queen George – recorded 11/20/2015 bk7323 pg1327
 Weed Lien City of mobile vs Queen George – recorded 12/14/2018 inst#2018069759
 Weed Lien City of mobile vs Queen George – recorded 6/18/2020 ins#2020035860
 Weed Lien City of mobile vs Queen George – recorded 9/11/2020 ins#2020055909
 Weed Lien City of mobile vs Queen George – recorded 1/7/2022 inst#2022001214

Open Mortgages: NONE

Lis Pendens

Lis Pendens – City of Mobile vs Queen P George, filed 9/9/2015, recorded 9/9/2015,
bk7301 pg812

Lis Pendens – City of Mobile vs Queen P George, filed 5/11/2016, recorded 5/11/2016,
bk7378 pg718

Lis Pendens – City of Mobile vs Queen P George, filed 10/18/2022, recorded 12/13/2022,
instrument number 2022076682

Lis Pendens – City of Mobile vs Queen George, filed 7/23/2024, recorded 8/15/2024,
instrument number 2024051899.

Notice to Remedy Dangerous/Unsafe or Blighted Structure
Municipal Enforcement



Horner George and Queenie P. George
Owners
1101 Bay Avenue
Mobile, AL 36605-1534

November 22, 2024

RE: **1101 Bay Avenue**
Project Number: ME-071-24

Dear Owners:

On November 5, 2024 an inspection was made by Miranda Davis, Municipal Enforcement Officer II, at the property known as 1101 Bay Avenue.

I. **PROPERTY** The legal description of the Property is as follows:

**E 1/2 OF LOTS 1 & 2 OF SQ D OAKHILL SUB DBK 85 N S & 380 #SEC
27 T4S R1W #MP29 10 27 4 000**

Parcel Number: 29 10 27 4 000 117

II. **VIOLATIONS** At this location, the Municipal Enforcement Officer observed the following:

- ☒ part of a building, part of a structure, party wall or foundation in a dangerous and unsafe condition;
- ☒ high weeds and grass; and/or
- ☒ an accumulation of trash and debris.

The Property was found to be in violation of the following sections of Chapter 52, Article II "Abatement of Unsafe Buildings and Structural Nuisances" of the Municipal Code of the City of Mobile, which reads as follows:

Section 4. Dangerous and Unsafe Buildings Defined. Properties containing any building, structure, part of building, part of a structure, party wall, or foundation which has any of the following defects shall be deemed dangerous and unsafe:

☒ **Sub-section:** (3) Those properties with any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged;

(5) Those properties where the building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way;

(6) Those properties where the building or structure, or any portion thereof, is clearly unsafe for its use and occupancy;

(7) Those properties where the building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act;

Please see the attached Exhibit A, entitled Nuisance Abatement Inspection Checklist, for detailed violations specific to the Property

III. **REMEDIES** Due to the violations, you, as the Owner of the Property, are directed to take the following actions necessary to remedy the unsafe or dangerous condition of the building or structure:

- a) Repair the structures / and or building by **January 6, 2025**, which is 45 days from the date of this NOTICE; OR,
- b) If the specified repairs or improvements cannot be accomplished by **January 6, 2025**, provide the Code Official with a work plan to accomplish the repairs by **January 6, 2025**, which shall be subject to the approval of the code official; OR, Demolish the building, structure, part of building or structure, party wall, or foundation by **January 6, 2025**, which is 45 days from the date of this NOTICE.

All repair / demolition work requires a permit from the City of Mobile.

- IV. **NOTICE** is hereby given that on January 14, 2025, 2024 at 10:30 a.m., a hearing will be held before the City Council of Mobile, Alabama, in order to determine and declare the building or structure a public nuisance. You may appear and provide any objections as to why you believe the property is not a public nuisance. The hearing will occur in the Auditorium of Mobile Government Plaza, located at 205 Government Street, Mobile, AL 36602. Upon holding the hearing, the city council shall determine whether or not the building or structure is unsafe to the extent that it is a public nuisance and order it be:

- ☒ Repaired; or,
☒ Demolished

- VI. **APPEAL** An Owner or any person aggrieved by the decision of the City Council at the hearing may, within ten (10) days thereafter, appeal to the Circuit Court of Mobile County upon filing with the clerk of the Circuit Court of Mobile County, notice of the appeal and bond for security of costs in the form and amount to be approved by the circuit clerk.
- VII. **MUNICIPAL ACTION** Upon the determination that the Property is a public nuisance, and if an appeal has not been taken to the Circuit Court, failure by the Owner to repair, submit an approved work plan, or demolish the Property shall result in demolition or repair by the City. The cost of the demolition or repairs shall be assessed against the Property.
- VIII. **LIEN** If the repairs or the demolition are accomplished by the City, the cost to do so shall result in a municipal lien in the amount of the same being assessed against the Property and lien being recorded in the Office of the Probate Judge of Mobile County (a/k/a Probate Court Records).
- IX. **FORECLOSURE AND SALE** Six months following the date upon which a municipal code lien has been recorded, if the lien remains unpaid, the City may commence a judicial in rem foreclosure and sale of the property in accordance with Code of Alabama, Section 11-40-60, et. seq. (1975), and as authorized by the City of Mobile Code, Article V, Chapter 52. The lien foreclosure and subsequent sale of the Property may extinguish any and all rights, title and interest an Owner or any other interested party has in the Property.

If you have any questions, please contact Miranda Davis, Municipal Enforcement Officer II at (251) 208-1538.

Respectfully,



Gary Jackson
Municipal Enforcement Deputy Director

RESOLUTION

Sponsored by: C. J. Small – District 3

WHEREAS, under the provisions of Chapter 52, Article II of the Mobile City Code, "Abatement of Unsafe Buildings and Structural Nuisances" adopted December 5, 2017, the accessory structure at **658 SOUTH CAROLINA STREET** has been found by the Code Official of the City of Mobile to be dangerous and unsafe to the extent that it is a public nuisance;

WHEREAS, the Code Official has identified the following factors, in accordance with **Section 4, Subsection 5** of Article II of Chapter 52, in support of the determination that the structure is dangerous and unsafe to the extent that it is a public nuisance: ***Nuisance Abatement Inspection Checklist/Exhibit A - No. 3, 4, 5, 6, 7, 8, 14 and 15; and***

WHEREAS, the Mobile City Council has held a public hearing to determine whether said structure constitutes a public nuisance;

NOW, THEREFORE, BASED UPON THE EVIDENCE PRESENTED, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE that the structure at **658 SOUTH CAROLINA STREET** described as:

**LOT 2 SQR 3 OF SIMS 2ND ADD DBK 120 N S P 486 #SEC 37 T4S
R1W #MP29 10 37 0 003**

Parcel Number: 29 10 37 0 003 043

Last Assessed to: POWELL CHARLES O & ROBERTA C C/O WILLIAM P COOK

is found and determined by the Mobile City Council to be dangerous and unsafe to the extent that it is a public nuisance and a blighted property, and it is hereby ordered that said structure be **demolished** in accordance with the terms of said Chapter 52, Article II of the Mobile City Code, "Abatement of Unsafe Buildings and Structural Nuisances."

BE IT FURTHER RESOLVED the City Clerk of the City shall mail a certified copy of this resolution by registered or certified mail to the interested persons listed above, and a certified copy of this resolution shall be published in the manner and as prescribed for the publication of municipal ordinances, and a certified copy of this resolution shall also be filed in the Office of the Judge of Probate of Mobile County, Alabama.

Adopted:

City Clerk

MUNICIPAL ENFORCEMENT DIVISION

January 6, 2025



TO: Lisa Lambert, City Clerk

FR: Gary Jackson, Deputy Director
Municipal Enforcement

A handwritten signature in blue ink, appearing to be 'GJ', is placed next to the 'FR' line.

RE: Nuisance Abatement Hearing Request

Please place the following notice on the City Council agenda for **Tuesday, January 14, 2025.**

A PUBLIC HEARING TO DETERMINE IF THE PROPERTY LOCATED AT **658 SOUTH CAROLINA STREET**. OWNED BY OR MAY HAVE AN INTEREST: **POWELL CHARLES O & ROBERTA C C/O WILLIAM P COOK** IS A PUBLIC NUISANCE AS SET FORTH BY ORDINANCE NO.11-085, ARTICLE 5, NOVEMBER 26, 2002, ENTITLED "NUISANCE ABATEMENT". (See attached letters for all other name and addresses from Real Estate)

PARCEL NUMBER: 29 10 37 0 003 043

COUNCIL DISTRICT 3 – C. J. SMALL

LEGAL DESCRIPTION: (Assessment Information sheet from tax records enclosed)

GJ/md



City of Mobile
Blight Survey 2024

Report Date: Thursday, March 21, 2024

Property Address

658 SOUTH CAROLINA ST

Property Details

PARCEL KEY#	00937017	LOCAL HISTORIC REGISTRY	N/A
PROPERTY STATUS		NATIONAL HISTORIC REGISTRY	Oakdale
BLIGHT ZONE	N/A	COUNCIL DISTRICT	3
STRUCTURE TYPE	Residential	FLOOD ZONE	X-Shaded

Survey Results

DANGER TO ADJOINING PROPERTY	N	TAX DELINQUENT	N
DANGER TO PUBLIC ROW	N	CODE VIOLATIONS	Y
DANGER TO HUMAN LIFE/HEALTH	N	UTILITIES DISCONNECTED	N
HISTORIC CONTRIBUTING STRUCTURE	Y	WATER PENETRATING STRUCTURE	Y <i>g</i>
VACANT	Y	FIRE DAMAGE	N
OPEN BUILDING PERMITS	N	POOF DAMAGE	Y
BUILDING OPEN TO THE PUBLIC	Y	WALL COMPROMISED	Y
PROXIMITY TO BLIGHT	Y	FOUNDATION COMPROMISED	Y
SURVEY DATE	2/1/2024	COMMENTS	

Property Score

SCORE	<i>AT 53</i>	SCORE DESCRIPTION	Review Committee
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Notes

REVIEW COMMITTEE

SECURE ☐

DEMOLITION ☒

APPROVAL DATE *7-27-24*

Notes 4 to 1 For Demolition

NUISANCE ABATEMENT INSPECTION CHECKLIST

MEO: M. Davis

Date: 11/06/2024

Property Address: 658 S. Carolina Street **District No:** 3

- ☐ 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
- ☐ 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
- ☒ 3. Structures or components thereof that have reached their limit state.
- ☒ 4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.
- ☒ 5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.
- ☒ 6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
- ☒ 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
- ☒ 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
- ☐ 9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
- ☐ 10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- ☐ 11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- ☐ 12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or
- ☐ 13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- ☒ 14. Protective treatment of all exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment.
- ☒ 15. Yard is overgrown with weeds and/or covered with litter, debris and junk.















Affidavit of Mailed Notice



January 6, 2025

State of Alabama
County of Mobile

Subject Property – 658 South Carolina Street.

My name and official title is Gary Jackson, Municipal Enforcement Deputy Director, Property Maintenance Code Official, City of Mobile. My mailing address is P.O. Box 1827, Mobile AL 36633. I can be reached at the phone number 251-208-1540 or by email address gary.jackson@cityofmobile.org.

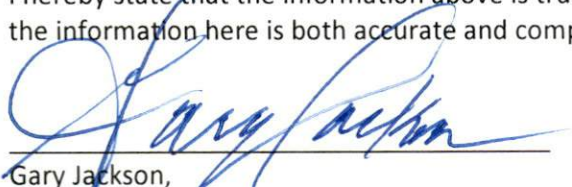
I affirm that Written Notice as required by City Code section 52-27 (d) (1), Notice from Code Official of Unsafe Condition, has been sent to all **16** parties identified by the attached Nuisance Abatement Worksheet, created by the City of Mobile Real Estate Department. The attached Nuisance Abatement Worksheet identifies parties of Interest where Notice to Remedy Dangerous/Unsafe condition was mailed by Certified and First Class mail.

City Code 52-27, (d) The code official shall give the notice required by subsection (a) of this section by all of the following means:

(1) By certified or registered mail, properly addressed and postage prepaid, to all of the following persons or entities:

- a. The person or persons, firm, association, or corporation last assessing the property for state taxes to the address on file in the county tax collector's office;
- b. The record property owner or owners (including any owner or owners of an interest in the property) as shown from a search of the records of the office of the judge of probate of the county 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 the county 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 code official;
- d. All lien holders of record as shown from a search of the records of the office of the judge of probate of the county 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 code official; and
- e. Any person who is otherwise known to the city clerk or to the code official to have an interest in the property;

I hereby state that the information above is true, to the best of my knowledge. I also confirm that the information here is both accurate and complete, and relevant information has not been omitted.



Gary Jackson,
Municipal Enforcement Deputy Director

NUISANCE ABATEMENT WORKSHEET

RE: 658 South Carolina Street

Date: October 8, 2024

FROM: Ashley Parker, Real Estate Dept.

TO: Municipal Enforcement Division

Title Report effective date: October 4, 2024

Per the Title Report, the owner is: Charles O. Powell and Roberta C. Powell

Notes: Charles O. Powell died 11/06/1997 then his wife Roberta claimed fee simple title by survivorship clause – Roberta C. Powell died 6/12/2015 intestate leaving no children. Her heirs listed in her obituary were nieces and nephews and one sister-in-law. William P. Cook is the in care of listed on the mailing address on the Revenue Commissioner's website. He also paid the property taxes until 2019. I spoke to William P. Cook 10/8/2024 at 404-345-5252. He stated the owners did not have children and all the owner's siblings were deceased but could not give me the names. The taxes were sold in a tax lien sale in 2020 & 2021 to Anthony Alecci and in 2022 the tax lien was sold to Enrique Williams II. 2023 taxes were not sold and or paid in the time frame allowed so the Mobile County Revenue Commission holds the lien for 2023 tax year and should be notified.

SEND NOTICES of nuisance abatement proceedings to the following parties:

RECIPIENTS

NOTES

- | | | |
|---|--|---|
| 1 | Owner
658 South Carolina St
Mobile AL 36603 | Subject/location address |
| 2 | William Cook
3489 Robin Point Dr
Decatur GA 30034-4806 | Heir – nephew – LexisNexis address good 7/2024 – phone number is 404-840-7639 good 2024 (verified) and spoke to him on 10/8/2024. Paid the taxes 2016, 2017 and 2018 and is the Revenue Commission mailing address from 2017 until 2024 |
| 3 | Lucy Achebo
416 N 16 th St
Murphysboro, IL 62966-2046 | Heir – Niece – LexisNexis address good 10/2024 – Phone number is 618-967-4527, 618-565-5443, 618-684-4527 good 2024 |
| 4 | Rita Diane Cook
314 Carol St
Marion AL 36756-3536 | Heir – Niece – LexisNexis address good 8/2024 – phone number 404-345-5259, 334-292-1625, 334-345-0171 good 2024 |

- | | | |
|----|---|---|
| 5 | Rita Diane Cook
Sharon Denise Cook
PO Box 565
Marion AL 36756-0565 | LexisNexis address good 2/2024 |
| 6 | Sharon Denise Cook
228 Eutaw St
Marion AL 36756-1512 | Heir – Niece - LexisNexis address good 8/2024 –
Phone number 334-292-0770 good 2024 |
| 7 | Larry Cook
102 Lashley Dr
Selma AL 36701-8376 | Heir – Nephew – Lexisnexus address good 10/2024
– Phone numbers are 334-375-5803, 334-573-
2446, 334-875-8282 |
| 8 | Dortha Rutledge
2529 Curdes Ave Apt 116
Fort Wayne IN 46805-2751 | Sister-in-law of owner Roberta C. Powell per
obituary. LexisNexis address good 8/2024 –
Phone number 260-490-9717 good 2024 |
| 9 | Deshannon Clemons
4501 Atwood Dr
Fort Wayne In 46806-4917 | Heir – Nephew – LexisNexis address good 7/2024
– phone number 260-246-4654, 260-456-5477
good 2024 |
| 10 | Deshannon Clemons
5020 Salem Ln
Fort Wayne IN 46806-3465 | LexisNexis address good 10/2024 |
| 11 | Jeffrey Clemons
5406 Argiano Xing
Fort Wayne IN 46845-8883 | Heir – Nephew – LexisNexis 8/2024 – phone
number 260-415-8953 good 2023 |
| 12 | Gloria Underwood
2700 10 th Ave Apt F
Tuscaloosa AL 35401-6788 | Heir – Niece – LexisNexis address good 9/2024 –
phone numbers are 334-292-0738, 334-412-8891
good 2024 |

TAX STATUS:

- | | | |
|----|---|---|
| 13 | Enrique Williams
409 Gordonwood Ct
Mobile AL 36606-2933 | 2022 Tax Lien holder – Lexisnexus address good
8/2024 – phone number 251-610-7473, 205-567-
9747, |
|----|---|---|

14 Anthony Alecci
14050 Bradshaw Rd
Peyton CO 80831-9432

2020 & 2021 Tax Lien holder – LexisNexis address
good 8/2024 – Phone number 719-421-6035, 907-
350-3239, 719-650-7890 good 2024

15 Mobile County Revenue
Commission c/o Land
Redemption
3925 Michael Blvd Ste G
Mobile AL 36609

Reference key number 937017 in the notice and list
the 2023 tax lien sale.

Parties with recorded liens per Title Report:

16 Alabama Medicaid
Liens Division
P. O. Box 5624
Montgomery, AL 36103-5624

Alabama Medicaid Agency vs Roberta C. Powell,
filed 3/7/2014, recorded 4/24/2014, Bk 7141 Pg
1909.

Weed Lien – City of Mobile vs Charles O. Powell and Roberta C. Powell, filed 8/3/2021,
recorded 9/9/2021, instrument number 2021059057.

Weed Lien – City of Mobile vs Charles O. Powell and Roberta C. Powell, filed 5/31/2022,
recorded 10/20/2022, instrument number 2022066898.

Open Mortgages: NONE

Lis Pendens

Lis Pendens – City of Mobile vs Charles O & Roberta C Powell, filed 7/31/2024, recorded
8/15/2024, instrument number 2024051892.

Notice to Remedy Dangerous/Unsafe or Blighted Structure
Municipal Enforcement



Charles O. Powell and Roberta C. Powell
Owner
658 South Carolina Street
Mobile, AL 36603

November 22, 2024

RE: **658 South Carolina Street**
Project Number: ME-082-24

Dear Owner:

On November 6, 2024 an inspection was made by Miranda Davis, Municipal Enforcement Officer II, at the property known as 658 South Carolina Street.

I. **PROPERTY** The legal description of the Property is as follows:

LOT 2 SQR 3 OF SIMS 2ND ADD DBK 120 N S P 486 #SEC 37 T4S
R1W #MP29 10 37 0 003

Parcel Number: 29 10 37 0 003 043

II. **VIOLATIONS** At this location, the Municipal Enforcement Officer observed the following:

- ☒ part of a building, part of a structure, party wall or foundation in a dangerous and unsafe condition;
- ☒ high weeds and grass; and/or
- ☒ an accumulation of trash and debris.

The Property was found to be in violation of the following sections of Chapter 52, Article II "Abatement of Unsafe Buildings and Structural Nuisances" of the Municipal Code of the City of Mobile, which reads as follows:

Section 4. Dangerous and Unsafe Buildings Defined. Properties containing any building, structure, part of building, part of a structure, party wall, or foundation which has any of the following defects shall be deemed dangerous and unsafe:

☒ **Sub-section:** (3) Those properties with any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged;

(5) Those properties where the building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way;

(6) Those properties where the building or structure, or any portion thereof, is clearly unsafe for its use and occupancy;

(7) Those properties where the building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act;

Please see the attached Exhibit A, entitled Nuisance Abatement Inspection Checklist, for detailed violations specific to the Property

III. **REMEDIES** Due to the violations, you, as the Owner of the Property, are directed to take the following actions necessary to remedy the unsafe or dangerous condition of the building or structure:

- a) Repair the structures / and or building by **January 6, 2025**, which is 45 days from the date of this NOTICE; OR,
- b) If the specified repairs or improvements cannot be accomplished by **January 6, 2025**, provide the Code Official with a work plan to accomplish the repairs by **January 6, 2025**, which shall be subject to the approval of the code official; OR, Demolish the building, structure, part of building or structure, party wall, or foundation by **January 6, 2025**, which is 45 days from the date of this NOTICE.

All repair / demolition work requires a permit from the City of Mobile.

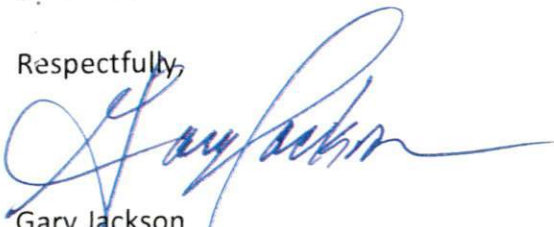
- IV. **NOTICE** is hereby given that on January 14, 2025, 2024 at 10:30 a.m., a hearing will be held before the City Council of Mobile, Alabama, in order to determine and declare the building or structure a public nuisance. You may appear and provide any objections as to why you believe the property is not a public nuisance. The hearing will occur in the Auditorium of Mobile Government Plaza, located at 205 Government Street, Mobile, AL 36602. Upon holding the hearing, the city council shall determine whether or not the building or structure is unsafe to the extent that it is a public nuisance and order it be:

- ☒ Repaired; or,
☒ Demolished

- VI. **APPEAL** An Owner or any person aggrieved by the decision of the City Council at the hearing may, within ten (10) days thereafter, appeal to the Circuit Court of Mobile County upon filing with the clerk of the Circuit Court of Mobile County, notice of the appeal and bond for security of costs in the form and amount to be approved by the circuit clerk.
- VII. **MUNICIPAL ACTION** Upon the determination that the Property is a public nuisance, and if an appeal has not been taken to the Circuit Court, failure by the Owner to repair, submit an approved work plan, or demolish the Property shall result in demolition or repair by the City. The cost of the demolition or repairs shall be assessed against the Property.
- VIII. **LIEN** If the repairs or the demolition are accomplished by the City, the cost to do so shall result in a municipal lien in the amount of the same being assessed against the Property and lien being recorded in the Office of the Probate Judge of Mobile County (a/k/a Probate Court Records).
- IX. **FORECLOSURE AND SALE** Six months following the date upon which a municipal code lien has been recorded, if the lien remains unpaid, the City may commence a judicial in rem foreclosure and sale of the property in accordance with Code of Alabama, Section 11-40-60, et. seq. (1975), and as authorized by the City of Mobile Code, Article V, Chapter 52. The lien foreclosure and subsequent sale of the Property may extinguish any and all rights, title and interest an Owner or any other interested party has in the Property.

If you have any questions, please contact Miranda Davis, Municipal Enforcement Officer II at (251) 208-1538.

Respectfully,


Gary Jackson
Municipal Enforcement Deputy Director

RESOLUTION

Sponsored by: Ben Reynolds – District 4

WHEREAS, under the provisions of Chapter 52, Article II of the Mobile City Code, "Abatement of Unsafe Buildings and Structural Nuisances" adopted December 5, 2017, the accessory structure at **2813 LONGLEAF DRIVE** has been found by the Code Official of the City of Mobile to be dangerous and unsafe to the extent that it is a public nuisance;

WHEREAS, the Code Official has identified the following factors, in accordance with **Section 4, Subsection 5** of Article II of Chapter 52, in support of the determination that the structure is dangerous and unsafe to the extent that it is a public nuisance: **Nuisance Abatement Inspection Checklist/Exhibit A - No. 3, 4, 5, 7, 8, and 15; and**

WHEREAS, the Mobile City Council has held a public hearing to determine whether said structure constitutes a public nuisance;

NOW, THEREFORE, BASED UPON THE EVIDENCE PRESENTED, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE that the structure at **2813 LONGLEAF DRIVE** described as:

**LOT 55 BASSWOODS RESUB MBK 9 P 451 #SEC 10 T5S R2W #MP33
02 10 1 001**

Parcel Number: 33 02 10 1 001 039

Last Assessed to: DAY JAY B & AUTHARENE N

is found and determined by the Mobile City Council to be dangerous and unsafe to the extent that it is a public nuisance and a blighted property, and it is hereby ordered that said structure be **demolished** in accordance with the terms of said Chapter 52, Article II of the Mobile City Code, "Abatement of Unsafe Buildings and Structural Nuisances."

BE IT FURTHER RESOLVED the City Clerk of the City shall mail a certified copy of this resolution by registered or certified mail to the interested persons listed above, and a certified copy of this resolution shall be published in the manner and as prescribed for the publication of municipal ordinances, and a certified copy of this resolution shall also be filed in the Office of the Judge of Probate of Mobile County, Alabama.

Adopted:

City Clerk

MUNICIPAL ENFORCEMENT DIVISION

January 6, 2025



TO: Lisa Lambert, City Clerk

FR: Gary Jackson, Deputy Director
Municipal Enforcement

RE: Nuisance Abatement Hearing Request

Please place the following notice on the City Council agenda for **Tuesday, January 14, 2025.**

A PUBLIC HEARING TO DETERMINE IF THE PROPERTY LOCATED AT **2813 LONGLEAF DRIVE.**
OWNED BY OR MAY HAVE AN INTEREST: **DAY JAY B & AUTHARENE N** IS A PUBLIC NUISANCE AS
SET FORTH BY ORDINANCE NO.11-085, ARTICLE 5, NOVEMBER 26, 2002, ENTITLED "NUISANCE
ABATEMENT". (See attached letters for all other name and addresses from Real Estate)

PARCEL NUMBER: 33 02 10 1 001 039

COUNCIL DISTRICT 4 – BEN REYNOLDS

LEGAL DESCRIPTION: (Assessment Information sheet from tax records enclosed)

GJ/md



City of Mobile
Blight Survey 2024

Report Date: Thursday, March 21, 2024

Property Address

2813 LONGLEAF DR

Property Details

PARCEL KEY#	01092445	LOCAL HISTORIC REGISTRY	N/A
PROPERTY STATUS		NATIONAL HISTORIC REGISTRY	N/A
BLIGHT ZONE	N/A	COUNCIL DISTRICT	4
STRUCTURE TYPE	Residential	FLOOD ZONE	N/A

Survey Results

DANGER TO ADJOINING PROPERTY	N	TAX DELINQUENT	N
DANGER TO PUBLIC ROAD	N	CODE VIOLATIONS	N <i>E</i>
DANGER TO HUMAN LIFE/HEALTH	N	UTILITIES DISCONNECTED	N
HISTORIC CONTRIBUTING STRUCTURE	N	WATER PENETRATING STRUCTURE	Y
VACANT	<u>N</u>	FIRE DAMAGE	N
OPEN BUILDING PERMITS	N	ROOF DAMAGE	Y
BUILDING OPEN TO THE PUBLIC	Y	WALL COMPROMISED	Y
PROXIMITY TO BLIGHT	N	FOUNDATION COMPROMISED	N
SURVEY DATE	2/20/2024	COMMENTS	

Property Score

SCORE *52 55* SCORE DESCRIPTION Demo

Notes

REVIEW COMMITTEE

SECURE ☐

DEMOLITION ☒

APPROVAL DATE *7-29-24*

Notes 5 to 0 for Demolition

NUISANCE ABATEMENT INSPECTION CHECKLIST

MEO: M. Davis

Date: 11/06/2024

Property Address: 2813 Longleaf Drive **District No:** 4

- ☐ 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
- ☐ 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
- ☒ 3. Structures or components thereof that have reached their limit state.
- ☒ 4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.
- ☒ 5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.
- ☐ 6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
- ☒ 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
- ☒ 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
- ☐ 9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
- ☐ 10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- ☐ 11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- ☐ 12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or
- ☐ 13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- ☐ 14. Protective treatment of all exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment.
- ☒ 15. Yard is overgrown with weeds and/or covered with litter, debris and junk.



















Affidavit of Mailed Notice



January 6, 2025

State of Alabama
County of Mobile

Subject Property – 2813 Longleaf Drive.

My name and official title is Gary Jackson, Municipal Enforcement Deputy Director, Property Maintenance Code Official, City of Mobile. My mailing address is P.O. Box 1827, Mobile AL 36633. I can be reached at the phone number 251-208-1540 or by email address gary.jackson@cityofmobile.org.

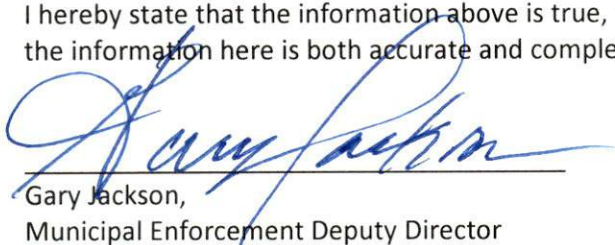
I affirm that Written Notice as required by City Code section 52-27 (d) (1), Notice from Code Official of Unsafe Condition, has been sent to all 9 parties identified by the attached Nuisance Abatement Worksheet, created by the City of Mobile Real Estate Department. The attached Nuisance Abatement Worksheet identifies parties of Interest where Notice to Remedy Dangerous/Unsafe condition was mailed by Certified and First Class mail.

City Code 52-27, (d) The code official shall give the notice required by subsection (a) of this section by all of the following means:

(1) By certified or registered mail, properly addressed and postage prepaid, to all of the following persons or entities:

- a. The person or persons, firm, association, or corporation last assessing the property for state taxes to the address on file in the county tax collector's office;
- b. The record property owner or owners (including any owner or owners of an interest in the property) as shown from a search of the records of the office of the judge of probate of the county 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 the county 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 code official;
- d. All lien holders of record as shown from a search of the records of the office of the judge of probate of the county 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 code official; and
- e. Any person who is otherwise known to the city clerk or to the code official to have an interest in the property;

I hereby state that the information above is true, to the best of my knowledge. I also confirm that the information here is both accurate and complete, and relevant information has not been omitted.


Gary Jackson,
Municipal Enforcement Deputy Director

NUISANCE ABATEMENT WORKSHEET

RE: 2813 Longleaf Drive

Date: October 2, 2024

FROM: Ashley Parker, Real Estate Dept.

TO: Municipal Enforcement Division

Title Report effective date: October 2, 2024

Per the Title Report, the owner is: Jay B. Day and Autharene N. Day

Notes: Both owners are deceased. No obituary was found for Autharene N. Day. Only Ancestry listed date of death as 2018. No exact date was available. LexisNexis did not show her as deceased.

SEND NOTICES of nuisance abatement proceedings to the following parties:

RECIPIENTS

NOTES

- | | | |
|---|--|---|
| 1 | Jay Anthony Day
2813 Longleaf Dr
Mobile AL 36693-4032 | Subject/location address – Heir – Phone numbers
251-591-0533, 251-622-7108 good 2024 – Paid
property taxes 2019 – 2023. |
| 2 | Jay Anthony Day
PO Box 191483
Mobile AL 36619-6483 | LexisNexis address good 1/2023 |
| 3 | Tammy Jean Day Smith
6208 Southridge Blvd
Mobile AL 36693-3419 | Heir – Phone numbers are 251-509-4976, 251-509-
5204 and 251-633-4852 good 2024 |
| 4 | Tammy Jean Day Smith
6032 Cedar Knot Ct
Mobile AL 36609-2701 | Lexisnexus address good 7/2024 |
| 5 | Andrea S. Higginbotham
201 N Church St
Winston Salem NC 27101-4044 | Heir – LexisNexis address good 7/2024 – Phone
numbers are 251-605-8461, 205-522-1611, 941-
706-2166 good 2024 |

- | | | |
|---|--|---|
| 6 | Andrea S. Higginbotham
23552 Unbridled Loop
Daphne AL 36526-0996 | LexisNexis address good 8/2024 |
| 7 | Andrea S. Higginbotham
160 Paramount Dr
Sarasota FL 34232-6074 | LexisNexis address good 5/2024 |
| 8 | Samantha Jean Baker
2121 Luckner Ct
Mobile AL 36618-2618 | Heir – LexisNexis address good 8/2024 – Phone
number 251-214-7197, 251-214-7198, good 2024 |
| 9 | Samantha Jean Baker
9228 Adams Ave
Cleveland OH 44108-3219 | LexisNexis address good 1/2022 |

TAX STATUS: 2023 PROPERTY TAXES ARE CURRENT

Parties with recorded liens per Title Report: NONE

Open Mortgages - NONE

Lis Pendens

Lis Pendens – City of Mobile vs Jay B. Day and Autharene N Day, filed 7/31/2024, recorded 8/15/2024, instrument number 2024051902.

**Notice to Remedy Dangerous/Unsafe or Blighted Structure
Municipal Enforcement**



Jay Anthony Day
2813 Longleaf Drive
Mobile, AL 36693-4032

November 22, 2024

RE: 2813 Longleaf Drive
Project Number: ME-077-24

Dear Jay Anthony Day:

On November 6, 2024 an inspection was made by Miranda Davis, Municipal Enforcement Officer II, at the property known as 2813 Longleaf Drive.

I. **PROPERTY** The legal description of the Property is as follows:

LOT 55 BASSWOODS RESUB MBK 9 P 451 #SEC 10 T5S R2W #MP33
02 10 1 001

Parcel Number: 33 02 10 1 001 039

II. **VIOLATIONS** At this location, the Municipal Enforcement Officer observed the following:

- ☒ part of a building, part of a structure, party wall or foundation in a dangerous and unsafe condition;
- ☒ high weeds and grass; and/or
- ☒ an accumulation of trash and debris.

The Property was found to be in violation of the following sections of Chapter 52, Article II "Abatement of Unsafe Buildings and Structural Nuisances" of the Municipal Code of the City of Mobile, which reads as follows:

Section 4. Dangerous and Unsafe Buildings Defined. Properties containing any building, structure, part of building, part of a structure, party wall, or foundation which has any of the following defects shall be deemed dangerous and unsafe:

- ☒ **Sub-section:** (3) Those properties with any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged;
- (5) Those properties where the building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way;
- (6) Those properties where the building or structure, or any portion thereof, is clearly unsafe for its use and occupancy;
- (7) Those properties where the building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act;

Please see the attached Exhibit A, entitled Nuisance Abatement Inspection Checklist, for detailed violations specific to the Property

III. **REMEDIES** Due to the violations, you, as the Owner of the Property, are directed to take the following actions necessary to remedy the unsafe or dangerous condition of the building or structure:

- a) Repair the structures / and or building by **January 6, 2025**, which is 45 days from the date of this NOTICE; OR,
- b) If the specified repairs or improvements cannot be accomplished by **January 6, 2025**, provide the Code Official with a work plan to accomplish the repairs by **January 6, 2025**, which shall be subject to the approval of the code official; OR, Demolish the building, structure, part of building or structure, party wall, or foundation by **January 6, 2025**, which is 45 days from the date of this NOTICE.

All repair / demolition work requires a permit from the City of Mobile.

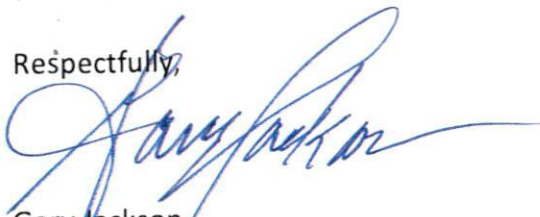
- IV. **NOTICE** is hereby given that on January 14, 2025, 2024 at 10:30 a.m., a hearing will be held before the City Council of Mobile, Alabama, in order to determine and declare the building or structure a public nuisance. You may appear and provide any objections as to why you believe the property is not a public nuisance. The hearing will occur in the Auditorium of Mobile Government Plaza, located at 205 Government Street, Mobile, AL 36602. Upon holding the hearing, the city council shall determine whether or not the building or structure is unsafe to the extent that it is a public nuisance and order it be:

- ☒ Repaired; or,
☒ Demolished

- VI. **APPEAL** An Owner or any person aggrieved by the decision of the City Council at the hearing may, within ten (10) days thereafter, appeal to the Circuit Court of Mobile County upon filing with the clerk of the Circuit Court of Mobile County, notice of the appeal and bond for security of costs in the form and amount to be approved by the circuit clerk.
- VII. **MUNICIPAL ACTION** Upon the determination that the Property is a public nuisance, and if an appeal has not been taken to the Circuit Court, failure by the Owner to repair, submit an approved work plan, or demolish the Property shall result in demolition or repair by the City. The cost of the demolition or repairs shall be assessed against the Property.
- VIII. **LIEN** If the repairs or the demolition are accomplished by the City, the cost to do so shall result in a municipal lien in the amount of the same being assessed against the Property and lien being recorded in the Office of the Probate Judge of Mobile County (a/k/a Probate Court Records).
- IX. **FORECLOSURE AND SALE** Six months following the date upon which a municipal code lien has been recorded, if the lien remains unpaid, the City may commence a judicial in rem foreclosure and sale of the property in accordance with Code of Alabama, Section 11-40-60, et. seq. (1975), and as authorized by the City of Mobile Code, Article V, Chapter 52. The lien foreclosure and subsequent sale of the Property may extinguish any and all rights, title and interest an Owner or any other interested party has in the Property.

If you have any questions, please contact Miranda Davis, Municipal Enforcement Officer II at (251) 208-1538.

Respectfully,


Gary Jackson
Municipal Enforcement Deputy Director

RESOLUTION

Sponsored by: Ben Reynolds – District 4

WHEREAS, under the provisions of Chapter 52, Article II of the Mobile City Code, "Abatement of Unsafe Buildings and Structural Nuisances" adopted December 5, 2017, the accessory structure at **7010 SMITH STREET** has been found by the Code Official of the City of Mobile to be dangerous and unsafe to the extent that it is a public nuisance;

WHEREAS, the Code Official has identified the following factors, in accordance with **Section 4, Subsection 5** of Article II of Chapter 52, in support of the determination that the structure is dangerous and unsafe to the extent that it is a public nuisance: ***Nuisance Abatement Inspection Checklist/Exhibit A - No. 3, 4, 5, 7, 8, and 15;*** and

WHEREAS, the Mobile City Council has held a public hearing to determine whether said structure constitutes a public nuisance;

NOW, THEREFORE, BASED UPON THE EVIDENCE PRESENTED, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE that the structure at **7010 SMITH STREET** described as:

LOT 2 LOTTIE BOLTON EST DIV MBK 52/107 #SEC 10 T6S R2W
#MP38 02 10 2 000

Parcel Number: 38 02 10 2 000 037.002

Last Assessed to: BOLTON HOWARD O & ROBERT EUGENE BOLTON

is found and determined by the Mobile City Council to be dangerous and unsafe to the extent that it is a public nuisance and a blighted property, and it is hereby ordered that said structure be ***demolished*** in accordance with the terms of said Chapter 52, Article II of the Mobile City Code, "Abatement of Unsafe Buildings and Structural Nuisances."

BE IT FURTHER RESOLVED the City Clerk of the City shall mail a certified copy of this resolution by registered or certified mail to the interested persons listed above, and a certified copy of this resolution shall be published in the manner and as prescribed for the publication of municipal ordinances, and a certified copy of this resolution shall also be filed in the Office of the Judge of Probate of Mobile County, Alabama.

Adopted:

City Clerk

MUNICIPAL ENFORCEMENT DIVISION

January 6, 2025



TO: Lisa Lambert, City Clerk

FR: Gary Jackson, Deputy Director
Municipal Enforcement



RE: Nuisance Abatement Hearing Request

Please place the following notice on the City Council agenda for **Tuesday, January 14, 2025.**

A PUBLIC HEARING TO DETERMINE IF THE PROPERTY LOCATED AT **7010 SMITH STREET.**
OWNED BY OR MAY HAVE AN INTEREST: **BOLTON HOWARD O & ROBERT EUGENE BOLTON** IS
A PUBLIC NUISANCE AS SET FORTH BY ORDINANCE NO.11-085, ARTICLE 5, NOVEMBER 26, 2002,
ENTITLED "NUISANCE ABATEMENT". (See attached letters for all other name and addresses
from Real Estate)

PARCEL NUMBER: 38 02 10 2 000 037.002

COUNCIL DISTRICT 4 – BEN REYNOLDS

LEGAL DESCRIPTION: (Assessment Information sheet from tax records enclosed)

GJ/md



City of Mobile
Blight Survey 2024

Report Date: Thursday, March 21, 2024

Property Address

7010 SMITH ST

Property Details

PARCEL KEY	02403429	LOCAL HISTORIC REGISTRY	N/A
PROPERTY STATUS		NATIONAL HISTORIC REGISTRY	N/A
BLIGHT ZONE	N/A	COUNCIL DISTRICT	4
STRUCTURE TYPE	Residential	FLOOD ZONE	N/A

Survey Results

DANGER TO ADJOINING PROPERTY	N	TAX DELINQUENT	N
DANGER TO PUBLIC ROW	N	CODE VIOLATIONS	Y
DANGER TO HUMAN/LIFE/HEALTH	N	UTILITIES DISCONNECTED	Y
HISTORIC CONTRIBUTING STRUCTURE	N	WATER PENETRATING STRUCTURE	N
VACANT	Y	FIRE DAMAGE	N
OPEN BUILDING PERMITS	N	ROOF DAMAGE	Y
BUILDING OPEN TO THE PUBLIC	Y	WALL COMPROMISED	Y
PROXIMITY TO BLIGHT	Y	FOUNDATION COMPROMISED	N
SURVEY DATE	3/14/2024	COMMENTS	

Property Score

SCORE	57	SCORE DESCRIPTION	Demo
-------	----	-------------------	------

Notes

IC

REVIEW COMMITTEE

SECURE ☐

DEMOLITION ☒

APPROVAL DATE 4-29-24

Notes 5 to 0 for Demolition

[Signature]

NUISANCE ABATEMENT INSPECTION CHECKLIST

MEO: M. Davis

Date: 11/06/2024

Property Address: 7010 Smith Street **District No:** 4

- ☐ 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
- ☐ 2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
- ☒ 3. Structures or components thereof that have reached their limit state.
- ☒ 4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.
- ☒ 5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.
- ☐ 6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
- ☒ 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
- ☒ 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
- ☐ 9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
- ☐ 10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- ☐ 11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- ☐ 12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or
- ☐ 13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
- ☐ 14. Protective treatment of all exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment.
- ☒ 15. Yard is overgrown with weeds and/or covered with litter, debris and junk.



























JAN 03 2025



Affidavit of Mailed Notice



January 6, 2025

State of Alabama
County of Mobile

Subject Property – 7010 Smith Street.

My name and official title is Gary Jackson, Municipal Enforcement Deputy Director, Property Maintenance Code Official, City of Mobile. My mailing address is P.O. Box 1827, Mobile AL 36633. I can be reached at the phone number 251-208-1540 or by email address gary.jackson@cityofmobile.org.

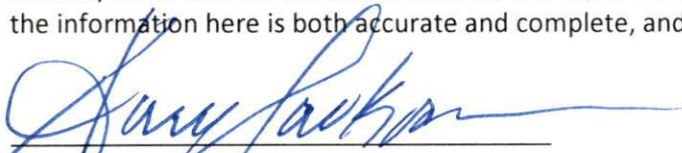
I affirm that Written Notice as required by City Code section 52-27 (d) (1), Notice from Code Official of Unsafe Condition, has been sent to all 8 parties identified by the attached Nuisance Abatement Worksheet, created by the City of Mobile Real Estate Department. The attached Nuisance Abatement Worksheet identifies parties of Interest where Notice to Remedy Dangerous/Unsafe condition was mailed by Certified and First Class mail.

City Code 52-27, (d) The code official shall give the notice required by subsection (a) of this section by all of the following means:

(1) By certified or registered mail, properly addressed and postage prepaid, to all of the following persons or entities:

- a. The person or persons, firm, association, or corporation last assessing the property for state taxes to the address on file in the county tax collector's office;
- b. The record property owner or owners (including any owner or owners of an interest in the property) as shown from a search of the records of the office of the judge of probate of the county 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 the county 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 code official;
- d. All lien holders of record as shown from a search of the records of the office of the judge of probate of the county 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 code official; and
- e. Any person who is otherwise known to the city clerk or to the code official to have an interest in the property;

I hereby state that the information above is true, to the best of my knowledge. I also confirm that the information here is both accurate and complete, and relevant information has not been omitted.



Gary Jackson
Municipal Enforcement Deputy Director

NUISANCE ABATEMENT WORKSHEET

RE: 7010 Smith Street

Date: October 1, 2024

FROM: Ashley Parker, Real Estate Dept.

TO: Municipal Enforcement Division

Title Report effective date: October 1, 2024

Per the Title Report, the owners are: Howard O. Bolton & Robert Eugene Bolton

SEND NOTICES of nuisance abatement proceedings to the following parties:

RECIPIENTS

NOTES

- | | | |
|---|--|--|
| 1 | Owners
7010 Smith St
Theodore AL 36582-2240 | Subject/location address |
| 2 | Howard O. Bolton
927 Parliament Ct
Mobile AL 36695-9679 | Owner – LexisNexis address good 6/2024 – Phone numbers are 251-490-4523, 251-622-4246, 251-490-4930 all good 2024 |
| 3 | Robert Eugene Bolton
2592 E 126 th Way
Thornton CO 80241-2760 | Owner- LexisNexis address good 8/2024 – Phone numbers are 720-270-8968 and 251-421-3206 good 2024 |
| 4 | Nanette Bolton
2100 Sheffield Ct
Mobile AL 36693-2905 | Sibling to Howard and Robert. Signed over her portion of ownership to Howard and Robert. Paid property taxes multiple years. Address is mailing address on Revenue Commissioner's website. Phone numbers are 251-401-2001 and 251-304-1117 good 2024 |
| 5 | Nanette Bolton
296 Brandy Run Rd W
Mobile AL 36608-3360 | LexisNexis address good 9/2024 |
| 6 | Nanette Bolton
404 Hollier Rd
Duson LA 70529-3329 | LexisNexis address good 5/2023 |

TAX STATUS: 2023 PROPERTY TAXES ARE PAID CURRENT

Parties with recorded liens per Title Report:

- | | | |
|---|---|---|
| 7 | William McCarroll, Jr.
7392 Oriental Ave
Theodore AL 36582-2235 | Mr. McCarroll has a Notice of Claim to Real Property for this and several other parcels. Instrument number 2018070832 recorded 12/20/2018. Phone numbers are 251-605-4964, 251-776-8074, 251-786-9350, 251-422-0815 and 251-361-8388 good 2023 and 2024 |
|---|---|---|

8 William McCarroll, Jr.
1836 Barnes Ave
Mobile AL 36612-1602

LexisNexis address good 5/2024 and also address
used on the document instrument number
2018070832.

Open Mortgages: NONE

Lis Pendens

Lis Pendens – City of Mobile vs Howard O. Bolton & Robert Eugene Bolton, filed 7/31/2024,
recorded 8/15/2024, instrument number 8/15/2024.

Notice to Remedy Dangerous/Unsafe or Blighted Structure
Municipal Enforcement



Howard O. Bolton & Robert Eugene Bolton
Owners
7010 Smith Street
Theodore, AL 36582-2240

November 22, 2024

RE: **7010 Smith Street**
Project Number: ME-076-24

Dear Owners:

On November 6, 2024 an inspection was made by Miranda Davis, Municipal Enforcement Officer II, at the property known as 7010 Smith Street.

I. **PROPERTY** The legal description of the Property is as follows:

LOT 2 LOTTIE BOLTON EST DIV MBK 52/107 #SEC 10 T6S R2W
#MP38 02 10 2 000

Parcel Number: 38 02 10 2 000 037.002

II. **VIOLATIONS** At this location, the Municipal Enforcement Officer observed the following:

- ☒ part of a building, part of a structure, party wall or foundation in a dangerous and unsafe condition;
- ☒ high weeds and grass; and/or
- ☒ an accumulation of trash and debris.

The Property was found to be in violation of the following sections of Chapter 52, Article II "Abatement of Unsafe Buildings and Structural Nuisances" of the Municipal Code of the City of Mobile, which reads as follows:

Section 4. Dangerous and Unsafe Buildings Defined. Properties containing any building, structure, part of building, part of a structure, party wall, or foundation which has any of the following defects shall be deemed dangerous and unsafe:

- ☒ **Sub-section:** (3) Those properties with any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged;
- (5) Those properties where the building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way;
- (6) Those properties where the building or structure, or any portion thereof, is clearly unsafe for its use and occupancy;
- (7) Those properties where the building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act;

Please see the attached Exhibit A, entitled Nuisance Abatement Inspection Checklist, for detailed violations specific to the Property

III. **REMEDIES** Due to the violations, you, as the Owner of the Property, are directed to take the following actions necessary to remedy the unsafe or dangerous condition of the building or structure:

- a) Repair the structures / and or building by **January 6, 2025**, which is 45 days from the date of this NOTICE; OR,
- b) If the specified repairs or improvements cannot be accomplished by **January 6, 2025**, provide the Code Official with a work plan to accomplish the repairs by **January 6, 2025**, which shall be subject to the approval of the code official; OR, Demolish the building, structure, part of building or structure, party wall, or foundation by **January 6, 2025**, which is 45 days from the date of this NOTICE.

All repair / demolition work requires a permit from the City of Mobile.

- IV. **NOTICE** is hereby given that on January 14, 2025, 2024 at 10:30 a.m., a hearing will be held before the City Council of Mobile, Alabama, in order to determine and declare the building or structure a public nuisance. You may appear and provide any objections as to why you believe the property is not a public nuisance. The hearing will occur in the Auditorium of Mobile Government Plaza, located at 205 Government Street, Mobile, AL 36602. Upon holding the hearing, the city council shall determine whether or not the building or structure is unsafe to the extent that it is a public nuisance and order it be:

- ☒ Repaired; or,
☒ Demolished

- VI. **APPEAL** An Owner or any person aggrieved by the decision of the City Council at the hearing may, within ten (10) days thereafter, appeal to the Circuit Court of Mobile County upon filing with the clerk of the Circuit Court of Mobile County, notice of the appeal and bond for security of costs in the form and amount to be approved by the circuit clerk.
- VII. **MUNICIPAL ACTION** Upon the determination that the Property is a public nuisance, and if an appeal has not been taken to the Circuit Court, failure by the Owner to repair, submit an approved work plan, or demolish the Property shall result in demolition or repair by the City. The cost of the demolition or repairs shall be assessed against the Property.
- VIII. **LIEN** If the repairs or the demolition are accomplished by the City, the cost to do so shall result in a municipal lien in the amount of the same being assessed against the Property and lien being recorded in the Office of the Probate Judge of Mobile County (a/k/a Probate Court Records).
- IX. **FORECLOSURE AND SALE** Six months following the date upon which a municipal code lien has been recorded, if the lien remains unpaid, the City may commence a judicial in rem foreclosure and sale of the property in accordance with Code of Alabama, Section 11-40-60, et. seq. (1975), and as authorized by the City of Mobile Code, Article V, Chapter 52. The lien foreclosure and subsequent sale of the Property may extinguish any and all rights, title and interest an Owner or any other interested party has in the Property.

If you have any questions, please contact Miranda Davis, Municipal Enforcement Officer II at (251) 208-1538.

Respectfully,


Gary Jackson
Municipal Enforcement Deputy Director

A RESOLUTION FIXING THE COSTS FOR THE DEMOLITION OF THE STRUCTURE AT
613 Wellington Street

Sponsored by: Councilmember Cory Penn

WHEREAS, notice has been duly given pursuant to Ordinance No. 11-085, adopted November 26, 2002, affording to all persons an opportunity to be heard concerning the *demolition* of the structure at **613 Wellington Street** and the City Council of the City of Mobile having held such public hearing in connection therewith;

WHEREAS, an itemized report in writing has been made to the City Council of the City of Mobile showing the costs involved in the *demolition* of the structure **613 Wellington Street** to be **\$3,137.00** and the City Council, having received the report and heard all objections which have been raised by any of the interested parties liable to be assessed for the cost of the work, finds and determines that such costs are reasonable and in all respects should be confirmed;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, as follows: **\$3,137.00** shall constitute a special assessment against the property at structure **613 Wellington Street** and being that property more particularly described as follows:

LOT 20 BLK 2 SUMMERVILLE PLACE MBK 3 P 632 #SEC 44 T4S R1W #MP29 02 44 0 029

Parcel No.: **29 02 44 0 029 047.XXX**

Owner: **JONES BEATRICE
613 WELLINGTON ST
MOBILE AL 36617-2546**

and the assessment hereby made and confirmed shall constitute a lien on and against said parcel of land for the amount of the assessment so made, and the report made to this body of the costs for the *demolition* of the structure upon said property is hereby in all respects confirmed.

Section 2. It is directed that a certified copy of this resolution shall be filed in the Office of the Judge of Probate of Mobile County, Alabama.

Adopted:

City Clerk



LEGAL NOTICE

As set forth by the Nuisance Abatement Ordinance, notice is hereby given that on **January 14, 2025**, at 10:30 a.m., a hearing will be held by the City Council of the City of Mobile, Alabama, in the Auditorium of Mobile Government Plaza, 205 Government Street, in order to hear any objections which may be made by any persons, firm, or corporation regarding the fixing of costs, of the amount thereof, on the **demolition** of the structure at **613 Wellington Street**, for the proposed amount of **\$3,137.00**.

If you have any questions regarding this matter, please contact the City of Mobile **Municipal Enforcement Department at (251) 208-1538.**

Lisa C. Lambert
City Clerk

November 14, 2024

Ms. Lisa Carroll-Lambert
City Clerk
City of Mobile
Mobile, Alabama



Re: NUISANCE ABATEMENT – DEMOLITION OF STRUCTURE

PROJECT NUMBER:
ME-151-23

LOCATION:
613 Wellington Street

Dear Ms. Lambert:

The nuisance abatement structure, located at the above-referenced address, has been demolished and the property owners should be assessed as indicated:

Legal Description: LOT 20 BLK 2 SUMMERVILLE PLACE MBK 3 P 632 #SEC 44 T4S R1W #MP29 02 44 0 029

Parcel Number: **29 02 44 0 029 047.XXX**

Amount: ~~\$ 2,937.00~~ **\$3,137.00**

Assessed: JONES BEATRICE
613 WELLINGTON ST
MOBILE AL 36617-2546

The legal description and assessment information was furnished by Municipal Enforcement Department.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gary L. Jackson'.

Gary L. Jackson, Deputy Director
Municipal Enforcement Department
(251) 208-1540

CC: James Roberts, David Daughenbaugh, City Councilmember Cory Penn, file copy

A RESOLUTION FIXING THE COSTS FOR THE DEMOLITION OF THE STRUCTURE AT
1002 Alba Street

Sponsored by: Councilmember C. J. Small

WHEREAS, notice has been duly given pursuant to Ordinance No. 11-085, adopted November 26, 2002, affording to all persons an opportunity to be heard concerning the *demolition* of the structure at **1002 Alba Street** and the City Council of the City of Mobile having held such public hearing in connection therewith;

WHEREAS, an itemized report in writing has been made to the City Council of the City of Mobile showing the costs involved in the *demolition* of the structure **1002 Alba Street** to be **\$2,200.00** and the City Council, having received the report and heard all objections which have been raised by any of the interested parties liable to be assessed for the cost of the work, finds and determines that such costs are reasonable and in all respects should be confirmed;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, as follows: **\$2,200.00** shall constitute a special assessment against the property at structure **1002 Alba Street** and being that property more particularly described as follows:

S 1/2 LOT 27 COWAN SUB DBK 77 P 357 #SEC 34 T4S R1W #MP29 11 34 1 001

Parcel No.: **29 11 34 1 001 044.xxx**

Owner: **ROSS LAWRENCE WAYMON JR, EVA WALKER
3577 DAUPHIN ISLAND PKWY APT 45
MOBILE AL 36605-3832**

and the assessment hereby made and confirmed shall constitute a lien on and against said parcel of land for the amount of the assessment so made, and the report made to this body of the costs for the *demolition* of the structure upon said property is hereby in all respects confirmed.

Section 2. It is directed that a certified copy of this resolution shall be filed in the Office of the Judge of Probate of Mobile County, Alabama.

Adopted:

City Clerk



LEGAL NOTICE

As set forth by the Nuisance Abatement Ordinance, notice is hereby given that on **January 14, 2025**, at 10:30 a.m., a hearing will be held by the City Council of the City of Mobile, Alabama, in the Auditorium of Mobile Government Plaza, 205 Government Street, in order to hear any objections which may be made by any persons, firm, or corporation regarding the fixing of costs, of the amount thereof, on the **demolition** of the structure at **1002 Alba Street**, for the proposed amount of **\$2,200.00**.

If you have any questions regarding this matter, please contact the City of Mobile **Municipal Enforcement Department at (251) 208-1538**.

Lisa C. Lambert
City Clerk

November 6, 2024

Ms. Lisa Carroll-Lambert
City Clerk
City of Mobile
Mobile, Alabama



Re: NUISANCE ABATEMENT – DEMOLITION OF STRUCTURE

PROJECT NUMBER:
ME-014-24

LOCATION:
1002 Alba Street

Dear Ms. Lambert:

The nuisance abatement structure, located at the above-referenced address, has been demolished and the property owners should be assessed as indicated:

Legal Description: S 1/2 LOT 27 COWAN SUB DBK 77 P 357 #SEC 34 T4S R1W #MP29 11 34 1 001

Parcel Number: 29 11 34 1 001 044.XXX

Amount: ~~\$2,000.00~~ \$2,200.00

Assessed: ROSS LAWRENCE WAYMON JR, EVA WALKER,
3577 DAUPHIN ISLAND PKWY APT 45
MOBILE AL 36605-3832

The legal description and assessment information was furnished by Municipal Enforcement Department.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'Gary L. Jackson', is written over the 'Sincerely yours,' text.

Gary L. Jackson, Deputy Director
Municipal Enforcement Department
(251) 208-1540

CC: James Roberts, David Daughenbaugh, City Council Member C. J. Small, file copy

A RESOLUTION FIXING THE COSTS FOR THE DEMOLITION OF THE STRUCTURE AT
771 Farnell Street

Sponsored by: Councilmember C. J. Small

WHEREAS, notice has been duly given pursuant to Ordinance No. 11-085, adopted November 26, 2002, affording to all persons an opportunity to be heard concerning the *demolition* of the structure at **771 Farnell Street** and the City Council of the City of Mobile having held such public hearing in connection therewith;

WHEREAS, an itemized report in writing has been made to the City Council of the City of Mobile showing the costs involved in the *demolition* of the structure **771 Farnell Street** to be **\$4,000.00** and the City Council, having received the report and heard all objections which have been raised by any of the interested parties liable to be assessed for the cost of the work, finds and determines that such costs are reasonable and in all respects should be confirmed;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, as follows: **\$4,000.00** shall constitute a special assessment against the property at structure **771 Farnell Street** and being that property more particularly described as follows:

LOT "B" CRENSHAW S/D MBK 49/32 #SEC 29 T4S R1W #MP29 09 29 4 003

Parcel No.: **29 09 29 4 003 058.001**

Owner: **STATE OF ALABAMA
C/O SYLVIA LILLIAN
MONTGOMERY AL 36130**

and the assessment hereby made and confirmed shall constitute a lien on and against said parcel of land for the amount of the assessment so made, and the report made to this body of the costs for the *demolition* of the structure upon said property is hereby in all respects confirmed.

Section 2. It is directed that a certified copy of this resolution shall be filed in the Office of the Judge of Probate of Mobile County, Alabama.

Adopted:

City Clerk



LEGAL NOTICE

As set forth by the Nuisance Abatement Ordinance, notice is hereby given that on **January 14, 2025**, at 10:30 a.m., a hearing will be held by the City Council of the City of Mobile, Alabama, in the Auditorium of Mobile Government Plaza, 205 Government Street, in order to hear any objections which may be made by any persons, firm, or corporation regarding the fixing of costs, of the amount thereof, on the **demolition** of the structure at **771 Farnell Street**, for the proposed amount of **\$4,000.00**.

If you have any questions regarding this matter, please contact the City of Mobile **Municipal Enforcement Department at (251) 208-1538.**

Lisa C. Lambert
City Clerk

November 6, 2024

Ms. Lisa Carroll-Lambert
City Clerk
City of Mobile
Mobile, Alabama



Re: NUISANCE ABATEMENT – SECURING OF STRUCTURE

PROJECT NUMBER:
ME-027-24

LOCATION:
771 Farnell Street

Dear Ms. Lambert:

The nuisance abatement structure, located at the above-referenced address, has been demolished and the property owners should be assessed as indicated:

Legal Description: LOT "B" CRENSHAW S/D MBK 49/32 #SEC 29 T4S R1W #MP29 09 29 4 003

Parcel Number: **29 09 29 4 003 058.001**

Amount: ~~\$ 3,800.00~~ *\$4,000.00*

Assessed: STATE OF ALABAMA C/O SYLVIA LILLIAN
MONTGOMERY AL 36130

The legal description and assessment information was furnished by Municipal Enforcement Department.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'Gary L. Jackson', is written over the 'Sincerely yours,' text.

Gary L. Jackson, Program Coordinator
Municipal Enforcement Department
(251) 208-1540

CC: City Council Member, C. J. Small, David Daughenbaugh, James Roberts, file copy

A RESOLUTION FIXING THE COSTS FOR THE DEMOLITION OF THE STRUCTURE AT
1253 Seneca Street

Sponsored by: Councilmember C. J. Small

WHEREAS, notice has been duly given pursuant to Ordinance No. 11-085, adopted November 26, 2002, affording to all persons an opportunity to be heard concerning the *demolition* of the structure at **1253 Seneca Street** and the City Council of the City of Mobile having held such public hearing in connection therewith;

WHEREAS, an itemized report in writing has been made to the City Council of the City of Mobile showing the costs involved in the *demolition* of the structure **1253 Seneca Street** to be **\$3,000.00** and the City Council, having received the report and heard all objections which have been raised by any of the interested parties liable to be assessed for the cost of the work, finds and determines that such costs are reasonable and in all respects should be confirmed;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, as follows: **\$3,000.00** shall constitute a special assessment against the property at structure **1253 Seneca Street** and being that property more particularly described as follows:

LOT 13 BLK 15 BASCOMBE TRT DBK 128 P 1 #SEC 27 T4S R1W #MP29 10 27 3 002

Parcel No.: **29 10 27 3 002 067**

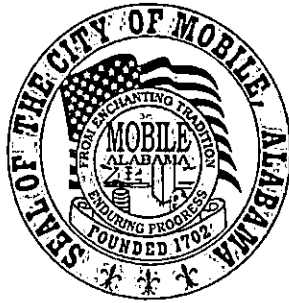
Owner: **EDWARDS HELEN C W**
 503 AURELIA ST
 MOBILE AL 36604-2934

and the assessment hereby made and confirmed shall constitute a lien on and against said parcel of land for the amount of the assessment so made, and the report made to this body of the costs for the *demolition* of the structure upon said property is hereby in all respects confirmed.

Section 2. It is directed that a certified copy of this resolution shall be filed in the Office of the Judge of Probate of Mobile County, Alabama.

Adopted:

City Clerk



LEGAL NOTICE

As set forth by the Nuisance Abatement Ordinance, notice is hereby given that on **January 14, 2025**, at 10:30 a.m., a hearing will be held by the City Council of the City of Mobile, Alabama, in the Auditorium of Mobile Government Plaza, 205 Government Street, in order to hear any objections which may be made by any persons, firm, or corporation regarding the fixing of costs, of the amount thereof, on the **demolition** of the structure at **1253 Seneca Street**, for the proposed amount of **\$3,000.00**.

If you have any questions regarding this matter, please contact the City of Mobile **Municipal Enforcement Department at (251) 208-1538.**

Lisa C. Lambert
City Clerk

November 6, 2024

Ms. Lisa Carroll-Lambert
City Clerk
City of Mobile
Mobile, Alabama



Re: NUISANCE ABATEMENT – DEMOLITION OF STRUCTURE

PROJECT NUMBER:
ME-167-23

LOCATION:
1253 Seneca Street

Dear Ms. Lambert:

The nuisance abatement structure, located at the above-referenced address, has been demolished and the property owners should be assessed as indicated:

**Legal Description: LOT 13 BLK 15 BASCOMBE TRT DBK 128 P 1 #SEC 27 T4S R1W #MP29 10
27 3 002**

Parcel Number: 2910273002067
Amount: ~~\$ 2,800.00~~ \$3,000.00
Assessed: EDWARDS HELEN C W
503 AURELIA ST
MOBILE AL 36604-2934

The legal description and assessment information was furnished by Municipal Enforcement Department.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'Gary L. Jackson', is written over the 'Sincerely yours,' text.

Gary L. Jackson, Deputy Director
Municipal Enforcement Department
(251) 208-1540

CC: James Roberts, David Daughenbaugh, City Council Member C. J. Small, file copy

A RESOLUTION FIXING THE COSTS FOR THE DEMOLITION OF THE STRUCTURE AT
2060 Webb Avenue

Sponsored by: Councilmember C. J. Small

WHEREAS, notice has been duly given pursuant to Ordinance No. 11-085, adopted November 26, 2002, affording to all persons an opportunity to be heard concerning the *demolition* of the structure at **2060 Webb Avenue** and the City Council of the City of Mobile having held such public hearing in connection therewith;

WHEREAS, an itemized report in writing has been made to the City Council of the City of Mobile showing the costs involved in the *demolition* of the structure **2060 Webb Avenue** to be **\$2,700.00** and the City Council, having received the report and heard all objections which have been raised by any of the interested parties liable to be assessed for the cost of the work, finds and determines that such costs are reasonable and in all respects should be confirmed;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, as follows: **\$2,700.00** shall constitute a special assessment against the property at structure **2060 Webb Avenue** and being that property more particularly described as follows:

**FROM IRON MARKER AT THE INT N/L LOT 2 FULTON TRT & W/L FULTON RD RUN TH S
ALG SD W/L 349.56 FT TO PT TH W & PAR WEBB AVE 686.6 FT TO MARKER FOR POB TH
S PAR TO FULTON RD 236.88 FT TO IRON MARKER ON N R/W/L WEBB AVE TH E ALG SD
N R/W/L 66.8 FT TO IRON MARKER TH N PAR FULTON RD 236.88 FT TO IRON MARKER
TH W PAR WEBB AVE 66.8 FT TO POB #SEC 37 T5S R1W #MP32 02 37 0 003**

Parcel No.: **32 02 37 0 003 107.xxx**

Owner: **CUNNINGHAM JOHN ROBERT
& DEBRA RENEE CUNNINGHAM
1156 ANDERS DR
MOBILE AL 36608-5608**

and the assessment hereby made and confirmed shall constitute a lien on and against said parcel of land for the amount of the assessment so made, and the report made to this body of the costs for the *demolition* of the structure upon said property is hereby in all respects confirmed.

Section 2. It is directed that a certified copy of this resolution shall be filed in the Office of the Judge of Probate of Mobile County, Alabama.

Adopted:

City Clerk



LEGAL NOTICE

As set forth by the Nuisance Abatement Ordinance, notice is hereby given that on **January 14, 2025**, at 10:30 a.m., a hearing will be held by the City Council of the City of Mobile, Alabama, in the Auditorium of Mobile Government Plaza, 205 Government Street, in order to hear any objections which may be made by any persons, firm, or corporation regarding the fixing of costs, of the amount thereof, on the **demolition** of the structure at **2060 Webb Avenue**, for the proposed amount of **\$2,700.00**.

If you have any questions regarding this matter, please contact the City of Mobile **Municipal Enforcement Department at (251) 208-1538.**

Lisa C. Lambert
City Clerk

November 6, 2024

Ms. Lisa Carroll-Lambert
City Clerk
City of Mobile
Mobile, Alabama



Re: NUISANCE ABATEMENT – DEMOLITION OF STRUCTURE

PROJECT NUMBER:
ME-016-24

LOCATION:
2060 Webb Avenue

Dear Ms. Lambert:

The nuisance abatement structure, located at the above-referenced address, has been demolished and the property owners should be assessed as indicated:

Legal Description: FROM IRON MARKER AT THE INT N/L LOT 2 FULTON TRT & W/L FULTON RD RUN TH S ALG SD W/L 349.56 FT TO PT TH W & PAR WEBB AVE 686.6 FT TO MARKER FOR POB TH S PAR TO FULTON RD 236.88 FT TO IRON MARKER ON N R/W/L WEBB AVE TH E ALG SD N R/W/L 66.8 FT TO IRON MARKER TH N PAR FULTON RD 236.88 FT TO IRON MARKER TH W PAR WEBB AVE 66.8 FT TO POB #SEC 37 T5S R1W #MP32 02 37 0 003

Parcel Number: 32 02 37 0 003 107.XXX

Amount: ~~\$2,500.00~~ \$2,700.00

Assessed: CUNNINGHAM JOHN ROBERT & DEBRA RENEE CUNNINGHAM
1156 ANDERS DR
MOBILE AL 36608-5608

The legal description and assessment information was furnished by Municipal Enforcement Department.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'Gary L. Jackson', is written over the 'Sincerely yours,' text.

Gary L. Jackson, Deputy Director
Municipal Enforcement Department
(251) 208-1540

CC: James Roberts, David Daughenbaugh, City Council Member C. J. Small, file copy

A RESOLUTION DETERMINING WHAT OBJECTIONS SHALL BE ALLOWED AND WHAT OBJECTIONS SHALL BE OVERRULED TO THE REMOVAL OF NOXIOUS OR DANGEROUS WEEDS ON OR IN FRONT OF CERTAIN PARCELS OF LAND.

WHEREAS, notice has been duly given and posted at least five days prior to the date of this resolution in the manner provided by law offering full opportunity to all interested parties to object to the removal of noxious or dangerous weeds on the hereinafter described parcels of land, and the City Council of Mobile having held such public hearing in connection with the notices given and no objections having been filed or made by any of the interested parties; and

WHEREAS, Parcels Nos. 1 through 19 described in the resolution adopted on the 17th day of **December, 2024**, have not been cleared of noxious and dangerous weeds and continue to be public nuisances.

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

SECTION 1. It is hereby ascertained and determined that the dangerous and noxious weeds growing on the hereinafter described parcels of real property are public nuisances, and it is hereby ordered and directed that the employees of the City of Mobile assigned to that work promptly remove the weeds on such parcels of property:

PARCELS OR PIECES OF PROPERTY ON WHICH NOXIOUS OR DANGEROUS WEEDS ARE TO BE REMOVED:

Parcels of real property located in the City of Mobile and more particularly described as Parcels Nos. 1 through 19, as described in the resolution adopted on the 17th day of **December, 2024**, and entitled: "A RESOLUTION DECLARING WEEDS GROWING UPON THE STREETS OR SIDEWALKS AND UPON PRIVATE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF MOBILE TO BE NOXIOUS OR DANGEROUS AND TO BE PUBLIC NUISANCES AND PROVIDING FOR THE ABATEMENT OF SUCH NUISANCES."

(Lot Cleaning Liens, Group No. **1662** on file in the office of the City Clerk).

SECTION 2. The employees of the City of Mobile assigned to the work required by this resolution are hereby expressly authorized to enter upon such described pieces of property for the purpose of removing the weeds authorized by this resolution to be removed. The owner of any of the above-described pieces of property shall have the right to remove the weeds ordered by this resolution to be removed from this property provided such removal is done prior to the arrival of the employees of the City of Mobile against his property by reason of any action taken hereunder. An accurate account of the costs with respect to each piece of property shall be kept by the employees of the City of Mobile covering the costs of removing such weeds in front of or in front of or on each separate lot or parcel of land where the work is done by the City of Mobile or its employees, and promptly thereafter an itemized report in writing shall be made to the City Council showing such costs with respect to each separate lot or parcel of land but before the report is submitted to the City Council a copy of the itemized costs with respect to each such lot or parcel of land shall be posted for at least three days prior to such report on the door of the Council Chamber at the City Hall of Mobile, Alabama, together with a notice of the time when the report will be submitted to the City Council for confirmation.

Adopted:

City Clerk

A RESOLUTION DECLARING WEEDS GROWING UPON THE STREETS OR SIDEWALKS AND UPON PRIVATE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF MOBILE TO BE NOXIOUS OR DANGEROUS AND TO BE PUBLIC NUISANCES AND PROVIDING FOR THE ABATEMENT OF SUCH NUISANCES.

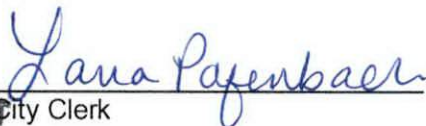
WHEREAS, a survey has been made to determine the properties upon which or in front of which noxious or dangerous weeds are growing and the agents or employees of the City of Mobile have obtained the legal description of parcels of property in the City of Mobile upon which or in front of which such weeds are growing, and it has been determined to follow the provisions of Act No. 329 of the Legislature of the State of Alabama, approved on April 28, 1988, and to have caused such weeds to be cut or otherwise abated as public nuisances:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE AS FOLLOWS:

SECTION 1: It has been determined by the City Council of Mobile that the weeds growing on the privately owned lots or parcels of land described in Exhibit "A," a copy of which is on file in the Office of the City Clerk and made a part thereof as though set forth in full, known as **Group #1662** under the caption "NOXIOUS OR DANGEROUS WEEDS GROWING ON PROPERTY," are noxious and dangerous, and such weeds are hereby declared to be public nuisances. The properties upon which such weeds are growing are all located within the corporate limits of the City of Mobile, about the streets referred to in the description which are more particularly described in said Exhibit "A."

SECTION 2: The weeds growing on or in front of the above-described parcels of property shall be abated by the removal of such noxious or dangerous weeds or they will be removed and the nuisances abated by the City of Mobile, in which case the cost of such removal will be assessed against the respective parcels of lands from which such weeds are removed, and such cost will constitute a lien upon such respective parcels of land until paid. A public meeting is hereby called to be held in the Auditorium of the Mobile Government Plaza, 205 Government Street, Mobile, Alabama, on the **21st day of January, 2025**, at ten thirty a.m., for the purpose of hearing any objections to the declarations contained in this resolution and to the proposed removal of such weeds, at which time all objections will be heard and given due consideration by the City Council of Mobile; and it is directed that there shall be conspicuously posted in front of each parcel of property, a notice headed "NOTICE TO DESTROY WEEDS," such heading to be in words not less than one inch in height and substantially in the form set out in such Act No. 329, approved April 29, 1988.

Adopted: DEC 17 2024


ASSISTANT City Clerk



MUNICIPAL ENFORCEMENT DEPARTMENT

TO: Lana Gauthier, City Clerk's Office

FROM: Gary Jackson, Deputy Director

A handwritten signature in blue ink, appearing to be 'GJ', is written over the 'FROM' line.

DATE: **December 12, 2024**

SUBJECT: WEED LIEN GROUP **1662**

Attached, please find Assessment Lists for Weed Lien Group Number **1662** to Acts of Alabama Number 329, adopted April 28, 1988 and Municipal Ordinance Number 65-048, adopted December 5, 2017 the following Resolution Dates are established:

FIRST RESOLUTION (PUBLIC NUISANCE RESOLUTION):

12/17/2024

SECOND RESOLUTION (ABATEMENT/PUBLIC HEARING):

1/21/2025

In the event that any changes, corrections, or deletions are made to subject group, please notify Shelia Dean at 208-1528, as soon as possible.

*****FOR LOT CLEANING OFFICE USE*****

NUISANCE PHOTOS (DATED): 1/19/2025

LEGAL NOTICE DUE TO MOBILE PRESS REGISTER: 1/2/2025

LEGAL NOTICE ADS: 1/8/2025-1/15/2025

POSTING DATE: 1/14/2025

Copy to: Marchetta Taite

	WEED LIEN					
	CONTRACT NUMBER					
	1662				Res. No.	
12/17/2024	LOTS TO BE DECLARED				58-	
1/21/2025	LOTS FOR PUBLIC HEARING				58-	
//2025	LOTS TO BE ASSESSED FOR COST				58-	
		OLD SRO		Amount	Dis	N/A
No.	Address	CASE #	CASE #	Assessed		CBO
1	1401 Center St	39212	45851		2	
2	557 Schwarz St	42617	45852		1	
3	600 Bishop Lane N	42252	45853		7	
4	1017 Donald St	35476	45854		1	
5	1312 Charmaine Cir N	43538	45855		3	
6	3917 Wiggins Dr	41770	45856		3	
7	1305 Brooke Ave	28743	45857		3	
8	2945 Cedar Crescent Dr	41103	45858		3	
9	1315 Stewart Rd	42568	45859		3	
10	2658 Reaves St	44077	45860		1	
11	3505 Stein Ave	44051	45861		7	
12	3503 Stein Ave	44190	45862		7	
13	7761 Old Shell Rd	38942	45863		7	
14	2775 Springhill Ave	44959	45864		1	
15	4200 Taurus Dr	45363	45865		4	
16	3201 Center St	44936	45866		3	
17	929 Hannon Rd	44651	45867		4	
18	6875 Carol Plantation Rd	45553	45868		4	
19	908 S Warren St	44767	45869		3	
				\$ -		
Numbers of lots cut						
District total for this group			Numbers of lots cut			
1	4		1			
2	1		2			
3	7		3			
4	3		4			
5	0		5			
6	0		6			
7	4		7			
	19			0		
*ADD Added in from other Groups						
*CBO Cut By Owner						
*N/A Taken out by Inspector						

Harry Jackson 12/11/24
Marchetta Jarte 12-11-24

RESOLUTION

Sponsored by: Mayor William S. Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the Mayor, upon nomination by City Supervisors, recommends to the City Council that it authorize awards, pursuant to Section 11-40-22 Code of Alabama 1975, of \$500 to the following employee:

- **January 2025 – Emma Dean (Employee #20702)**
- **Public Works (Architectural Engineering – Office Assistant II)**

This employee is to be commended for her exemplary work performance or innovations that significantly reduce costs or results in an outstanding improvement in service to the public.

Adopted:

City Clerk

RESOLUTION TO DETERMINE CERTAIN EXPENDITURES
SERVE A PUBLIC PURPOSE AND APPROVE PAYMENT

Sponsored by: *Councilmember Cory Penn*

WHEREAS, *Councilmember Penn wishes to appropriate \$2500.00 to Big Brothers Big Sisters of the Central Gulf Coast, Inc., from District 1 Discretionary Fund (DSC 01 10041020-42080); and*

WHEREAS, *Big Brothers Big Sisters of the Central Gulf Coast, Inc., is an Alabama non-profit corporation which provides a service to the community; and*

WHEREAS, the Attorney General of the State of Alabama has opined that the granting of public funds to private groups or corporations is proper if the City Council determines that the same serves a public purpose; and

WHEREAS, the Mobile City Council determines that this appropriation to Big Brothers Big Sisters of the Central Gulf Coast, Inc., *will be used to assist with the 2025 King Cake-Off on Friday, February 7, 2025.*

NOW, THEREFORE, BE IT RESOLVED that the Mobile City Council hereby finds and determines that an *appropriation of \$2500.00 to Big Brothers Big Sisters of the Central Gulf Coast, Inc., for the purposes described hereinabove and pursuant to language in the request* serves a public purpose and the Council further approves and directs the payment of same.

Adopted:

City Clerk

RESOLUTION TO DETERMINE CERTAIN EXPENDITURES
SERVE A PUBLIC PURPOSE AND APPROVE PAYMENT

Sponsored by: *Councilmember William Carroll*

WHEREAS, *Councilmember Carroll wishes to appropriate **\$1800.00** to Marching Cougars Band Booster Club, from District 2 Discretionary Fund (DSC 02 10041020-42080); and*

WHEREAS, *Marching Cougars Band Booster Club, is an Alabama non-profit corporation which provides a service to the community; and*

WHEREAS, the Attorney General of the State of Alabama has opined that the granting of public funds to private groups or corporations is proper if the City Council determines that the same serves a public purpose; and

WHEREAS, the Mobile City Council determines that this appropriation to Marching Cougars Band Booster Club, *will be used to asssit with the Battle of Bands and operational expenses.*

NOW, THEREFORE, BE IT RESOLVED that the Mobile City Council hereby finds and determines that an *appropriation of **\$1800.00** to Marching Cougars Band Booster Club, for the purposes described hereinabove and pursuant to language in the request* serves a public purpose and the Council further approves and directs the payment of same.

Adopted:

City Clerk

RESOLUTION TO DETERMINE CERTAIN EXPENDITURES
SERVE A PUBLIC PURPOSE AND APPROVE PAYMENT

Sponsored by: *Councilmember William Carroll*

WHEREAS, *Councilmember Carroll wishes to appropriate **\$2000.00** to RC Africatown Plateau Pacers, from District 2 Discretionary Fund (DSC 02 10041020-42080); and*

WHEREAS, *RC Africatown Plateau Pacers*, is an Alabama non-profit corporation which provides a service to the community; and

WHEREAS, the Attorney General of the State of Alabama has opined that the granting of public funds to private groups or corporations is proper if the City Council determines that the same serves a public purpose; and

WHEREAS, the Mobile City Council determines that this appropriation to RC Africatown Plateau Pacers, *will be used to assist with the 3rd Annual Women's Empowerment Tea, April 27, 2025.*

NOW, THEREFORE, BE IT RESOLVED that the Mobile City Council hereby finds and determines that an *appropriation of **\$2000.00** to RC Africatown Plateau Pacers, for the purposes described hereinabove and pursuant to language in the request* serves a public purpose and the Council further approves and directs the payment of same.

Adopted:

City Clerk

RESOLUTION TO DETERMINE CERTAIN EXPENDITURES
SERVE A PUBLIC PURPOSE AND APPROVE PAYMENT

Sponsored by: *Councilmember CJ Small*

WHEREAS, *Councilmember Small wishes to appropriate \$231.31 to Mobile County Public School System, from District 3 Discretionary Funds (DSC 03 10041020 42080); and*

WHEREAS, *Mobile County Public School System*, is public school in Mobile, Alabama, which the Council may support pursuant to Code of Alabama § 16-13-36; and

WHEREAS, the Attorney General of the State of Alabama has opined that the granting of public funds is proper if the City Council determines that the same serves a public purpose; and

WHEREAS, the Mobile City Council determines that this appropriation to *Mobile County Public School System, will be used to assist with student transportation for the District 3 Parade of 3's.*, which will serve a public purpose benefiting the City of Mobile and its citizens.

NOW, THEREFORE, BE IT RESOLVED that the Mobile City Council hereby finds and determines that an *appropriation of \$231.31 to Mobile County Public School System for the purposes described hereinabove and pursuant to the language on request* serves a public purpose and the Council further approves and directs the payment of same.

Adopted:

City Clerk

RESOLUTION TO DETERMINE CERTAIN EXPENDITURES
SERVE A PUBLIC PURPOSE AND APPROVE PAYMENT

Sponsored by: *Councilmember CJ Small*

WHEREAS, *Councilmember Small wishes to appropriate **\$1000.00** to People United to Advance the Dream, Mobile, Inc., from District 3 Discretionary Fund (DSC 03 10041020-42080); and*

WHEREAS, *People United to Advance the Dream, Mobile, Inc., is an Alabama Domestic Series Limited Liability Company; and*

WHEREAS, the money being appropriated will be used for a public purpose more fully set out below; and

WHEREAS, the Attorney General of the State of Alabama has opined that the granting of public funds to private groups or corporations is proper if the City Council determines that the same serves a public purpose; and

WHEREAS, the Mobile City Council determines that this appropriation to People United to Advance the Dream, Mobile, Inc., *will be used to assist with the 35th Annual Dr. Martin Luther King, Jr. Birthday Celebration on Thursday, January 16, 2025, through Monday, January 20, 2025.*

NOW, THEREFORE, BE IT RESOLVED that the Mobile City Council hereby finds and determines that an *appropriation of **\$1000.00** to People United to Advance the Dream, Mobile, Inc., for the purposes described hereinabove and pursuant to language in the request serves a public purpose and the Council further approves and directs the payment of same.*

Adopted:

City Clerk

RESOLUTION TO DETERMINE CERTAIN EXPENDITURES
SERVE A PUBLIC PURPOSE AND APPROVE PAYMENT

Sponsored by: *Councilmember Joel Daves*

WHEREAS, *Councilmember Daves wishes to appropriate **\$1000.00** to Housing First, Inc., from District 5 Discretionary Fund (DSC 05 10041020-42080); and*

WHEREAS, *Housing First, Inc., is an Alabama non-profit corporation which provides a service to the community; and*

WHEREAS, the Attorney General of the State of Alabama has opined that the granting of public funds to private groups or corporations is proper if the City Council determines that the same serves a public purpose; and

WHEREAS, the Mobile City Council determines that this appropriation to Housing First, Inc., *will be used to assist with the 11th Annual Project Homeless Connect event on January 24, 2025.*

NOW, THEREFORE, BE IT RESOLVED that the Mobile City Council hereby finds and determines that an *appropriation of **\$1000.00** to Housing First, Inc., for the purposes described hereinabove and pursuant to language in the request* serves a public purpose and the Council further approves and directs the payment of same.

Adopted:

City Clerk

RESOLUTION TO DETERMINE CERTAIN EXPENDITURES
SERVE A PUBLIC PURPOSE AND APPROVE PAYMENT

Sponsored by: *Councilmember Gina Gregory*

WHEREAS, *Councilmember Gregory wishes to appropriate **\$6000.00** to The Courtyards at Magnolia Grove Property Owners Association, Inc., from District 7 Discretionary Fund (DSC 07 10041020-42080); and*

WHEREAS, *The Courtyards at Magnolia Grove Property Owners Association, Inc., is an Alabama non-profit corporation which provides a service to the community; and*

WHEREAS, the Attorney General of the State of Alabama has opined that the granting of public funds to private groups or corporations is proper if the City Council determines that the same serves a public purpose; and

WHEREAS, the Mobile City Council determines that this appropriation to The Courtyards at Magnolia Grove Property Owners Association, Inc., *will be used to assist with lawn services.*

NOW, THEREFORE, BE IT RESOLVED that the Mobile City Council hereby finds and determines that an *appropriation of **\$6000.00** to The Courtyards at Magnolia Grove Property Owners Association, Inc., for the purposes described hereinabove and pursuant to language in the request* serves a public purpose and the Council further approves and directs the payment of same.

Adopted:

City Clerk



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: January 14, 2025

Submitted by:

Jennifer White

Sponsored by:

William Stimpson, Mayor

Purpose and Scope of Project:

That the City enters into an agreement with the State of Alabama, acting by and through the Alabama Department of Transportation relating to a project for:
Traffic management and signal operations for all traffic signals in the Mobile MPO Urban Area
FY 2025-2027; Project # STPMB-4925(); CPMS Ref# 100078271;

Amount of Contract:

Funding Source

ATTACHMENTS:

1. Agreement Resolution RTOP 2025
2. STPMB-4925() 100078271 MOBILE

REVIEWERS:

Kelsi Tippery
Nicholas Amberger
Randy Threadgill
Laura Angle
Chris Kern
James Barber

RESOLUTION

Sponsored by: Mayor Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, as follows:

That the City enters into an agreement with the State of Alabama, acting by and through the Alabama Department of Transportation relating to a project for:

**Traffic management and signal operations for all traffic signals in the Mobile MPO Urban Area
FY 2025-2027; Project # STPMB-4925(); CPMS Ref# 100078271;**

Which agreement is before this Council, and that the agreement be executed in the name of the City, by the Mayor for and on its behalf and that it be attested by the City Clerk and the official seal of the City be affixed thereto.

BE IT FURTHER RESOLVED, that upon the completion of the execution of the Agreement by all parties, that a copy of such Agreement be kept on file by the City.

I, the undersigned qualified and acting City Clerk of the City of Mobile, Alabama, do hereby certify that the above and foregoing is a true copy of a resolution lawfully passed and adopted by the City Council named therein, at a regular meeting of such Council held on the _____ day of _____, 20____, and that such resolution is on file in the City Clerk's Office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City on this _____ day of _____, 20_____.

Adopted:

City Clerk

**SPECIAL
AGREEMENT
FOR A
FEDERAL AID
PROJECT**

**BETWEEN THE STATE OF ALABAMA
AND THE
CITY OF MOBILE
Mobile County**

**Project No. STPMB-4925()
CPMS Ref# 100078271**

PART ONE (1): INTRODUCTION

This Agreement is made and entered into by and between the State of Alabama (acting by and through the Alabama Department of Transportation), hereinafter referred to as the STATE; and the City of Mobile, Alabama, hereinafter referred to as the CITY.

WHEREAS, the STATE and the CITY desire to cooperate in the traffic management and signal operations for all traffic signals in the Mobile MPO Urban Area FY 2025-2027; Project# STPMB-4925(); CPMS Ref# 100078271.

NOW, THEREFORE, it is mutually agreed between the STATE and the CITY as follows:

PART TWO (2): FUNDING PROVISIONS

- A. **Project Funding:** The STATE will not be liable for Federal Aid Funds in any amount. The project will be limited to \$1,500,000.00 Federal funds unless the Mobile Area Metropolitan Planning Organization agrees, subject to the approval of the STATE, to reprogram the allocated Federal funds for the Mobile Area sufficient to pay 80% of the project cost. The project will be limited to \$114,705.90 State Funds to be used towards the 20% match for this project. Any overruns not covered by the MPO will be borne by the CITY from CITY funds. In the event of an underrun in project costs, the amount of Federal Aid funds will be the amount stated below, or 80% of eligible project costs, and the matching funds will be the amount stated below, or the proportional share set below, whichever is less.
- B. The estimated cost and participation by the various parties is as follows:

FUNDING SOURCE	ESTIMATED COSTS
STP Funds (Mobile Area Dedicated)	\$ 1,500,000.00
State Funds	\$ 114,705.90
City Funds	\$ 260,294.10

TOTAL (Incl CE&I)	\$ 1,875,000.00

It is further understood that this is a cost reimbursement program and no federal funds will be provided to the CITY prior to accomplishment of the work for which it is requested. Furthermore, no federal funds will be reimbursed for work performed prior to project authorization.

Any cost incurred by the CITY relating to this project which is determined to be ineligible for reimbursement by the Federal Highway Administration (FHWA) or in excess of the limiting amounts previously stated will not be an eligible cost to the project and will be borne and paid by the CITY.

- C. **Time Limit:** This project will commence upon written authorization to proceed from the STATE directed to the CITY.

PART THREE (3): PROJECT SERVICES

- A. The CITY will perform all task related to the Traffic Management and Signal Operations in the Mobile MPO Urban Area FY 2025-2027 with CITY forces or with a consultant approved by the STATE. Traffic Management and Signal Operations in the Mobile MPO Urban Area FY 2025-2027, known as a Special Project, will be an eligible cost to the project.

PART FOUR (4): CONTRACT PROVISIONS

- A. The CITY shall not proceed with any project work covered under the provisions of this Agreement until the STATE issues written authorization to the CITY to proceed.
- B. Associated Construction cost will not be an eligible cost as part of this Agreement.

For projects let to contract by the STATE, the STATE will be responsible for advertisement and receipt of bids, and the award of the Contract. Following the receipt of bids and prior to the award of the Contract, the STATE will invoice the CITY for its pro rata share of the estimated cost as reflected by the bid of the successful bidder plus Engineering & Inspection and Indirect Costs (if applicable). The CITY shall pay this amount to the STATE no later than 30 days after the date bids are opened. Failure to do so may lead to the rejection of the bid.

For projects let to contract by the CITY, the CITY shall comply with all Federal and State laws, rules, regulations and procedures applicable to the advertisement, receipt of bids, and the award of the contract. The CITY will, when authorized by the STATE, solicit bids and make awards for construction and/or services pursuant to this agreement. The CITY shall not solicit bids until the entire bid package (plans, specifications, estimates, etc.) has been reviewed and approved by the STATE. Following receipt of bids, the CITY will provide all bids to the STATE with a recommendation for award. The CITY shall not award the contract until it has received written approval from the STATE.

For projects with approval by the STATE to use CITY Forces, the Construction for the project will be performed by the CITY at actual costs for labor, materials, and equipment, as approved by the STATE.

The purchase of project equipment and/or services financed in whole or in part pursuant to this Agreement will be in accordance with applicable Federal and State laws, rules, regulations, and procedures, including state competitive bidding requirements applicable to counties and municipalities in the State of Alabama when the purchase is made by any such entity.

- C. If necessary, the CITY will file an Alabama Department of Environmental Management (ADEM) National Pollutant Discharge Elimination System (NPDES) Notice of Registration (NOR) (Code Chapter 335-6-12) for this project without cost to the State or this project. The CITY will be the permittee of record with ADEM for the permit. The CITY and the contractor will be responsible for compliance with the permit and the State

will have no obligation regarding the permit. The CITY will furnish the State (Region) a copy of the permit prior to any work being performed by the contractor.

The CITY will secure all permits and licenses of every nature and description applicable to the project in any manner and will conform to and comply with the requirements of any such permit or license, and with each and every requirement of any and all agencies, and of any and all lawful authorities having jurisdiction or requirements applicable to the project or to the project activities.

- D. The CITY will comply with the Alabama Department of Transportation Standard Specifications for Highway Construction, Latest Edition, on this project and will ensure that work associated on this project meets the standards of the Alabama Department of Transportation and the project will be built in accordance with the approved plans.
- E. Subject to the limitations on damages applicable to municipal corporations under Ala. Code § 11-47-190 (1975), the CITY shall indemnify, and hold harmless the State of Alabama, the Alabama Department of Transportation, its officers, officials, agents, servants, and employees from and against (1) claims, damages, losses, and expenses, including but not limited to attorneys' fees arising out of, connected with, resulting from or related to the work performed by the CITY, or its officers, employees, contracts, agents or assigns (2) the provision of any services or expenditure of funds required, authorized, or undertaken by the CITY pursuant to the terms of this Agreement, or (3) any damage, loss, expense, bodily injury, or death, or injury or destruction of tangible property (other than the work itself), including loss of use therefrom, and including but not limited to attorneys' fees, caused by the negligent, careless or unskillful acts of the CITY its agents, servants, representatives or employees, or the misuse, misappropriation, misapplication, or misexpenditure of any source of funding, compensation or reimbursement by the CITY, its agents, servants, representatives or employees, or anyone for whose acts the CITY may be liable.
- F. The CITY will be obligated for the payment of damages occasioned to private property, public utilities or the general public, caused by the legal liability (in accordance with Alabama and/or Federal law) of the CITY, its agents, servants, employees or facilities.

PART FIVE (5): ACCOUNTING PROVISIONS

- A. The CITY will, when appropriate, submit reimbursement invoices to the STATE for work performed in carrying out the terms of this Agreement. Requests for reimbursement will be made on forms provided by the STATE and will be submitted through the Region Engineer for payment. The CITY may invoice the STATE not more often than once per month for the funds due for work performed under this Agreement. Invoices for payment will be submitted in accordance with state law and will indicate that the payment is due, true, correct, unpaid, and the invoice will be notarized. Invoices for any work performed under the terms of this agreement will be submitted within twelve (12) months after the completion and acceptance by the STATE for the work. Any invoices submitted after this twelve-month period will not be eligible for payment.
- B. The CITY will not assign any portion of the work to be performed under this Agreement or execute any contract, amendment or change order thereto, or obligate itself in any manner with any third party with respect to its rights and responsibilities under this Agreement, without the prior written approval of the STATE.
- C. The CITY will establish and maintain a cost accounting system that must be adequate and acceptable to the STATE as determined by the auditor of the STATE.

All charges to the Project will be supported by properly executed invoices, contracts, or vouchers, as applicable, evidencing in proper detail the nature and propriety of the charges, in accordance with the requirements of the STATE. All checks, invoices, contracts, vouchers, orders or other accounting documents pertaining in whole or in part to the project will be clearly identified, readily accessible and to the maximum extent feasible, kept separate and apart from all other such documents.

The CITY will report to the STATE the progress of the project in such manner as the STATE may require. The CITY will also provide the STATE any information requested by the STATE regarding the project. The CITY will submit to the STATE financial statements, data, records, contracts and other documents and items of any respect related to the project as may be requested by the STATE.

The CITY will permit the STATE, the Comptroller General of the United States, and the Secretary of the USDOT, or either of them or their respective authorized representatives, to inspect, at any time, vehicles and equipment utilized or used in performance of the project; any and all data and records which in any way relate to the project or to the accomplishment of the project. The CITY will also permit the above noted persons to audit the books, records and accounts pertaining to the project at any and all times, and the CITY will give its full cooperation to those persons or their authorized representatives, as applicable.

The CITY will comply with all audit requirements set forth in the 2 CFR Part 200 requirements, or the most current version of those requirements under federal law.

- D. The CITY will retain all books, records, and other documents relative to this Agreement for a minimum of three (3) years after project termination, expiration of Federal interest, or close out, and the STATE, the Comptroller General of the United States, and the Secretary of the USDOT, or either of them or their respective authorized representatives, will have full access to, and right to examine any of said materials at all reasonable times during said period.
- E. Any user fee or charge to the public for access to any property or services provided through the funds made available under this agreement, if not prohibited by a Federal, State or local law, must be applied for the maintenance and long-term upkeep of the project authorized by this agreement.
- F. An audit report must be filed with the Department of Examiners of Public Accounts, upon receipt by the CITY, for any audit performed on this project in accordance with Act No. 94-414.

PART SIX (6): MISCELLANEOUS PROVISIONS

- A. By entering into this agreement, the CITY is not an agent of the STATE, its officers, employees, agents or assigns. The CITY is an independent entity from the STATE and nothing in this agreement creates an agency relationship between the parties.
- B. It is agreed that the terms and commitments contained in this agreement shall not be constituted as a debt of the State of Alabama in violation of Article 11, Section 213 of the Constitution of Alabama, 1901, as amended by Amendment 26. It is further agreed that if any provision of this agreement shall contravene any statute or Constitutional provision or amendment, either now in effect or which may, during the course of this agreement, be enacted, then the conflicting provision in this agreement shall be deemed null and void.
- C. By signing this contract, the contracting parties affirm, for the duration of the agreement, that they will not violate Federal immigration law or knowingly employ, hire for employment, or continue to employ an unauthorized alien within the State of Alabama. Furthermore, a contracting party found to be in violation of this provision shall be deemed in breach of the agreement and shall be responsible for all damages resulting therefrom.
- D. No member, officer, or employee of the CITY during their tenure of employment, and for one year thereafter shall have any interest, direct or indirect, in this Agreement or the proceeds, profits, or benefits therefrom.
- E. The terms of this Agreement may be modified by revision of this Agreement duly executed by the parties hereto.
- F. This agreement may be terminated by either party upon the delivery of a thirty (30) day notice of termination.

- G. Nothing shall be construed under the terms of this Agreement that shall cause any conflict with Section 23-1-63, Code of Alabama, 1975.
- H. **Exhibits A, E, H, M, and N** are hereby attached to and made a part of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by those officers, officials and persons duly authorized to execute same, and the Agreement is deemed to be dated and to be effective on the date hereinafter stated as the date of its approval by the Governor of Alabama.

ATTEST:

City of Mobile, Alabama

By: _____

City Clerk (Signature)

By: _____

As Mayor (Signature)

Type Name of Clerk

(AFFIX SEAL)

Type Name of Mayor

This contract has been legally reviewed and approved as to form.

By: _____

Legal Counsel for

Alabama Department of Transportation

RECOMMENDED FOR APPROVAL:

Matthew J. Ericksen, P.E.

Southwest Region Engineer

Bradley B. Lindsey, P.E.

State Local Transportation Engineer

Edward N. Austin, P. E.

Chief Engineer

STATE OF ALABAMA, ACTING BY AND THROUGH
THE ALABAMA DEPARTMENT OF TRANSPORTATION

John R. Cooper, Transportation Director

THE WITHIN AND FOREGOING AGREEMENT IS HEREBY EXECUTED AND
SIGNED BY THE GOVERNOR ON THIS _____ DAY OF _____, 20_____.

KAY IVEY

GOVERNOR, STATE OF ALABAMA

RESOLUTION NUMBER_____

BE IT RESOLVED, by the City of Mobile as follows:

That the City enter into an agreement with the State of Alabama, acting by and through the Alabama Department of Transportation relating to a project for:

Traffic management and signal operations for all traffic signals in the Mobile MPO Urban Area FY 2025-2027; Project# STPMB-4925(); CPMS Ref# 100078271.

Which agreement is before this Council, and that the agreement be executed in the name of the City, by the Mayor for and on its behalf and that it be attested by the City Clerk and the official seal of the City be affixed thereto.

BE IT FURTHER RESOLVED, that upon the completion of the execution of the agreement by all parties, that a copy of such agreement be kept on file by the City.

I, the undersigned qualified and acting Clerk of the City of Mobile, Alabama, do hereby certify that the above and foregoing is a true copy of a resolution lawfully passed and adopted by the City named therein, at a regular meeting of such Council held on the _____day of _____, 20____, and that such resolution is on file in the City Clerk's Office.

ATTESTED:

City Clerk

Mayor

_____day of _____, 20_____, and that such resolution is of record in the Minute Book of the City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City on this_____day of _____, 20_____.

City Clerk

(AFFIX SEAL)

EXHIBIT A

PARTICIPATION BY DISADVANTAGED BUSINESS ENTERPRISES IN FEDERAL-AID PROGRAM

Policy. It is the policy of the U.S. Department of Transportation that Disadvantaged Business Enterprises (DBE) as defined in 49 CFR Part 26 shall have the opportunity to participate in the performance of contracts financed in whole or in part with Federal funds under this AGREEMENT. Consequently, the DBE requirements of 49 CFR Part 26 apply to this AGREEMENT.

DBE Obligation. The recipient of funds under the terms of this AGREEMENT agrees to ensure that Disadvantaged Business Enterprises as defined in 49 CFR Part 26 have the maximum opportunity to participate in the performance of contracts and subcontracts financed in whole or in part with Federal funds provided under this agreement. The recipient shall take all necessary and reasonable steps in accordance with 49 CFR Part 26 to see that Disadvantaged Business Enterprises have the opportunity to compete for and perform contracts and shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of U.S. Department of Transportation assisted contracts.

Failure of the recipient of funds under the terms of this AGREEMENT, or failure of its subcontractor (if a subcontractor is authorized) to carry out the DBE requirements of this AGREEMENT shall constitute a breach of contract, and may result in termination of the contract by the STATE, or such other remedy may be undertaken by the STATE as it deems appropriate.

EXHIBIT E

TERMINATION OR ABANDONMENT

- a. The STATE has the right to abandon the work or to amend its project at any time, and such action on its part shall in no event be deemed a breach of contract.
- b. The STATE has the right to terminate this AGREEMENT at its sole discretion without cause and make settlement with the CITY upon an equitable basis. The value of the work performed by the CITY prior to the termination of this AGREEMENT shall be determined. In determining the value of the work performed, the STATE shall consider the following:
 1. The ratio of the amount of work performed by the CITY prior to the termination of the AGREEMENT to the total amount of work contemplated by this AGREEMENT less any payments previously made.
 2. The amount of the expense to which the CITY is put in performing the work to be terminated in proportion to the amount of expense to which the CITY would have been put had he been allowed to complete the total work contemplated by the AGREEMENT, less any payments previously made. In determining the value of the work performed by the CITY prior to the termination, no consideration will be given to profit, which the CITY might have made on the uncompleted portion of the work. If the termination is brought about as a result of unsatisfactory performance on the part of the CITY, the value of the work performed by the CITY prior to termination shall be fixed solely on the ratio of the amount of such work to the total amount of work contemplated by this AGREEMENT.

CONTROVERSY

In any controversy concerning contract terms, or on a question of fact in connection with the work covered by this project, including compensation for such work, the decision of the Transportation Director regarding the matter in issue or dispute shall be final and conclusive of all parties.

CONTRACT BINDING ON SUCCESSORS AND ASSIGNS

- a. This contract shall be binding upon the successors and assigns of the respective parties hereto.
- b. Should the AGREEMENT be terminated due to default by CITY, such termination shall be in accordance with applicable Federal Acquisition Regulations.

EXHIBIT H

Page 1

EQUAL RIGHTS PROVISIONS

During the performance of this contract, the CITY for itself, its assignees and successors in interest agrees as follows:

a. **Compliance with Regulations**

The CITY will comply with the Regulations of the Department of Transportation relative to nondiscrimination in federally-assigned programs of the Department of Transportation (Title 49, Code of Federal Regulations, Part 21, as amended by 23 CFR 710-405(b), hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq.*, 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 *et seq.*), (prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 *et seq.*), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 *et seq.*), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 USC § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38;

EXHIBIT H

Page 2

- The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).

b. **Nondiscrimination**

In accordance with Title VI of the Civil Rights Act, as amended, 42 U.S.C. § 2000d, Section 303 of the Age Discrimination Act of 1975, as amended, 42 U.S.C. § 6102, Section 202 of the Americans with Disabilities Act of 1990, 42 U.S.C. § 12132, and Federal transit law at 49 U.S.C. § 5332, the CITY agrees that it will not discriminate against any employee or applicant for employment because of race, color, creed, national origin, sex, age, or disability. The CITY will not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices where the contract covers a program set forth in Appendix B of the Regulations.

The CITY will comply with all provisions of Executive Order 11246 of September 24, 1965 as amended by Executive Order 11375, and of the rules, regulations (41 CFR, Part 60) and relevant orders of the Secretary of Labor.

c. **Solicitations**

In all solicitations either by competitive bidding or negotiation made by the CITY for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor, supplier or lessor shall be notified by the CITY of the CITY'S obligation under this contract and the Regulations relative to nondiscrimination on the ground of race, color, religion, sex or national origin.

d. **Information and Reports**

The CITY will provide all information and reports required by the Regulations, or orders and instructions issued pursuant thereto, and will permit access to its books,

EXHIBIT H

Page 3

records, accounts, other sources of information and its facilities as may be determined by the STATE or the Federal Highway Administration to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a CITY is in the exclusive possession of another who fails or refuses to furnish this information, the CITY shall so certify to the STATE, or the Federal Highway Administration as appropriate, and shall set forth what efforts it has made to obtain the information.

e. **Sanctions for Noncompliance**

In the event of the CITY'S noncompliance with the nondiscrimination provisions provided for herein, the STATE shall impose such contract sanctions as it may determine to be appropriate, including but not limited to,

1. withholding of payments to the CITY under contract until the CITY complies, and/or
2. cancellation, termination or suspension of the contract, in whole or in part.

f. **Incorporation of Provisions**

The CITY will include the foregoing provisions a. through f. in every subcontract, including procurements of materials and leases of equipment, unless excepted by the Regulations, orders or instructions issued pursuant thereto. The CITY will take such action with respect to any subcontract, procurement, or lease as the STATE may direct as a means of enforcing such provisions, including sanctions for noncompliance; provided, however, that in the event a CITY becomes involved in, or is threatened with, litigation with subcontractors, suppliers, or lessor as a result of such direction, the CITY may request the STATE to enter into such litigation to protect the interest of the STATE.

g. **Equal Employment Opportunity** – The following equal employment opportunity requirements apply to the underlying contract:

1. **Race, Color, Creed, National Origin, Sex** – In accordance with Title VII of the Civil Rights Act, as amended, 42 U.S.C. § 2000e, and Federal Transit laws at 49 U.S.C. § 5332, the CITY agrees to comply with all applicable equal employment requirements of U.S. Department of Labor (U.S. DOL) regulations, “Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor,” 41 C.F.R. Parts 60 et seq., (which implement Executive Order No. 11246, “Equal Employment Opportunity,” as amended by Executive Order No. 11375, “Amending Executive Order 11246 Relating to Equal Employment Opportunity,” 42 U.S.C. § 2000e note), and with any applicable Federal statutes, executive orders, regulations, and Federal policies that may in the future affect construction activities undertaken in the course of the Project.

EXHIBIT H
Page 4

The CITY agrees to take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, creed, national origin, sex, or age. Such action shall include, but not limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. In addition, the CITY agrees to comply with any implementing requirements FTA may issue.

2. Age – In accordance with Section 4 of the Age Discrimination in Employment Act of 1967, as amended, 29 U.S.C. § 623 and Federal transit law at 49 U.S.C. § 5332, the CITY agrees to refrain from discrimination against present and prospective employees for reason of age. In addition, the CITY agrees to comply with any implementing requirements FTA may issue.
3. Disabilities – In accordance with Section 102 of the Americans with Disabilities Act, as amended, 42 U.S.C. § 12112, the CITY agrees that it will comply with the requirements of U.S. Equal Employment Opportunity Commission, “Regulations to Implement the Equal Employment Provisions of the Americans with Disabilities Act,” 29 C.F.R. Part 1630, pertaining to employment of persons with disabilities. In addition, the Contractor agrees to comply with any implementing requirements FTA may issue.

COST PRINCIPLES

The STATE'S cost principles for use in determining the allowability of any item of cost, both direct and indirect, in this AGREEMENT, shall be the applicable provisions of Volume I, Federal Acquisition Regulations, Parts 30 and 31. The CITY shall maintain costs and supporting documentation in accordance with the Federal Acquisition Regulations, Parts 30 and 31 and other Regulations referenced with these Parts where applicable. The CITY shall gain an understanding of these documents and regulations. The applicable provisions of the above referenced regulations documents are hereby incorporated by reference herein as if fully set forth.

EXECUTORY CLAUSE AND NON-MERIT SYSTEM STATUS

- a. The CITY specifically agrees that this AGREEMENT shall be deemed executory only to the extent of moneys available, and no liability shall be incurred by the STATE beyond the moneys available for this purpose.

EXHIBIT H

Page 5

- b. The CITY, in accordance with the status of CITY as an independent contractor, covenants and agrees that the conduct of CITY will be consistent with such status, that CITY will neither hold CITY out as, or claim to be, an officer or employee of the STATE by reason hereof, and that CITY will not, by reason hereof, make any claim, demand or application to or for any right or privilege applicable to an officer or employee of the STATE under the merit system or any other law of Alabama, including but not limited to workmen's compensation coverage, or retirement membership or credit or any Federal employment law. This paragraph also applies in like manner to the employees of CITY.

CITYS' CERTIFICATIONS

The CITY by acceptance of this contract certifies that the rates or composition of cost noted in Article IV - PAYMENTS are based on the current actual hourly rates paid to employees, estimated non- salary direct cost based on historical prices, the latest available audited indirect cost rate, and estimated cost of reimbursements to employees for travel (mileage, per diem, and meal allowance) based on the current policy of the CITY. The CITY agrees that mileage reimbursements for use of company vehicles is based on the lesser of the approved rate allowed by the General Services Administration of the United States Government or the reimbursement policies of the CITY at the time of execution of the AGREEMENT. The CITY agrees that no mileage reimbursement will be allowed for the purpose of commuting to and from work or for personal use of a vehicle. The CITY agrees that the per diem rate will be limited to the rate allowed by the STATE at the time of execution of the AGREEMENT. The CITY agrees that a meal allowance shall be limited to CITY employees while in travel status only and only when used in lieu of a per diem rate.

The CITY shall submit detailed certified labor rates as requested, and in a timely manner, to the External Audits Section of the Finance and Audits Bureau of The Alabama Department of Transportation. The CITY agrees that material differences between rates submitted with a proposal and rates provided as certified for the same proposal are subject to adjustment and reimbursement.

EXHIBIT M

CERTIFICATION FOR FEDERAL-AID CONTRACTS: LOBBYING

This certification is applicable to the instrument to which it is attached whether attached directly or indirectly with other attachments to such instrument.

The prospective participant/recipient, by causing the signing of and the submission of this Federal contract, grant, loan, cooperative AGREEMENT, or other instrument as might be applicable under Section 1352, Title 31, U. S. Code, and the person signing same for and on behalf of the prospective participant/recipient each respectively certify that to the best of the knowledge and belief of the prospective participant or recipient and of the person signing for and on behalf of the prospective participant/recipient, that:

- a. No Federal appropriated funds have been paid or will be paid, by or on behalf of the prospective participant/recipient or the person signing on behalf of the prospective participant/recipient as mentioned above, to any person for influencing or attempting to influence an officer or employee of any Federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Federal agency, a member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, or other instrument as might be applicable under Section 1352, Title 31, U. S. Code, the prospective participant/recipient shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U. S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The prospective participant/recipient also agrees by submitting this Federal contract, grant, loan, cooperative agreement or other instrument as might be applicable under Section 1352, Title 31, U.S. Code, that the prospective participant/recipient shall require that the language of this certification be included in all lower tier subcontracts, which exceed \$100,000 and that all such subrecipients shall certify and disclose accordingly.

EXHIBIT N

FUNDS SHALL NOT BE CONSTITUTED AS A DEBT

It is agreed that the terms and commitments contained herein shall not be constituted as a debt of the State of Alabama in violation of Article 11, Section 213 of the Constitution of Alabama, 1901, as amended by Amendment Number 26. It is further agreed that if any provision of this AGREEMENT shall contravene any statute or Constitutional provision of amendment, either now in effect or which may, during the course of this AGREEMENT, be enacted, then the conflicting provision in the AGREEMENT shall be deemed null and void.

When considering settlement of controversies arising from or related to the work covered by this AGREEMENT, the parties may agree to use appropriate forms of non-binding alternative dispute resolution.

TERMINATION DUE TO INSUFFICIENT FUNDS

- a. If the agreement term is to exceed more than one fiscal year, then said agreement is subject to termination in the event that funds should not be appropriated for the continued payment of the agreement in subsequent fiscal years.
- b. In the event of proration of the fund from which payment under this AGREEMENT is to be made, agreement will be subject to termination.

NO GOVERNMENT OBLIGATION TO THIRD PARTY CONTRACTORS

The STATE and CITY acknowledge and agree that, notwithstanding any concurrence by the Federal Government in or approval of the solicitation or award of the underlying contract, absent the express written consent by the Federal Government, the Federal Government is not a party to this contract and shall not be subject to any obligations of or liabilities to the STATE, CITY, or any other party (whether or not a party to that contract) pertaining to any matter resulting from the underlying contract.

The CITY agrees to include the above clause in each subcontract financed in whole or in part with Federal assistance provided to FHWA. It is further agreed that the clause shall not be modified, except to identify the subcontractor who will be subject to its provisions.

**STATE OF ALABAMA
DEPARTMENT OF TRANSPORTATION
GUIDELINES FOR OPERATION**

**SUBJECT: PROCEDURES FOR PROCESSING STATE AND INDUSTRIAL
ACCESS FUNDED COUNTY AND CITY PROJECTS**

No work can be performed and no contracts can be let prior to having a fully executed project agreement, submittal of project plans to Region and notification from the Region that advertisement for bids can be made, or, in the case of force account projects, work can begin.

A project agreement will be prepared and furnished to the County/City upon receipt of grant award letter signed by the Director or Governor. The Region will prepare and submit a F-7A Budget Allotment request upon receipt of a project funding agreement at the time it is submitted to the County/City for their execution.

The County/City will submit plans prepared and signed by a registered professional engineer showing work to be performed. Plans must match the project agreement description. It is not necessary for the Region to perform an in-depth review of plans. The County/City will submit a certification signed by a Registered Professional Engineer stating that the plans have been prepared so that all items included in the plans meet ALDOT specifications. The County/City will include a letter certifying that the County/City owns all right-of-way on which the project is to be constructed.

Upon receipt of the executed agreement, the executed F-7A, final plans from the County/City, and right-of-way certification, the Region may notify the County/City to proceed with advertising the project for letting or proceed with work in the case of a force account project.

In the case where a County/City is using an inplace annual bid, the County/City will furnish the Region a copy of their bid and this bid price will be used for reimbursement.

Where the County/City is letting a contract locally, the County/City will furnish to the Region the three lowest bids with their recommendation for award. The Region will review the bids, and, if in order, advise the County/City to proceed with award of the contract to the lowest responsible bidder. The County's/City's estimate for reimbursement will be based on the bid prices concurred in by the State and supported with documentation that the contractor has been paid for work performed (copy of cancelled check).

A certification will be submitted with County/City final estimate stating that the project was constructed in accordance with final plans submitted to the State and with the specifications, supplemental specifications, and special provisions which were shown on the plans or with the State's latest specifications which were applicable at the time of plan approval.

The County/City will notify the Region when the project is complete and the Region will perform a final ride-through to determine whether the project was completed in substantial compliance with original final plans. Final acceptance will be made by the Region with a copy of the letter furnished to the Bureau of Local Transportation.

All required test reports, weight tickets, material receipts and other project documentation required by the specifications, applicable supplemental specifications, and special provisions will be retained by the County/City for a period of three (3) years following receipt of final payment and made available for audit by the State upon request. If an audit is performed and proper documentation is not available to verify quantities and compliance with specifications, the County/City will refund the project cost to the State or do whatever is necessary to correct the project at their cost.

All County/City Industrial Access or State funded projects let to contract by the State will follow normal project procedures and comply with all current plan processing requirements.

RECOMMENDED FOR APPROVAL:


BUREAU CHIEF/REGION ENGINEER

APPROVAL:


CHIEF ENGINEER

APPROVAL:


TRANSPORTATION DIRECTOR

NOVEMBER 1, 2017

DATE

1-20

Rev. 10/2017



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: January 14, 2025

Submitted by:

John Paine, Purchasing Agent

Sponsored by:

Mayor William S. Stimpson

Purpose and Scope of Project:

To approve issuance of purchase order to Callyo 2009 Corp for annual renewal of Callyo Plus investigation software for MPD.

Amount of Contract:

\$17,556.00

Funding Source

Drug enforcement fund

ATTACHMENTS:

1. 20250109 Callyo Agenda Package POs

REVIEWERS:

Donald Rose

James Barber

AGENDA ITEM SUMMARY SHEET

Print Page Reset

Agenda of: 14 Jan 2025 Date Item No. _____

Submitted by: Procurement Department John Paine, Purchasing Agent Department Head

Sponsored by: William S. Stimpson Name Mayor Title

Reviewed by: _____ Executive Director

Routing Authorized: James Barber Mayor's Office _____ Date

A brief synopsis and explanation of the following:

PROJECT NAME: Approval of Purchase Order to Callyo 2009 Corp

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to Callyo 2009 Corp for annual renewal of Callyo Plus investigation software for MPD.
Drug fund.

RESOLUTION ☒ ORDINANCE ☐ OTHER ☐

AMOUNT OF CONTRACT: \$17,556.00

FUNDING SOURCE:

Budget Item: See Requisition Discretionary Funds: _____

Budget amendment: REDUCE ☐ INCREASED ☐

Grant funds: _____ Matching funds: _____

Associated Costs:

Current year (itemize)
Type: _____ Amount: _____

Future years
Year: _____ Amount: _____

**If Cost will continue, write "indefinite" and list project annual-cost.*

Effective date of contract: On issuance to vendor.

Renewal date of contract (if applicable): _____

If not bid, state reason: Bid exempt as software, Price below bid requirement.

How many bidders received bid packages (if applicable): na

How many bidders submitted bids (if applicable): na

If this is not the lowest bid, explain why not:

RESOLUTION

Sponsored by: Mayor William S. Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, a purchase order to the indicated vendor in the approximate amount stated, and to approve the supporting bid award if required, for the following requisition as indicated below and attached herein:

Requisition	Fiscal Year	Department	Description	Amount	Vendor
<u>3918</u>	2025	(1530) POLICE ADMIN SERVICES	ANNUAL RENEWAL OF CALLYO PLUS INVESTIGATION SOFTWARE FOR MPD (BID EXEMPT AS SOFTWARE, PRICE BELOW BID REQUIREMENT)	\$17,556.00	<u>(294761) CALLYO 2009 CORP</u>

Adopted:

City Clerk

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00003918-00 FY 2025 Acct No: 4035.30.15.0000.0000.1530.0000.0000.44020. Review: Buyer: 9105fola Status: Approved	Page 1
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Vendor CALLYO 2009 CORP 200 2ND AVENUE S #143 SAINT PETERSBURG, FL 33701 Tel#727-456-8840 Fax 727-824-1027	Ship To POLICE HEADQUARTERS 2460 GOVERNMENT STREET MOBILE, AL 36606
---	--

Deliver To
 POLICE HEADQUARTERS
 2460 GOVERNMENT STREET
 MOBILE, AL 36606

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
01/06/25	294761				POLICE ADMIN SERVICES

LN	Description / Account	Qty	Unit Price	Net Price
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General Notes

Proposal#R356841
 02/01/2025 -01/31/2026

001	ray.dimatteo@motorolasolutions.com SOFTWARE LICENSE AND/OR SUPPORT (MAINTENANCE)	1.00 EACH	17556.00000	17556.00
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Additional Description Notes

CALLYO PLUS (SOFTWARE RENEWAL)
 UP TO 5 USERS
 27 - ADDITIONAL USERS (PLUS)
 3 - ADDITIONAL UNIT GROUPS

PERFORMANCE PERIOD:
 2/1/2025-1/31/2026
 Vendor Item
 Inventory Item/Loc 1721

1	4035.30.15.0000.0000.1530.0000.0000.44020. E G-DRUG-ST .OPERSUPPLS.			17556.00
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Ship To
 POLICE HEADQUARTERS
 2460 GOVERNMENT STREET
 MOBILE, AL 36606

Deliver To
 POLICE HEADQUARTERS

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00003918-00 FY 2025 Acct No: 4035.30.15.0000.0000.1530.0000.0000.44020. Review: Buyer: 9105fola Status: Approved	Page 2
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Vendor CALLYO 2009 CORP 200 2ND AVENUE S #143 SAINT PETERSBURG, FL 33701 Tel#727-456-8840 Fax 727-824-1027	Ship To POLICE HEADQUARTERS 2460 GOVERNMENT STREET MOBILE, AL 36606
--	---

Deliver To
 POLICE HEADQUARTERS
 2460 GOVERNMENT STREET
 MOBILE, AL 36606

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
01/06/25	294761				POLICE ADMIN SERVICES

LN	Description / Account	Qty	Unit Price	Net Price
	2460 GOVERNMENT STREET MOBILE, AL 36606			

Requisition Link

Requisition Total 17556.00

***** Project Ledger Summary Section *****

Account	Amount	Remaining Budget
E G-DRUG-ST .OPERSUPPLS.	17556.00	.00

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
4035.30.15.0000.0000.1530.0000.0000.44020.	17556.00	
DRUG ENFORCEMENT FUND EXP	OPERATING SUPPLIES	

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Forward	01/06/25	JAMES BARBER	Automatic Forward to 910519885
Approved	01/07/25	RODNEY GREELEY	R.G.
Approved	01/07/25	BRANDI MONTGOMERY	Auto approved by: 910510512
Approved	01/07/25	WILLIAM JACKSON	Auto approved by: 910510512
Approved	01/07/25	WILLIAM REED	Auto approved by: 910510512
Approved	01/08/25	DREANETTA BARNES	Auto approved by: 910520990
Approved	01/08/25	TRAVIS MARSHALL	Auto approved by: 910520990
Approved	01/08/25	SHAUNAGYE SIMMS	
Approved	01/08/25	RANDY THREADGILL	Auto approved by: 910520990
Approved	01/09/25	DONALD ROSE	Auto approved by: 9105fola
Approved	01/09/25	SANDRA LEWIS	Auto approved by: 9105fola
Approved	01/09/25	STEVEN KRONINGER	Auto approved by: 9105fola
Approved	01/09/25	SAMANTHA COOLEY	Auto approved by: 9105fola

=====	=====
Bill To	Requisition 00003918-00 FY 2025
ACCOUNTS PAYABLE	
P O BOX 389	Acct No:
	4035.30.15.0000.0000.1530.0000.0000.44020.
MOBILE, AL	Review:
36601	Buyer: 9105fola
vendorinvoices@cityofmobile.org	Status: Approved
	Page 3
=====	=====

Vendor
CALLYO 2009 CORP
200 2ND AVENUE S #143

Ship To
POLICE HEADQUARTERS
2460 GOVERNMENT STREET

SAINT PETERSBURG, FL 33701

MOBILE, AL 36606

Tel#727-456-8840
Fax 727-824-1027

Deliver To
POLICE HEADQUARTERS
2460 GOVERNMENT STREET

MOBILE, AL 36606

-----	-----	-----	-----	-----	-----
Date	Vendor	Date	Ship		
Ordered	Number	Required	Via	Terms	Department
-----	-----	-----	-----	-----	-----
01/06/25	294761				POLICE ADMIN SERVICES
-----	-----	-----	-----	-----	-----

LN	Description / Account	Qty	Unit Price	Net Price
Approved	01/09/25 LONELL HARRIS			
Approved	01/09/25 ANNE FOLEY			
Approved	01/09/25 JOHN PAINE			
		Auto approved by: 9105fola		
		Auto approved by: 9105fola		

Authorized By: _____ Date: _____
Signature



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: January 14, 2025

Submitted by:

John Paine, Purchasing Agent

Sponsored by:

Mayor William S. Stimpson

Purpose and Scope of Project:

To approve issuance of purchase order to Delta Scientific Corp for portable bollard arrest systems with trailer for MPD.

Amount of Contract:

\$167,371.20

Funding Source

General fund

ATTACHMENTS:

1. 20250110 Delta Agenda Package POs

REVIEWERS:

Donald Rose

James Barber

AGENDA ITEM SUMMARY SHEET

[Print Page](#)[Reset](#)

Agenda of: 14 Jan 2025
Date

Item No. _____

Submitted by: _____
Procurement
Department

John Paine, Purchasing Agent
Department Head

Sponsored by: _____
William S. Stimpson
Name

Mayor
Title

Reviewed by: _____
Executive Director

Routing Authorized: _____
James Barber
Mayor's Office

Date

A brief synopsis and explanation of the following:

PROJECT NAME: Approval of Purchase Order to Delta Scientific Corp

PURPOSE & SCOPE OF PROJECT:

To approve issuance of purchase order to Delta Scientific Corp for portable bollard arrest systems
with trailer for MPD.
General fund.

RESOLUTION ☒

ORDINANCE ☐

OTHER ☐

AMOUNT OF CONTRACT: \$167,371.20

FUNDING SOURCE:

Budget Item: See Requisition

Discretionary Funds: _____

Budget amendment: REDUCE ☐ INCREASED ☐

Grant funds: _____

Matching funds: _____

Associated Costs:

Current year (itemize)

Type: _____

Amount: _____

Future years

Year: _____

Amount: _____

**If Cost will continue, write "indefinite" and list project annual-cost.*

Effective date of contract: On issuance to vendor.

Renewal date of contract (if applicable): _____

If not bid, state reason: GSA contract

How many bidders received bid packages (if applicable): na

How many bidders submitted bids (if applicable): na

If this is not the lowest bid, explain why not:

RESOLUTION

Sponsored by: Mayor William S. Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Purchasing Agent is authorized to execute, for and on behalf of the City of Mobile, a purchase order to the indicated vendor in the approximate amount stated, and to approve the supporting bid award if required, for the following requisition as indicated below and attached herein:

Requisition	Fiscal Year	Department	Description	Amount	Vendor
<u>4165</u>	2025	(1500) PUBLIC SAFETY ADMIN	PORTABLE BOLLARD ARREST SYSTEMS WITH TRAILER FOR MPD (GSA CONTRACT)	\$167,371.20	<u>(299562) DELTA SCIENTIFIC CORP</u>

Adopted:

City Clerk

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00004165-00 FY 2025 Acct No: 1000.30.15.1500.1500.1500.0000.0000.47010. Review: Buyer: Status: Released	Page 1
--	--	--------

Vendor DELTA SCIENTIFIC CORP 40355 DELTA LANE PALMDALE, CA 93551 Tel#7046925790	Ship To POLICE TRAFFIC 850 VIRGINIA STREET DELIVERIES: 8:30AM - 2:30PM MOBILE, AL 36604 SULLIVANN@CITYOFMOBILE.ORG
---	---

Deliver To
 POLICE TRAFFIC
 850 VIRGINIA STREET
 DELIVERIES: 8:30AM - 2:30PM
 MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
01/10/25	299562				PUBLIC SAFETY ADMIN

LN	Description / Account	Qty	Unit Price	Net Price
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General Notes

QUOTE #0109251GSA

GSA CONTRACT:47QSWA18D003B

001	CONTACT JENNIFER WESSON AT 251-208-1901 WESSONJ@CITYOFMOBILE.ORG TB100-1 PORTABLE BOLLARD VEHICLE ARREST SYSTEM, SINGLE PORTABLE BOLLARD UNIT - DELTA ENGINEER RATING	8.00	6097.51000	48780.08
-----	---	------	------------	----------

Vendor Item

The Above Line Item Is For Department: POLICE ADM

1	1000.30.15.1500.1500.1500.0000.0000.47010.			48780.08
---	--	--	--	----------

Ship To
 POLICE HEADQUARTERS
 2460 GOVERNMENT STREET
 MOBILE, AL 36606

Deliver To
 POLICE HEADQUARTERS
 2460 GOVERNMENT STREET
 MOBILE, AL 36606

002	TB100-5, PORTABLE BOLLARD ARREST SYSTEM WITH CABLES Vendor Item	2.00	30487.55000	60975.10
-----	---	------	-------------	----------

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00004165-00 FY 2025 Acct No: 1000.30.15.1500.1500.1500.0000.0000.47010. Review: Buyer: Status: Released	Page 2
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Vendor DELTA SCIENTIFIC CORP 40355 DELTA LANE PALMDALE, CA 93551 Tel#7046925790	Ship To POLICE TRAFFIC 850 VIRGINIA STREET DELIVERIES: 8:30AM - 2:30PM MOBILE, AL 36604 SULLIVANN@CITYOFMOBILE.ORG
---	---

Deliver To
 POLICE TRAFFIC
 850 VIRGINIA STREET
 DELIVERIES: 8:30AM - 2:30PM
 MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
01/10/25	299562				PUBLIC SAFETY ADMIN

LN	Description / Account	Qty	Unit Price	Net Price
	The Above Line Item Is For Department:		PUBLIC SAFETY ADMIN	
1	1000.30.15.1500.1500.1500.0000.0000.47010.			60975.10

Ship To
 POLICE HEADQUARTERS
 2460 GOVERNMENT STREET
 MOBILE, AL 36606

Deliver To
 POLICE HEADQUARTERS
 2460 GOVERNMENT STREET
 MOBILE, AL 36606

003	TRANSPORTER - TRANSPORTATION UNIT TO MOVE EACH BOLLARD Vendor Item	1.00 EACH	3824.85000	3824.85
	The Above Line Item Is For Department:		POLICE ADM	

1	1000.30.15.1500.1500.1500.0000.0000.47010.			3824.85
---	--	--	--	---------

Ship To
 POLICE HEADQUARTERS
 2460 GOVERNMENT STREET
 MOBILE, AL 36606

Deliver To
 POLICE HEADQUARTERS
 2460 GOVERNMENT STREET
 MOBILE, AL 36606

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00004165-00 FY 2025 Acct No: 1000.30.15.1500.1500.1500.0000.0000.47010. Review: Buyer: Status: Released	Page 3
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Vendor DELTA SCIENTIFIC CORP 40355 DELTA LANE PALMDALE, CA 93551 Tel#7046925790	Ship To POLICE TRAFFIC 850 VIRGINIA STREET DELIVERIES: 8:30AM - 2:30PM MOBILE, AL 36604 SULLIVANN@CITYOFMOBILE.ORG
---	---

Deliver To
 POLICE TRAFFIC
 850 VIRGINIA STREET
 DELIVERIES: 8:30AM - 2:30PM
 MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
01/10/25	299562				PUBLIC SAFETY ADMIN

LN Description / Account	Qty	Unit Price	Net Price
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004 TRAILER, D.O.T. DROP DECK TOWABLE PNEUMATIC/HYDRAULIC TRAILER WITH BRAKES AND LIGHTS-10K LBS CAPACITY, HOLDS UP TO 10 BOLLARDS Vendor Item	1.00 EACH	36029.40000	36029.40
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The Above Line Item Is For Department: POLICE ADM

1 1000.30.15.1500.1500.1500.0000.0000.47010.	36029.40
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Ship To
 POLICE HEADQUARTERS
 2460 GOVERNMENT STREET
 MOBILE, AL 36606

Deliver To
 POLICE HEADQUARTERS
 2460 GOVERNMENT STREET
 MOBILE, AL 36606

005 CABLE COVER, PEDESTRIAN CABLE COVER RAMPS - PAINTED Vendor Item	17.00 EACH	544.81000	9261.77
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The Above Line Item Is For Department: POLICE ADM

1 1000.30.15.1500.1500.1500.0000.0000.47010.	9261.77
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Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00004165-00 FY 2025 Acct No: 1000.30.15.1500.1500.1500.0000.0000.47010. Review: Buyer: Status: Released	Page 4
--	--	--------

Vendor DELTA SCIENTIFIC CORP 40355 DELTA LANE PALMDALE, CA 93551 Tel#7046925790	Ship To POLICE TRAFFIC 850 VIRGINIA STREET DELIVERIES: 8:30AM - 2:30PM MOBILE, AL 36604 SULLIVANN@CITYOFMOBILE.ORG
---	---

Deliver To
 POLICE TRAFFIC
 850 VIRGINIA STREET
 DELIVERIES: 8:30AM - 2:30PM
 MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
01/10/25	299562				PUBLIC SAFETY ADMIN

LN Description / Account	Qty	Unit Price	Net Price
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Ship To
 POLICE HEADQUARTERS
 2460 GOVERNMENT STREET
 MOBILE, AL 36606

Deliver To
 POLICE HEADQUARTERS
 2460 GOVERNMENT STREET
 MOBILE, AL 36606

006 FREIGHT	1.00 EACH	8500.00000	8500.00
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Vendor Item
 Inventory Item/Loc 14009
 The Above Line Item Is For Department: POLICE ADM

1 1000.30.15.1500.1500.1500.0000.0000.47010.	8500.00
--	---------

Ship To
 POLICE HEADQUARTERS
 2460 GOVERNMENT STREET
 MOBILE, AL 36606

Deliver To
 POLICE HEADQUARTERS
 2460 GOVERNMENT STREET
 MOBILE, AL 36606

[Requisition Link](#)

Bill To ACCOUNTS PAYABLE P O BOX 389 MOBILE, AL 36601 vendorinvoices@cityofmobile.org	Requisition 00004165-00 FY 2025 Acct No: 1000.30.15.1500.1500.1500.0000.0000.47010. Review: Buyer: Status: Released
---	---

Page 5

Vendor
 DELTA SCIENTIFIC CORP
 40355 DELTA LANE

PALMDALE, CA 93551

Tel#7046925790

Ship To
 POLICE TRAFFIC
 850 VIRGINIA STREET
 DELIVERIES: 8:30AM - 2:30PM
 MOBILE, AL 36604
 SULLIVANN@CITYOFMOBILE.ORG

Deliver To
 POLICE TRAFFIC
 850 VIRGINIA STREET
 DELIVERIES: 8:30AM - 2:30PM
 MOBILE, AL 36604

Date Ordered	Vendor Number	Date Required	Ship Via	Terms	Department
01/10/25	299562				PUBLIC SAFETY ADMIN

LN Description / Account	Requisition Total	Qty	Unit Price	Net Price
				167371.20

***** General Ledger Summary Section *****

Account	Amount	Remaining Budget
1000.30.15.1500.1500.1500.0000.0000.47010.	167371.20	175102.03
PUBLIC SAFETY ADMIN EXP	EQUIPMENT (GREATER \$5000)	

***** Approval/Conversion Info *****

Activity	Date	Clerk	Comment
Approved	01/10/25	ROBERT LASKY	
Approved	01/10/25	CURTIS GRAVES	Auto approved by: 910519642
Queued	01/10/25	DONALD ROSE	Auto approved by: 910519642
Queued	01/10/25	SANDRA LEWIS	Auto approved by: 910519642
Queued	01/10/25	STEVEN KRONINGER	Auto approved by: 910519642
Queued	01/10/25	SAMANTHA COOLEY	Auto approved by: 910519642
Queued	01/10/25	LONELL HARRIS	Auto approved by: 910519642
Queued	01/10/25	ANNE FOLEY	Auto approved by: 910519642
Queued	01/10/25	JOHN PAINE	Auto approved by: 910519642

Authorized By: _____ Date: _____
 Signature

**GENERAL SERVICES ADMINISTRATION
FEDERAL ACQUISITION SERVICE
AUTHORIZED FEDERAL SUPPLY SCHEDULE CATALOG/PRICE LIST**

On-line access to contract ordering information, terms and conditions, up-to-date pricing, and the option to create an electronic delivery order is available through **GSA Advantage!**, a menu-driven database system. The INTERNET address for **GSA Advantage!** is <http://www.gsaadvantage.gov>

SCHEDULE TITLE: MAS SOLICITATION SECURITY AND PROTECTION

FSC Group: [0063](#)

CONTRACT NUMBER: Contractor shall insert contract number from SF 1449, Block 2

CONTRACT PERIOD: 4-5-18 to [4-4-2023](#)

For more information on ordering from Federal Supply Schedules click on the GSA Schedules link at www.gsa.gov

CONTRACTOR:

Legal Company Name: Delta Scientific Corporation
Street Address: 40355 Delta Lane
Suite (if applicable): -
City, State Zip: Palmdale, CA 93551
Phone: 661-575-1100
Fax: 661-575-1110
DUNS: 09-444-0104
TINS: 95-287-2407
No Parent Company
Business Website: <http://www.deltascientific.com>

CONTRACTOR'S ADMINISTRATION SOURCE:

Contact for Contract Administration:

Contract Admin POC (Domestic):
Name: Trent Barnes
Title: Contracts Manager
Legal Company Name: Delta Scientific Corporation
Street Address: 40355 Delta Lane
Suite (if applicable): -
City, State Zip: Palmdale, CA 93551
Phone: 661-575-1100
Fax: 661-575-1110

BUSINESS SIZE: [Small](#)

Socioeconomic Indicators: [Small](#)

CUSTOMER INFORMATION:

1a. TABLE OF AWARDED SPECIAL ITEM NUMBERS (SINs)

SIN	NAICS/Description
334290L	334290L Access Control Systems, Door Entry

1b. LOWEST PRICED MODEL NUMBER AND PRICE FOR EACH SIN:
(Government net price based on a unit of one)

SIN MODEL PRICE

To be completed by contractor on text file submission

1c. HOURLY RATES: (Services Only)
To be completed by contractor on text file submission

2. MAXIMUM ORDER*: \$500,000 per SIN and \$500,000 per order

*Ordering activities may request a price reduction at any time before placing an order, establishing a BPA, or in conjunction with the annual BPA review. However, the ordering activity shall seek a price reduction when the order or BPA exceeds the simplified acquisition threshold. Schedule contractors are not required to pass on to all schedule users a price reduction extended only to an individual ordering activity for a specific order or BPA.

3. MINIMUM ORDER: \$50

4. GEOGRAPHIC COVERAGE: 48 DC, P.R.

5. POINT(S) OF PRODUCTION: Insert Point of Production for Products Only/services is NA

6. DISCOUNT FROM LIST PRICES: 10.009% Basic Discount for products. For calculation of the GSA Schedule price (price paid by customers ordering from the GSA Schedule, and the price to be loaded in to GSA Advantage), deduct the appropriate basic discount from the list price and add the prevailing IFF rate to the negotiated discounted price (Net GSA price). The current IFF is .75% and should be calculated as follows: Negotiated price divided by (1 minus .0075) which equates to Negotiated price divided by 0.9925. Example: (\$100,000 / 0.9925) = \$100,755.67

GSA Net Prices are shown on the attached GSA Pricelist. Negotiated discount has been applied and the IFF has been added.

7. QUANTITY DISCOUNT(S): None

8. PROMPT PAYMENT TERMS: Net 30. Information for Ordering Offices: Prompt payment terms cannot be negotiated out of the contractual agreement in exchange for other concessions.

9.a Government Purchase Cards must be accepted at or below the micro-purchase threshold.

9.b Government Purchase Cards are accepted above the micro-purchase threshold. Contact contractor for limit.

10. FOREIGN ITEMS: None

11a. TIME OF DELIVERY: 60 DARO

11b. EXPEDITED DELIVERY: 2 DARO

- 11c. **OVERNIGHT AND 2-DAY DELIVERY:** 2 DARO.
- 11d. **URGENT REQUIRMENTS:** Customers are encouraged to contact the contractor for the purpose of requesting accelerated delivery.
- 12. **FOB POINT:** [Destination Palmdale, CA.](#)
- 13a. **ORDERING ADDRESS:** [same](#)
- 13b. **ORDERING PROCEDURES:** For supplies and services, the ordering procedures, information on Blanket Purchase Agreements (BPA's) are found in FAR 8.405-3
- 14. **PAYMENT ADDRESS:** Same as contractor
- 15. **WARRANTY PROVISION:** [SCW](#)
- 16. **EXPORT PACKING CHARGES:** None
- 17. **TERMS AND CONDITIONS OF GOVERNMENT PURCHASE CARD ACCEPTANCE:** (any thresholds above the micro-purchase level may be inserted by contractor)
- 18. **TERMS AND CONDITIONS OF RENTAL, MAINTENANCE, AND REPAIR (IF APPLICABLE):** N/A
- 19. **TERMS AND CONDITIONS OF INSTALLATION (IF APPLICABLE):** N/A
- 20. **TERMS AND CONDITIONS OF REPAIR PARTS INDICATING DATE OF PARTS PRICE LISTS AND ANY DISCOUNTS FROM LIST PRICES (IF AVAILABLE):** N/A
- 20a. **TERMS AND CONDITIONS FOR ANY OTHER SERVICES (IF APPLICABLE):** N/A
- 21. **LIST OF SERVICE AND DISTRIBUTION POINTS (IF APPLICABLE):** N/A
- 22. **LIST OF PARTICIPATING DEALERS (IF APPLICABLE):** N/A
- 23. **PREVENTIVE MAINTENANCE (IF APPLICABLE):** N/A
- 24a. **SPECIAL ATTRIBUTES SUCH AS ENVIRONMENTAL ATTRIBUTES (e.g. recycled content, energy efficiency, and/or reduced pollutants):** N/A
- 24b. **Section 508 Compliance for EIT:** as applicable
- 25. **DUNS NUMBER:** 09-444-0104
- 26. **NOTIFICATION REGARDING REGISTRATION IN SYSTEM FOR AWARD MANAGEMENT (SAM) DATABASE:** Contractor has an Active Registration in the SAM database.



Search

Products ▾

Enter search keyword(s)



Advanced Search

0



Click image for expanded view

**TB100-5 PORTABLE BOLLARD****Mfr Part No.:**

TB100-5 PORTABLE BOLLARD

Contractor Part No.:

TB100-5 PORTABLE BOLLARD

Manufacturer:

DELTA SCIENTIFIC CORP

Contract No.:

47QSWA18D003B (ends: Apr 5, 2028)

MAS Schedule/SIN:

MAS/334290L

Warranty:

1 YR

Country of Origin:

UNITED STATES OF AMERICA

Disaster Purchasing items

Cooperative Purchasing items

[Report incorrect product information \(Login Required\)](#)Price
\$30,487.55 EA

Qty: 1

Add to cart

sold and shipped by

DELTA SCIENTIFIC CORPORATION

Contract minimum order: \$50.00

Product Details

Description

Description Provided by DELTA SCIENTIFIC CORPORATION

TB100-5 Portable bollard system consisting of 5 bollards. ASTM M30 crash rating with set of 5 connected. Set of 10 connected together carries an M50 rating. Available custom options and estimated weights and dimensions provided at time of order.

30.0L X 21.0W (IN)

Compare Available Sources

Instructions: Select price below, enter qty at left, then Add to Cart. To view another contractor description, simply select the Contractor in the list below.

◆ Indicates when volume discounts are offered.

	Price/Unit◆		Contractor◆	Socio	Photo	Deliv Days◆	Min Order◆	FOB/Shipping◆
Selected	\$30,487.55	EA	DELTA SCIENTIFIC CORPORATION			60 days shipped ARO	\$50.00	D-CONUS/O-AK,PR,HI

Contact us**National Customer Service Center**Email: ncscustomer.service@gsa.gov

Phone: 1-800-488-3111

Vendor Support CenterEmail: vendor.support@gsa.gov

Phone: 1-877-495-4849

Technical support on this siteEmail: GSA.Advantage@gsa.gov

Phone: 1-877-472-3777

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Search

Products ▾

Enter search keyword(s)



Advanced Search

0



Click image for expanded view



TB100-1 PORTABLE BOLLARD

Mfr Part No.: TB100-1 PORTABLE BOLLARD
Contractor Part No.: TB100-1 PORTABLE BOLLARD
Manufacturer: DELTA SCIENTIFIC CORP
Contract No.: 47QSWA18D003B (ends: Apr 5, 2028)
MAS Schedule/SIN: MAS/334290L
Warranty: 1 YR
Country of Origin: UNITED STATES OF AMERICA



Disaster Purchasing items



Cooperative Purchasing items

[Report incorrect product information \(Login Required\)](#)

Price
\$6,097.51 EA

Qty: 1

Add to cart

sold and shipped by

DELTA SCIENTIFIC CORPORATION

Contract minimum order: \$50.00

Product Details

Description

Description Provided by DELTA SCIENTIFIC CORPORATION

TB100-1 Single Portable Bollard. Available custom options and estimated weights and dimensions provided at time of order.

30.0L X 21.0W (IN)

Compare Available Sources

Instructions: Select price below, enter qty at left, then Add to Cart. To view another contractor description, simply select the Contractor in the list below.

◆ Indicates when volume discounts are offered.

	Price/Unit◆		Contractor ◆	Socio	Photo	Deliv Days ◆	Min Order ◆	FOB/Shipping ◆
Selected	\$6,097.51	EA	DELTA SCIENTIFIC CORPORATION			45 days shipped ARO	\$50.00	D-CONUS/O-AK,PR,HI

Contact us

National Customer Service Center

Email: ncscustomer.service@gsa.gov

Phone: 1-800-488-3111

Vendor Support Center

Email: vendor.support@gsa.gov

Phone: 1-877-495-4849

Technical support on this site

Email: GSA.Advantage@gsa.gov

Phone: 1-877-472-3777

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Advantage Job Aid

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RESOLUTION

2024

Sponsored by:

Mayor William S. Stimpson

BE IT RESOLVED BY THE CITY COUNCIL OF MOBILE, ALABAMA, that the Mayor and the City Clerk be, and they hereby are, authorized and directed to execute and attest, respectively, for and on behalf of the City of Mobile, a Service Contract, by and between the City of Mobile, and the company listed below, for work as outlined in the service contract attached hereto and made a part hereof as though set forth in full. A copy of said service contract is on file in the office of the City Clerk.

Name of Company: POT-O-GOLD RENTALS, LLC

Project Name: PUBLIC SERVICE – VARIOUS LOCATIONS –
MARDI GRAS - PORTABLE TOILETS

Project Number: PS-001-25

Amount: YEAR 1 – \$74,515.00
YEAR 2 – \$74,515.00
YEAR 3 – \$74,515.00

Adopted:

City Clerk

STANDARD SERVICE CONTRACT AGREEMENT BETWEEN CITY OF MOBILE AND SERVICE CONTRACTOR

This **AGREEMENT** made and entered into this _____ day of _____, in the year 20____, by and between **THE CITY OF MOBILE**, by its Mayor, duly authorized party of the first part, hereinafter called the "City",

And the **SERVICE CONTRACTOR:** Pot-O-Gold Rentals, LLC
5237 Henry Road
Eight Mile, Alabama 36613
Telephone: (888) 768-6465

City of Mobile Business License: 074702
City of Mobile Vendor Number: 284249
State of Alabama Business Entity No.: 000-294-485

for the following **PROJECT:**

PROJECT NAME: PUBLIC SERVICE – VARIOUS LOCATIONS –
MARDI GRAS - PORTABLE TOILETS

PROJECT LOCATION: VARIOUS CITY OF MOBILE LOCATIONS

PROJECT NUMBER: PS-001-25

WITNESSETH, that this Service Contractor and City, for the considerations stated herein, agree as follows:

ARTICLE 1. Statement of Work to be Performed:

1.1 The Service Contractor shall furnish all labor, materials, tools, equipment, and supplies and to sustain all the expenses incurred in performing the Work on the above captioned Project. In strict accordance with the Contract Documents as listed in Article 6, all of which are made part hereof, as prepared by or under the direction of the Director of Real Estate and Asset Management.

ARTICLE 2. Term of Contract:

2.1 The Work shall commence on the date of written Notice to Proceed, issued by the Owner. The term of the Contract is for **one (1) year** from the date of the Notice to Proceed, with the option to extend for two (2) additional one-year terms.

ARTICLE 3. Contract Sum:

3.1 The City shall pay the Service Contractor for the term of the Contract, for time and material, subject to additions and deductions provided therein, in current funds, in accordance with the Unit Pricing listed in Paragraph 3.2 Schedule of Values, the sum as follows:

Total Contract Sum (All Three Terms – MARDI GRAS SEASONS 2025, 2026, 2027)

Two Hundred Twenty-Three Thousand Five Hundred Forty-Five and 00/100 Dollars
(Written in Words) \$ 223,545.00 (Written in Numbers)

3.2 SCHEDULE OF VALUES: for all Basic Services as specified shall be billed as follows:

Year 1 Initial Deployment				
Total Number of Units for Initial Deployment:		Unit Price	Deployment Duration	Total Price
Standard (STD)	126	\$ 350.00	19 Days	\$ 44,100.00
Handicap (ADA)	18	\$ 440.00	19 Days	\$ 7,920.00
Handwashing Station (HW)	13	\$ 350.00	19 Days	\$ 4,550.00
Total				\$ 56,570.00
<i>Pricing includes extra servicing required by the Scope of Work and Exhibits A, B, and C for specific dates.</i>				
Year 1 Second Deployment				
Total Number of Units for Second Deployment:		Unit Price	Deployment Duration	Total Price
Standard (STD)	84	\$ 155.00	5 Days	\$ 13,020.00
Handicap (ADA)	10	\$ 250.00	5 Days	\$ 2,500.00
Handwashing Station (HW)	9	\$ 171.00	5 Days	\$ 1,539.00
Total				\$ 17,059.00
<i>Pricing includes extra servicing required by the Scope of Work and Exhibits A, B, and C for specific dates.</i>				
Year 1 Third Deployment				
Total Number of Units for Third Deployment:		Unit Price	Deployment Duration	Total Price
Standard (STD)	3	\$ 155.00	3 Days	\$ 465.00
Handicap (ADA)	1	\$ 250.00	3 Days	\$ 250.00
Handwashing Station (HW)	1	\$ 171.00	3 Days	\$ 171.00
Total				\$ 886.00
<i>Pricing includes extra servicing required by the Scope of Work and Exhibits A, B, and C for specific dates.</i>				

Total Amount for Year One – All Deployments – Mardi Gras 2025:

Seventy-Four Thousand Five Hundred Fifteen and 00/100 Dollars **\$ 74,515.00**
(Written in Words) (Written in Numbers)

Year 2 Initial Deployment				
Total Number of Units for Initial Deployment:		Unit Price	Deployment Duration	Total Price
Standard (STD)	126	\$ 350.00	19 Days	\$ 44,100.00
Handicap (ADA)	18	\$ 440.00	19 Days	\$ 7,920.00
Handwashing Station (HW)	13	\$ 350.00	19 Days	\$ 4,550.00
Total				\$ 56,570.00
<i>Pricing includes extra servicing required by the Scope of Work and Exhibits A, B, and C for specific dates.</i>				
Year 2 Second Deployment				
Total Number of Units for Second Deployment:		Unit Price	Deployment Duration	Total Price
Standard (STD)	84	\$ 155.00	5 Days	\$ 13,020.00
Handicap (ADA)	10	\$ 250.00	5 Days	\$ 2,500.00
Handwashing Station (HW)	9	\$ 171.00	5 Days	\$ 1,539.00
Total				\$ 17,059.00
<i>Pricing includes extra servicing required by the Scope of Work and Exhibits A, B, and C for specific dates.</i>				
Year 2 Third Deployment				
Total Number of Units for Third Deployment:		Unit Price	Deployment Duration	Total Price
Standard (STD)	3	\$ 155.00	3 Days	\$ 465.00
Handicap (ADA)	1	\$ 250.00	3 Days	\$ 250.00
Handwashing Station (HW)	1	\$ 171.00	3 Days	\$ 171.00
Total				\$ 886.00
<i>Pricing includes extra servicing required by the Scope of Work and Exhibits A, B, and C for specific dates.</i>				

Total Amount for Year Two – All Deployments – Mardi Gras 2026:

Seventy-Four Thousand Five Hundred Fifteen and 00/100 Dollars

(Written in Words)

\$ 74,515.00

(Written in Numbers)

Year 3 Initial Deployment				
Total Number of Units for Initial Deployment:		Unit Price	Deployment Duration	Total Price
Standard (STD)	126	\$ 350.00	19 Days	\$ 44,100.00
Handicap (ADA)	18	\$ 440.00	19 Days	\$ 7,920.00
Handwashing Station (HW)	13	\$ 350.00	19 Days	\$ 4,550.00
Total				\$ 56,570.00
<i>Pricing includes extra servicing required by the Scope of Work and Exhibits A, B, and C for specific dates.</i>				
Year 3 Second Deployment				
Total Number of Units for Second Deployment:		Unit Price	Deployment Duration	Total Price
Standard (STD)	84	\$ 155.00	5 Days	\$ 13,020.00
Handicap (ADA)	10	\$ 250.00	5 Days	\$ 2,500.00
Handwashing Station (HW)	9	\$ 171.00	5 Days	\$ 1,539.00

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the provisions listed in the Scope of Work, within 24 hours of placement of the order from the Service Contractor Administrator or designated representative.

The City of Mobile reserves the right to add, remove and modify services, as needed during the term of this Agreement.

ARTICLE 4. Payments:

4.1 The City shall pay the Service Contractor on account of the Contract as follows:

- A. Payments shall be made monthly upon completion and inspections of the work specified.
- B. Two (2) original invoices shall be delivered to the Service Contract Administrator for review. Invoices shall list all facilities serviced and shall provide unit pricing in accordance with the approved Schedule of Values.
- C. Payments shall be made in accordance with the accepted Schedule of Values listed in the Contract Documents.

ARTICLE 5. Termination of the Contract:

5.1 The Owner or Service Contractor may terminate the Contract upon thirty (30) days written notice. The Owner shall pay the Service Contractor for work executed and for proven loss with respect to materials, equipment, tools, and reasonable overhead.

5.2 The Owner shall not make payment to the Service Contractor for profit and damages, as the result of terminating the Contract.

ARTICLE 6. Contract Documents:

6.1 The contract documents consist of this Agreement, General Conditions of the Contract, and the Specifications (all of which are bound in the Project Manual), Addenda issued prior to the execution of the Contract, The Service Contractor's Proposal as accepted by the City, other documents listed in this Agreement, and Modifications issued after the execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. An enumeration of the Contract Documents, other than a Modification, appears below:

- 1. This Agreement;
- 2. Exhibit A - Mardi Gras 2025 List of Services and Locations;
- 3. Exhibit B - Mardi Gras 2026 List of Services and Locations;
- 4. Exhibit C - Mardi Gras 2027 List of Services and Locations;
- 5. Portable Toilet Locations (map);
- 6. Portable Toilet Locations Mark-Up Map;
- 7. Scope of Work;
- 8. Bid Form;
- 9. Request for Waiver of DBE Goal Form;
- 10. Alabama Secretary of State Business Entity Form;
- 11. E-Verify Form;
- 12. Certificate of Insurance with Endorsements;
- 13. General Conditions; and
- 14. Addendum One.

ARTICLE 7. Insurance:

7.1 Required coverage:

7.1.1 For the term of this Agreement, Service Contractor shall acquire and maintain in full force and effect the following liability and comprehensive insurance issued by a company licensed and qualified to do business in the State of Alabama, which such insurance shall name the City of Mobile as an additional insured, and shall attach to this contract as proof thereof a certificate of insurance issued by an agent licensed and qualified to do business in the State of Alabama:

A. Comprehensive Liability insurance (occurrence form) including coverage for premises, products and complete operations, and blanket contractual liability, specifically covering the obligations assumed by the Service Contractor.

1. Bodily injury liability:
\$1,000,000 each person
\$1,000,000 each occurrence
2. Property damage liability - \$1,000,000 each occurrence.
3. Or, in lieu of (1) and (2) above:
Bodily injury and property damage combined –\$1,000,000 per occurrence
4. General Aggregate limit shall apply on a “Per Project” Basis.

B. Comprehensive – Automobile Liability Insurance to cover any auto, including all owned, non-owned, and hired vehicles.

1. Bodily injury liability:
\$1,000,000 each person
\$1,000,000 each occurrence
2. Property damage liability - \$1,000,000 each occurrence.
3. Or, in lieu of (1) and (2) above)
Bodily injury and property damage combined – \$1,000,000 per occurrence

C. Excess/Umbrella Liability insurance

1. \$2,000,000 combined single limit of liability each occurrence for bodily injury and/or property damage.
2. Providing following form coverage for Employer’s Liability, Comprehensive General Liability and Automotive Liability.

D. Workers' Compensation insurance - in the amounts required by all applicable laws, rules or regulations of the state of Alabama.

7.1.2 If the certificate of insurance referenced in this Agreement does not evidence insurance of owned vehicles, said certificate and this sentence shall evidence the Service Contractor’s covenant that it does not own any vehicles and that it will not purchase or obtain any vehicles during the term of this Agreement. Said certificate shall require that said insurance coverage will not be altered or terminated unless City shall have been given written notice of such alteration or termination delivered to City not less than thirty (30) days before the effective date of such alteration or termination.

7.1.3 Waiver of Subrogation - all policies of insurance shall be endorsed to waive rights of subrogation in favor of City of Mobile.

7.1.4 Additional Insured - all policies of insurance, except those referenced under 7.1.1 D, shall be endorsed to name City of Mobile as an Additional Insured.

7.1.5 Primary Insurance - all policies of insurance, except those referenced under 7.1.1 D, shall be endorsed to provide that all such insurances are primary and non-contributing with any other insurance maintained by City of Mobile.

7.1.6 Certificates of Insurance - prior to execution of the Agreement, Service Contractor shall deliver to the City of Mobile certificates of insurance certifying the existence and limits of the insurance coverages, noting applicable endorsements, described above, and shall deliver same and renewals thereof to the City of Mobile. The certificates shall provide that such insurance shall not be subject to cancellation, non-renewal nor material change without 30 days or more (except 10 days for non-payment) prior written notice thereof to the City of Mobile.

7.2 General

7.2.1 A Surety authorized to do business in the State of Alabama shall execute and furnish all insurance. Insurance produced outside of the State of Alabama must be signed or countersigned by a Resident Agent, with resident agent's name, address and telephone number typed or printed on form.

ARTICLE 8. Miscellaneous Provisions:

8.1 Breach of Contract: In the event of any breach or apparent breach by Service Contractor of any of its obligations under the terms of this Agreement, and in the further event that City shall engage the services of any attorney to protect or to enforce its rights with respect to said breach or apparent breach, then and in those events, Service Contractor agrees to pay and to reimburse any and all reasonable attorneys' fees and expenses which City may incur with respect to City's enforcement of this Agreement; regardless of whether said attorneys' fees and costs shall be incurred in connection with any litigation or in connection merely with advice and representation provided without litigation.

8.2 Indemnification: Service Contractor agrees to indemnify and hold the City, its elected officials, officers, agents, and employees, whole and harmless from all costs, liabilities and claims for damages of any kind (including interest and attorneys' fees) arising in any way out of the performance of this Agreement and/or the activities of Service Contractor, its principals, directors, agents, servants and employees in the performance of this Agreement, for which the City is alleged to be liable. In the event that the City, through no fault of its own, is made a party to any lawsuit or legal proceeding arising in any way from this Agreement or any activities conducted pursuant thereto, Service Contractor hereby agrees to pay all of City's costs of defense, including but not limited to all attorneys' fees, court costs, expert witness fees and other expenses, through trial and, if necessary, appeal. This section is not, as to third parties or to anyone, a waiver of any defense or immunity or statutory damages cap otherwise available to Service Contractor or City, and these defenses and matters may be raised in the City's behalf in any action or proceeding arising under this Agreement.

8.3 Entire Agreement: This Agreement is the final expression of the agreement between the parties, and the complete and exclusive statement of the terms agreed upon, and shall supersede all prior negotiations, understandings, or agreements. There are no representations, warranties, or stipulations, either oral or written, not contained herein.

8.4 Governing Law and Venue: This Agreement shall be governed by the laws of the State of Alabama, and the appropriate venue for any actions arising out of this Agreement shall be a court of proper jurisdiction in Mobile, Alabama.

8.5 Licenses, Permits, Etc.: Service Contractor shall obtain, at its own expense, all necessary professional licenses, permits, insurance, authorization, and assurances necessary in order to abide by the terms of this Agreement.

8.6 No Agency Relationship Created: Service Contractor, in the performance of its operations and obligations hereunder, shall not be deemed to be an agent of the City but shall be deemed to be an independent contractor in every respect and shall take all steps at its own expense, as City may from time-to-time request, to indicate that it is an independent contractor. City does not and will not assume any responsibility for the means by which or the manner in which the services by Service Contractor provided for herein are performed, but on the contrary, Service Contractor shall be wholly responsible, therefore.

8.7 Anti-Discrimination: Contractor shall comply with all Federal, State and local laws concerning nondiscrimination, including but not limited to City of Mobile Ordinance No. 14-034 which requires, *inter alia*, that all contractors performing work for the City of Mobile not discriminate on the basis of race, creed, color, national origin or disability, require that all subcontractors they engage do the same, and make every reasonable effort to assure that fifteen percent of the work performed under contract be awarded to socially and economically disadvantaged individuals and business entities.

8.8 Assertion of Rights: Failure by the City to assert a right or remedy shall not be construed as a waiver of that right or remedy.

8.9 Immigration Law: By signing this contract, the contracting parties affirm, for the duration of the agreement, that they will not violate federal immigration law or knowingly employ, hire for employment, or continue to employ an unauthorized alien within the State of Alabama. Furthermore, a contracting party found to be in violation of this provision shall be deemed in breach of the agreement and shall be responsible for all damages resulting therefrom.

8.10 In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions of this Agreement, but this Agreement shall be construed as if such invalid or illegal or unenforceable provision had never been contained herein. Upon such determination that any term or other provision is invalid, illegal, or unenforceable, the court or other tribunal making such determination is authorized and instructed to modify this Agreement so as to affect the original intent of the parties as closely as possible so that the transactions and agreements contemplated herein are consummated as originally contemplated to the fullest extent possible.

8.11 Public contracts with entities engaging in certain boycott activities: **By signing this contract, Service Contractor further represents and agrees that it is not currently engaged in, nor will it engage in, any boycott of a person or entity based in or doing business with a jurisdiction with which the State of Alabama can enjoy open trade.**

ARTICLE 9. Signature:

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hand and seal; the Mayor of the City of Mobile, acting under and by virtue of such office and with full authority, and the Service Contractor by such duly authorized officers or individuals as may be required by law.

OWNER: City of Mobile

SERVICE CONTRACTOR:

Pot-O-Gold Rentals, LLC

Signature

Signature

William C. Stimpson, Mayor, City of Mobile
Printed Name and Title

Dennis Flynn, President
Printed Name and Title

(Corporate Seal if applicable)

ATTEST:

City Clerk

STATE OF Louisiana
COUNTY OF Tangipahoa

Before me, the undersigned a Notary Public in and for said County and State, personally appeared Dennis Flynn as President of Pot-O-Gold Rentals and after being duly sworn, did depose and say that he, as such officer and with full authority, signed the above and foregoing voluntarily as the act of Pot-O-Gold Rentals.
Sworn to and subscribed for me this 5th day of December, 2024.

NOTARY PUBLIC

My Commission Expires: At Death



L. WAYNE PEARL
NOTARY PUBLIC
LA. BAR ROLL #30864
STATE OF LOUISIANA
My Commission Expires
At Death

END OF SECTION

CONTRACT AGREEMENT
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EXHIBIT A
MARDI GRAS 2025 PORTABLE TOILETS
LIST OF SERVICES AND LOCATIONS

Initial Deployment Summary

Total Number of Units for Initial Deployment:		In Service Dates: 2/14/25 -thru- 3/4/2025	Notes: Deployment may start as early as 2/10/24. ALL units must be in place & in service no later than 2 p.m. on 2/14/2025 – 3/4/25. They may be removed no later than 3/14/25.
Standard (STD)	126	Duration: 19 Days	
Handicap (ADA)	18		
Handwashing Station (HW)	13		

Initial Deployment Details

No. & Type of Units:			Deployment Location	Placement Details and Service Intervals <i>All units serviced 1x Per Day until date of Second Deployment when they will be serviced 2x Per Day for remainder of In-Service Period. Servicing shall occur any time between 11pm and 4pm the following day.</i>	Map No. (Exhibit B)
STD	ADA	HW			
4			Claiborne St.	Near center gate of Civic Center Parking Lot Fence	1
5	1	1	Canal St. and Claiborne St.	Near SW corner of Canal and Clairborne, just off sidewalk to best accommodate special needs access	2
4	1		Claiborne St.	Across from Monroe St.	3
2			S. Scott St.	Near Cemetery Gates at Library Pump House	4
4			Government St. and S. Lawrence St.	Southeast Corner	5
3			Conti St. and Broad St.	Northeast Corner	6
9	1	2		Spanish Plaza	7
16	4	2	St. Joseph St.	East Side of Bienville Square	8
5	1	1		North Side of Wallace Tunnel Ventilation Building	9
4			Government St. and Royal St. at Mardi Gras Park	Northeast Corner of Mardi Gras Park	9
4			Government St. at Mardi Gras Park	Northwest Corner of Mardi Gras Park	9
4			Royal St. and Church St. at Mardi Gras Park	Southeast Corner of Mardi Gras Park	9
3	1	1	Church St. at Mardi Gras Park	Southwest Corner of Mardi Gras Park	9
3	1		Theater St.	N. side of street, E. of Charlotte House Fence	10
3			Church St. and S. Conception	In City Parking Area	11
6			Water St.	East side of Fort Conde Parking Lot between chain-link fence and Service Road	12
2	1	1	702 Government St.	In front of Library Admin Offices, on grassy area between sidewalk and Government St., close to edge of sidewalk	13
3	1	1	N. Jefferson and Spring Hill Ave.	East side of N. Jefferson, on the grass between sidewalk and street	14

3	1		900 St. Anthony St.	At Parking Lot on red tiles at sidewalk edge	15
4	1	1	Bayou St.	Bayou St. side of Ryan Park across from Ryan Tower	16
2			57 N. Broad St.	At Omega Psi Phi Fraternity House	17
2			Joachim St. and Church St.	At Parking Lot	18
2			Broad St. and Canal St.	Southeast Corner – along the Emerson Garden Brick wall	19
4			Broad St. and Spring Hill	In grass between sidewalk and street, directly across from Omega Psi Phi House	20
3			Broad St. and Government St.	Old CVS parking Lot (against building on Government St. side) Do not Block Building's Emergency Exit	21
3	3	1	540 Texas St,	James Seals Parking Lot (on islands)	22
5			Government St. and Dearborn St.	By McDonalds – by east sidewalk at least 60 feet down Dearborn from Government St.	23
2		1	109 S. Cedar St.	MPD Commander's Unit	24
4	1	1	Claiborne St. and Conti St.	On grass at Southwest corner of Cathedral Square along Conti St.	25
4			S. Royal St. and Conti St.	Against Olensky Bro. Building, along Conti St.	26
2			106 S. Broad St.	On grass between sidewalk and Life-Line Church	27
2			Water St. and Monroe St.	Under I-10 Ramp (MPD Temporary Mardi Gras Impound Lot)	59

Second Deployment

Total Number of Units for Second Deployment:		In-Service Dates: 2/28/25 -thru- 3/4/25	Notes: Deployment may start as early as 2/24/25. ALL units must be in place & in service no later than 2 p.m. on 2/28/2025 – 3/4/25. They may be removed no later than 3/14/25.
Standard (STD)	84		
Handicap (ADA)	10	Duration: 5 Days	
Handwashing Station (HW)	9		

Second Deployment Details

No. & Type of Units:			Deployment Location	Placement Details and Service Intervals <i>All units will be serviced 2x Per Day for remainder of In-Service Period. Servicing shall occur any time between 11pm and 4pm the following day.</i>	Map No. (Exhibit B)
STD	ADA	HW			
1	1		Spring Hill Ave. and N. Pine St.	East side of N. Pine, in the grassy area between Pine and the sidewalk	28
2			Dr. Martin Luther King Jr. Ave. and Ryland Ln.	In the vacant lot at edge of sidewalk	29
2			Dr. Martin Luther King Jr. Ave. and Maple St.	Vacant lot along Maple St at edge of sidewalk	30
2			1266 Dr. Martin Luther King Jr. Ave.	In grassy area between sidewalk and Live Oak St. in between pole and metal junction box	31
2			650 St. Francis St.	At the old driveway entrance	32
3	1		Congress St. and Dearborn St.	Along Congress St. against YMCA Fence	33

3			Lexington Ave. and Congress St.	Place near fence	34
4	1	1	701 Dr. Martin Luther King Jr. Ave	In grass area in front of vacant blue roof building	35
6	1	1	Congress St. and Washington Ave.	Along the congress St. Fence at Mammoth Hall	36
2			Cathedral Square	Place on NE Corner of park opposite of existing units	37
3			Government St. and Jefferson St.	Along the small fence by sidewalk approx. 40 feet down Jefferson St.	38
3			Canal St. and Broad St.	Southeast Corner – along the Emerson Garden Brick wall	39
2			Lexington Ave. and St. Stephens Rd.	NE corner of intersection at edge of sidewalk	40
4			1151 Spring Hill Ave. E.	At Spring Hill Recreation Center, east side of entrance, along the parking area, at least 60 feet from Springhill Ave.	41
3			Church St. and S. Broad St.	At SW corner of intersection down church street	42
4	1	1	S. Clairborne St. and Canal St.	Southwest Corner of intersection, near sidewalk	43
4	1	1	Congress St. and N. Lawrence St.	On vacant lot, at edge of sidewalk	44
5		1	Dr. Martin Luther King Jr. Ave. and Clay Ave.	On vacant lot at NE Corner at edge of sidewalk	45
2			880 Dr. Martin Luther King Jr. Ave.	West end of Lincoln Square Parking Lot, close to MLK	46
2			Canal Street and S. Warren St.	On north median	47
4	1	1	880 Dr. Martin Luther King Jr. Ave.	East end of Lincoln Square Parking Lot, close to MLK	48
2			409 Lexington St.	Near the sidewalk at Mt. Olive Baptist Church Parking Lot	49
6		1	1320 Center St	In the triangle parking area close to Center St.	50
2			Government St. and Marine St.	In grassy area (between street and sidewalk) along the east side of Marine St., from Government St.	52
5	1	1	Fort Conde	South side of Royal St, across from the fort	53
3	1		S. Broad St. and Canal St.	Southeast Corner – along the Emerson Garden Brick wall	54
3	1	1	S. Broad St. and Augusta St.	East Side of Broad St. in grass/dirt area between sidewalk and street in front of Bay Oaks	55
Note: Units in Map No. 54 & 55 (above) MUST be relocated to locations denoted by Map No. 57 & 58 (below) after Joe Cain Day Run on 3/2/25.					
3	1		Warren St. and State St.	At Vacant lot on NW Corner at edge of sidewalk	57
3	1	1	Canal St.	Just south of the Ice House on the Canal St. north median	58

Third Deployment (Trinity Gardens)					
Total Number of Units for Third Deployment			In-Service Dates:	Notes: Deployment may start as early as 3/6/25. ALL units must be in place & in service no later than 2 p.m. on 3/7/25 – 3/9/25. They may be removed no later than 3/14/25.	
Standard (STD)	3	3/8/25 -thru- 3/9/25			
Handicap (ADA)	1	Duration: 3 Days			
Handwashing Station (HW)	1				
Third Deployment Details					
No. & Type of Units			Deployment Location	Placement Details and Service Intervals <i>All units will be serviced 1x Per Day for In-Service Period. Servicing shall occur any time between 11pm and 7am the following day.</i>	Map No. (Exhibit B)
STD	ADA	HW			
3	1	1	Jessie St., near Berkley Ave.	Place near fence at the old John Deere Plant driveway entrance	Inset 60

EXHIBIT B
MARDI GRAS 2026 PORTABLE TOILETS
LIST OF SERVICES AND LOCATIONS

Initial Deployment Summary						
Total Number of Units for Initial Deployment:			In Service Dates: 1/30/26 -thru- 2/17/2026		Notes: Deployment may start as early as 1/26/26. ALL units must be in place & in service no later than 2 p.m. on 1/30/2026 – 2/17/26. They may be removed no later than 2/27/26.	
			Standard (STD)			
Handicap (ADA)		18				
Handwashing Station (HW)		13				
Initial Deployment Details						
No. & Type of Units:			Deployment Location	Placement Details and Service Intervals <i>All units serviced 1x Per Day until date of Second Deployment when they will be serviced 2x Per Day for remainder of In-Service Period. Servicing shall occur any time between 11pm and 4pm the following day.</i>		Map No. (Exhibit B)
4			Claiborne St.	Near center gate of Civic Center Parking Lot Fence		1
5	1	1	Canal St. and Claiborne St.	Near SW corner of Canal and Clairborne, just off sidewalk to best accommodate special needs access		2
4	1		Claiborne St.	Across from Monroe St.		3
2			S. Scott St.	Near Cemetery Gates at Library Pump House		4
4			Government St. and S. Lawrence St.	Southeast Corner		5
3			Conti St. and Broad St.	Northeast Corner		6
9	1	2		Spanish Plaza		7
16	4	2	St. Joseph St.	East Side of Bienville Square		8
5	1	1		North Side of Wallace Tunnel Ventilation Building		9
4			Government St. and Royal St. at Mardi Gras Park	Northeast Corner of Mardi Gras Park		9
4			Government St. at Mardi Gras Park	Northwest Corner of Mardi Gras Park		9
4			Royal St. and Church St. at Mardi Gras Park	Southeast Corner of Mardi Gras Park		9
3	1	1	Church St. at Mardi Gras Park	Southwest Corner of Mardi Gras Park		9
3	1		Theater St.	N. side of street, E. of Charlotte House Fence		10
3			Church St. and S. Conception	In City Parking Area		11
6			Water St.	East side of Fort Conde Parking Lot between chain-link fence and Service Road		12
2	1	1	702 Government St.	In front of Library Admin Offices, on grassy area between sidewalk and Government St., close to edge of sidewalk		13
3	1	1	N. Jefferson and Spring Hill Ave.	East side of N. Jefferson, on the grass between sidewalk and street		14

3	1		900 St. Anthony St.	At Parking Lot on red tiles at sidewalk edge	15
4	1	1	Bayou St.	Bayou St. side of Ryan Park across from Ryan Tower	16
2			57 N. Broad St.	At Omega Psi Phi Fraternity House	17
2			Joachim St. and Church St.	At Parking Lot	18
2			Broad St. and Canal St.	Southeast Corner – along the Emerson Garden Brick wall	19
4			Broad St. and Spring Hill	In grass between sidewalk and street, directly across from Omega Psi Phi House	20
3			Broad St. and Government St.	Old CVS parking Lot (against building on Government St. side) Do not Block Building's Emergency Exit	21
3	3	1	540 Texas St,	James Seals Parking Lot (on islands)	22
5			Government St. and Dearborn St.	By McDonalds – by east sidewalk at least 60 feet down Dearborn from Government St.	23
2		1	109 S. Cedar St.	MPD Commander's Unit	24
4	1	1	Claiborne St. and Conti St.	On grass at Southwest corner of Cathedral Square along Conti St.	25
4			S. Royal St. and Conti St.	Against Olensky Bro. Building, along Conti St.	26
2			106 S. Broad St.	On grass between sidewalk and Life-Line Church	27
2			Water St. and Monroe St.	Under I-10 Ramp (MPD Temporary Mardi Gras Impound Lot)	59

Second Deployment

Total Number of Units for Second Deployment:		In-Service Dates: 2/13/26 -thru- 2/17/26	Notes: Deployment may start as early as 2/9/26. ALL units must be in place & in service no later than 2 p.m. on 2/13/26 – 2/17/26. They may be removed no later than 2/27/26.
Standard (STD)	84		
Handicap (ADA)	10	Duration: 5 Days	
Handwashing Station (HW)	9		

Second Deployment Details

No. & Type of Units:			Deployment Location	Placement Details and Service Intervals <i>All units will be serviced 2x Per Day for remainder of In-Service Period. Servicing shall occur any time between 11pm and 4pm the following day.</i>	Map No. (Exhibit B)
STD	ADA	HW			
1	1		Spring Hill Ave. and N. Pine St.	East side of N. Pine, in the grassy area between Pine and the sidewalk	28
2			Dr. Martin Luther King Jr. Ave. and Ryland Ln.	In the vacant lot at edge of sidewalk	29
2			Dr. Martin Luther King Jr. Ave. and Maple St.	Vacant lot along Maple St at edge of sidewalk	30
2			1266 Dr. Martin Luther King Jr. Ave.	In grassy area between sidewalk and Live Oak St. in between pole and metal junction box	31
2			650 St. Francis St.	At the old driveway entrance	32
3	1		Congress St. and Dearborn St.	Along Congress St. against YMCA Fence	33

3			Lexington Ave. and Congress St.	Place near fence	34
4	1	1	701 Dr. Martin Luther King Jr. Ave	In grass area in front of vacant blue roof building	35
6	1	1	Congress St. and Washington Ave.	Along the congress St. Fence at Mammoth Hall	36
2			Cathedral Square	Place on NE Corner of park opposite of existing units	37
3			Government St. and Jefferson St.	Along the small fence by sidewalk approx. 40 feet down Jefferson St.	38
3			Canal St. and Broad St.	Southeast Corner – along the Emerson Garden Brick wall	39
2			Lexington Ave. and St. Stephens Rd.	NE corner of intersection at edge of sidewalk	40
4			1151 Spring Hill Ave. E.	At Spring Hill Recreation Center, east side of entrance, along the parking area, at least 60 feet from Springhill Ave.	41
3			Church St. and S. Broad St.	At SW corner of intersection down church street	42
4	1	1	S. Clairborne St. and Canal St.	Southwest Corner of intersection, near sidewalk	43
4	1	1	Congress St. and N. Lawrence St.	On vacant lot, at edge of sidewalk	44
5		1	Dr. Martin Luther King Jr. Ave. and Clay Ave.	On vacant lot at NE Corner at edge of sidewalk	45
2			880 Dr. Martin Luther King Jr. Ave.	West end of Lincoln Square Parking Lot, close to MLK	46
2			Canal Street and S. Warren St.	On north median	47
4	1	1	880 Dr. Martin Luther King Jr. Ave.	East end of Lincoln Square Parking Lot, close to MLK	48
2			409 Lexington St.	Near the sidewalk at Mt. Olive Baptist Church Parking Lot	49
6		1	1320 Center St	In the triangle parking area close to Center St.	50
2			Government St. and Marine St.	In grassy area (between street and sidewalk) along the east side of Marine St., from Government St.	52
5	1	1	Fort Conde	South side of Royal St, across from the fort	53
3	1		S. Broad St. and Canal St.	Southeast Corner – along the Emerson Garden Brick wall	54
3	1	1	S. Broad St. and Augusta St.	East Side of Broad St. in grass/dirt area between sidewalk and street in front of Bay Oaks	55
Note: Units in Map No. 54 & 55 (above) MUST be relocated to locations denoted by Map No. 57 & 58 (below) after Joe Cain Day Run on 3/2/25.					
3	1		Warren St. and State St.	At Vacant lot on NW Corner at edge of sidewalk	57
3	1	1	Canal St.	Just south of the Ice House on the Canal St. north median	58

Third Deployment (Trinity Gardens)					
Total Number of Units for Third Deployment			In-Service Dates:	Notes: Deployment may start as early as 2/19/26. ALL units must be in place & in service no later than 2 p.m. on 2/20/26 – 2/22/26. They may be removed no later than 2/27/26.	
Standard (STD)	3		2/20/26 -thru- 2/22/26		
Handicap (ADA)	1		Duration: 3 Days		
Handwashing Station (HW)	1				
Third Deployment Details					
No. & Type of Units			Deployment Location	Placement Details and Service Intervals <i>All units will be serviced 1x Per Day for In-Service Period. Servicing shall occur any time between 11pm and 7am the following day.</i>	Map No. (Exhibit B)
STD	ADA	HW			
3	1	1	Jessie St., near Berkley Ave.	Place near fence at the old John Deere Plant driveway entrance	Inset 60

EXHIBIT C
MARDI GRAS 2027 PORTABLE TOILETS
LIST OF SERVICES AND LOCATIONS

Initial Deployment Summary							
Total Number of Units for Initial Deployment:			In Service Dates: 1/22/27 -thru- 2/9/27		Notes: Deployment may start as early as 1/18/27. ALL units must be in place & in service no later than 2 p.m. on 1/22/27 – 2/9/27. They may be removed no later than 2/19/27.		
			Standard (STD)				126
			Handicap (ADA)				18
Handwashing Station (HW)		13	Duration: 19 Days				
Initial Deployment Details							
No. & Type of Units:			Deployment Location	Placement Details and Service Intervals <i>All units serviced 1x Per Day until date of Second Deployment when they will be serviced 2x Per Day for remainder of In-Service Period. Servicing shall occur any time between 11pm and 4pm the following day.</i>	Map No. (Exhibit B)		
STD	ADA	HW					
4			Claiborne St.	Near center gate of Civic Center Parking Lot Fence	1		
5	1	1	Canal St. and Claiborne St.	Near SW corner of Canal and Clairborne, just off sidewalk to best accommodate special needs access	2		
4	1		Claiborne St.	Across from Monroe St.	3		
2			S. Scott St.	Near Cemetery Gates at Library Pump House	4		
4			Government St. and S. Lawrence St.	Southeast Corner	5		
3			Conti St. and Broad St.	Northeast Corner	6		
9	1	2		Spanish Plaza	7		
16	4	2	St. Joseph St.	East Side of Bienville Square	8		
5	1	1		North Side of Wallace Tunnel Ventilation Building	9		
4			Government St. and Royal St. at Mardi Gras Park	Northeast Corner of Mardi Gras Park	9		
4			Government St. at Mardi Gras Park	Northwest Corner of Mardi Gras Park	9		
4			Royal St. and Church St. at Mardi Gras Park	Southeast Corner of Mardi Gras Park	9		
3	1	1	Church St. at Mardi Gras Park	Southwest Corner of Mardi Gras Park	9		
3	1		Theater St.	N. side of street, E. of Charlotte House Fence	10		
3			Church St. and S. Conception	In City Parking Area	11		
6			Water St.	East side of Fort Conde Parking Lot between chain-link fence and Service Road	12		
2	1	1	702 Government St.	In front of Library Admin Offices, on grassy area between sidewalk and Government St., close to edge of sidewalk	13		
3	1	1	N. Jefferson and Spring Hill Ave.	East side of N. Jefferson, on the grass between sidewalk and street	14		

3	1		900 St. Anthony St.	At Parking Lot on red tiles at sidewalk edge	15
4	1	1	Bayou St.	Bayou St. side of Ryan Park across from Ryan Tower	16
2			57 N. Broad St.	At Omega Psi Phi Fraternity House	17
2			Joachim St. and Church St.	At Parking Lot	18
2			Broad St. and Canal St.	Southeast Corner – along the Emerson Garden Brick wall	19
4			Broad St. and Spring Hill	In grass between sidewalk and street, directly across from Omega Psi Phi House	20
3			Broad St. and Government St.	Old CVS parking Lot (against building on Government St. side) Do not Block Building's Emergency Exit	21
3	3	1	540 Texas St,	James Seals Parking Lot (on islands)	22
5			Government St. and Dearborn St.	By McDonalds – by east sidewalk at least 60 feet down Dearborn from Government St.	23
2		1	109 S. Cedar St.	MPD Commander's Unit	24
4	1	1	Claiborne St. and Conti St.	On grass at Southwest corner of Cathedral Square along Conti St.	25
4			S. Royal St. and Conti St.	Against Olensky Bro. Building, along Conti St.	26
2			106 S. Broad St.	On grass between sidewalk and Life-Line Church	27
2			Water St. and Monroe St.	Under I-10 Ramp (MPD Temporary Mardi Gras Impound Lot)	59

Second Deployment

Total Number of Units for Second Deployment:		In-Service Dates: 2/5/27 -thru- 2/9/27	Notes: Deployment may start as early as 2/1/27. ALL units must be in place & in service no later than 2 p.m. on 2/5/27 – 2/9/27. They may be removed no later than 2/19/27.
Standard (STD)	84		
Handicap (ADA)	10	Duration: 5 Days	
Handwashing Station (HW)	9		

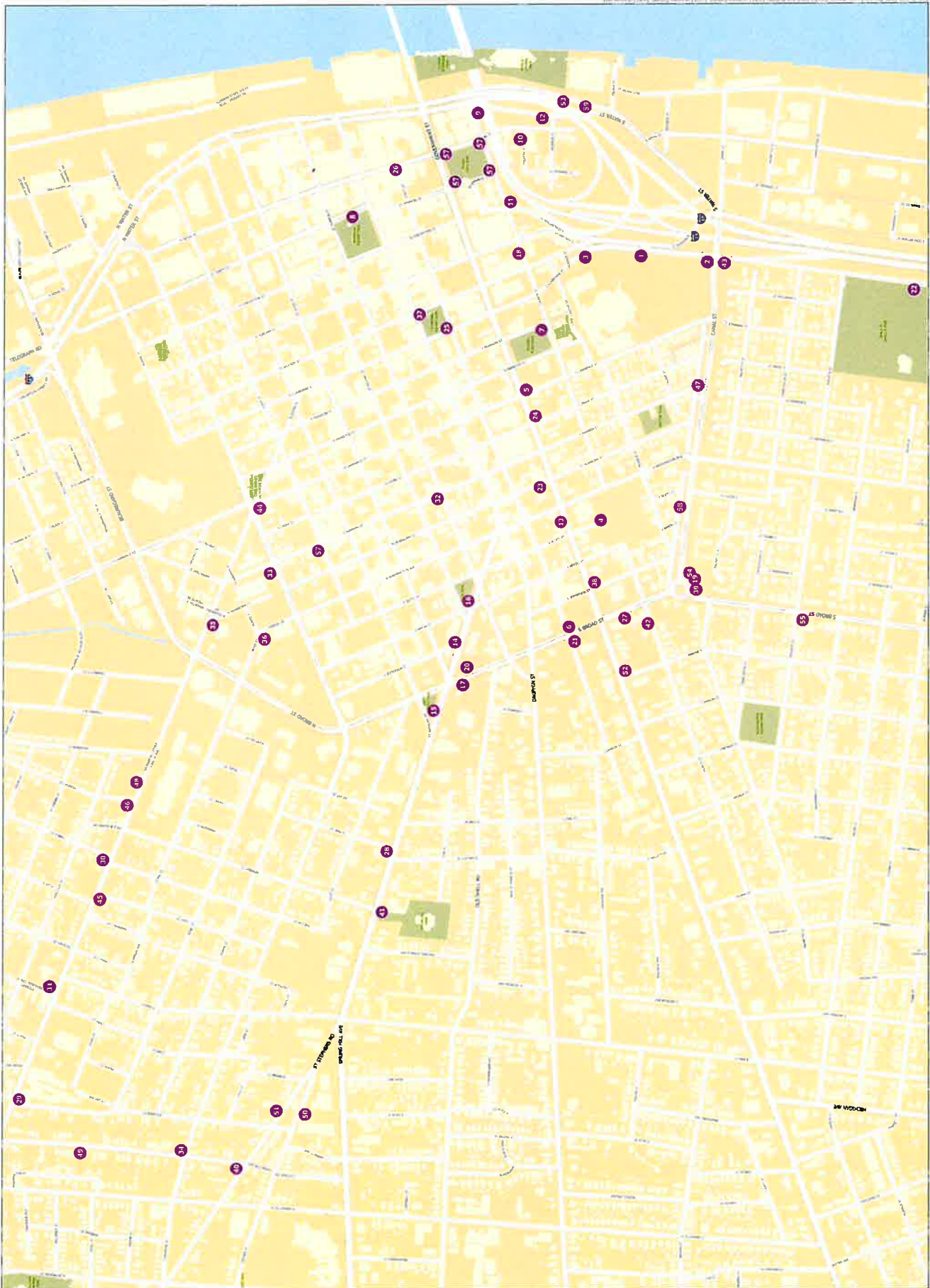
Second Deployment Details

No. & Type of Units:			Deployment Location	Placement Details and Service Intervals <i>All units will be serviced 2x Per Day for remainder of In-Service Period. Servicing shall occur any time between 11pm and 4pm the following day.</i>	Map No. (Exhibit B)
STD	ADA	HW			
1	1		Spring Hill Ave. and N. Pine St.	East side of N. Pine, in the grassy area between Pine and the sidewalk	28
2			Dr. Martin Luther King Jr. Ave. and Ryland Ln.	In the vacant lot at edge of sidewalk	29
2			Dr. Martin Luther King Jr. Ave. and Maple St.	Vacant lot along Maple St at edge of sidewalk	30
2			1266 Dr. Martin Luther King Jr. Ave.	In grassy area between sidewalk and Live Oak St. in between pole and metal junction box	31
2			650 St. Francis St.	At the old driveway entrance	32
3	1		Congress St. and Dearborn St.	Along Congress St. against YMCA Fence	33

3			Lexington Ave. and Congress St.	Place near fence	34
4	1	1	701 Dr. Martin Luther King Jr. Ave	In grass area in front of vacant blue roof building	35
6	1	1	Congress St. and Washington Ave.	Along the congress St. Fence at Mammoth Hall	36
2			Cathedral Square	Place on NE Corner of park opposite of existing units	37
3			Government St. and Jefferson St.	Along the small fence by sidewalk approx. 40 feet down Jefferson St.	38
3			Canal St. and Broad St.	Southeast Corner – along the Emerson Garden Brick wall	39
2			Lexington Ave. and St. Stephens Rd.	NE corner of intersection at edge of sidewalk	40
4			1151 Spring Hill Ave. E.	At Spring Hill Recreation Center, east side of entrance, along the parking area, at least 60 feet from Springhill Ave.	41
3			Church St. and S. Broad St.	At SW corner of intersection down church street	42
4	1	1	S. Clairborne St. and Canal St.	Southwest Corner of intersection, near sidewalk	43
4	1	1	Congress St. and N. Lawrence St.	On vacant lot, at edge of sidewalk	44
5		1	Dr. Martin Luther King Jr. Ave. and Clay Ave.	On vacant lot at NE Corner at edge of sidewalk	45
2			880 Dr. Martin Luther King Jr. Ave.	West end of Lincoln Square Parking Lot, close to MLK	46
2			Canal Street and S. Warren St.	On north median	47
4	1	1	880 Dr. Martin Luther King Jr. Ave.	East end of Lincoln Square Parking Lot, close to MLK	48
2			409 Lexington St.	Near the sidewalk at Mt. Olive Baptist Church Parking Lot	49
6		1	1320 Center St	In the triangle parking area close to Center St.	50
2			Government St. and Marine St.	In grassy area (between street and sidewalk) along the east side of Marine St., from Government St.	52
5	1	1	Fort Conde	South side of Royal St, across from the fort	53
3	1		S. Broad St. and Canal St.	Southeast Corner – along the Emerson Garden Brick wall	54
3	1	1	S. Broad St. and Augusta St.	East Side of Broad St. in grass/dirt area between sidewalk and street in front of Bay Oaks	55
Note: Units in Map No. 54 & 55 (above) MUST be relocated to locations denoted by Map No. 57 & 58 (below) after Joe Cain Day Run on 3/2/25.					
3	1		Warren St. and State St.	At Vacant lot on NW Corner at edge of sidewalk	57
3	1	1	Canal St.	Just south of the Ice House on the Canal St. north median	58

Third Deployment (Trinity Gardens)						
Total Number of Units for Third Deployment			In-Service Dates:	Notes: Deployment may start as early as 2/11/27. ALL units must be in place & in service no later than 2 p.m. on 2/12/27 – 2/14/27. They may be removed no later than 2/19/27.		
Standard (STD)		3	2/12/27 -thru- 2/14/27			
Handicap (ADA)		1	Duration: 3 Days			
Handwashing Station (HW)		1				
Third Deployment Details						
No. & Type of Units			Deployment Location	Placement Details and Service Intervals <i>All units will be serviced 1x Per Day for In-Service Period. Servicing shall occur any time between 11pm and 7am the following day.</i>	Map No. (Exhibit B)	
STD	ADA	HW				
3	1	1	Jessie St., near Berkley Ave.	Place near fence at the old John Deere Plant driveway entrance	Inset 60	

MARDI GRAS - 2024 PORTABLE TOILET LOCATIONS





MARDI GRAS PORTABLE TOILET LOCATIONS MARK-UP MAP



500 US Feet

Copyright 2013



SEE INSET MAP FOR
TRINITY GARDENS PARADE



SCOPE OF WORK
MARDI GRAS PORTABLE TOILETS - PS-001-25

November 6th, 2024

Scope of Services.

Work to be performed by Service Contractor under this Agreement shall consist of furnishing all labor, materials, insurance, tools, equipment and supplies, and all associated travel time and expenses required for the delivery, installation, servicing, and removal of portable toilets and handwashing stations at various City of Mobile locations, for Mardi Gras in accordance with the terms of this Contract as listed in Exhibit A Mardi Gras 2025 Portable Toilets List of Services and Locations, Exhibit B Mardi Gras 2026 Portable Toilets List of Services and Locations, and Exhibit C Mardi Gras 2027 Portable Toilets Lists of Services and Locations.

1. Service Contractor shall insure all additional ordered Units are delivered and in place in accordance with the provisions listed in the Scope of Work, within 24 hours of the order's placement by Service Contractor Administrator or designated representative.
2. Service Contractor shall provide portable toilets and handwashing stations in new or "like-new" condition during the term of this Agreement. The furnishing and servicing of portable toilets at various sites (during the term of this Agreement) shall include:
 - a. Furnish the best portable units available. All doors shall function properly, and all hardware and paper holders shall be intact.
 - b. Furnish and keep rolls of clean toilet paper in all units.
 - c. Furnish the necessary chemicals and cleaning agents to keep units clean and odor free.
 - d. Service each unit per the requested frequency (1x daily, 2x daily per Exhibit A, B, and C), and upon request.
 - e. Furnish soap/gel or alcohol/gel and cleaner dispenser in all units.
 - f. Furnish units in location(s) designated by Service Contract Administrator or designated representative.
 - g. Portable toilets shall not be placed near storm drains, with placement no closer than twenty-five (25) feet minimum from any drain inlet.
3. Scheduling and Coordination:

- a. Service Contractor shall coordinate all placement and replacement work with the Service Contract Administrator or other designated representative. Scheduling shall be at least 24 hours in advance of initial placement.
- b. Install, service, and remove all portable toilets carefully, with all necessary consideration for neighbors and the public. Avoid interference with the use of, and passage to and from, adjacent buildings and facilities.
- c. All portable toilets shall be serviced at least once (1) daily throughout the term(s) of the contract with chemicals and toilet paper provided by service contractor. Upon the Second Deployment In-Service Date, all deployed units shall have twice daily (2) service for the In-Service duration indicated in Exhibits A, B, and C. Third Deployment will remain on a once (1) daily service basis for the duration of its In-Service period.
- d. In addition to the scheduled servicing, one (1) additional spot check shall be performed on all units on Mardi Gras Day and Joe Cain Day for each term.
- e. To accommodate logistical challenges in delivery of units, earlier deployment of units is permitted as noted in Exhibits A, B, and C. Units shall be removed no later than the corresponding date indicated in the Exhibits following the last In-Service date.

4. Cleaning:

- a. Service each unit when specified by pumping out contents of portable units, cleaning the interior of units and replenishing paper supplies, etc. Units must be serviced with industry-accepted chemicals.
- b. At the end of the specified period, toilets are to be picked up and the site cleared of any debris from the use of the facility. Leave the site in a neat and orderly condition.

5. Removal of Units due to Storm Event:

- a. Service Contractor shall be required to remove all portable toilets and handwash stations at least forty-eight (48) hours prior to any named storm event with sustained winds of seventy four (74) mph or greater impacting the greater Mobile, Alabama area.
- b. Portable toilets and handwash stations shall be relocated to Service Contractor's secure facility during storm event.
- c. Service Contractor shall re-install units as soon as is practicable after storm event passes.

6. Requests for Unit Deployment and Billing:

- a. The City of Mobile may, during the term of this Agreement, request deployment, re-location, and additional service of portable toilets and handwashing stations. The following representatives are authorized to place orders and be invoiced according to the list below:

1. Building Services: Cassie Boatwright, Jacob Laurence, Chad Holm, Shawn Meek, and David Stultz. Invoice to:
buildingservices@cityofmobile.org

- b. The Service Contractor shall supply the necessary units as requested and bill as listed under Section 3.3 Schedule of Values and the chart for UNIT PRICES – VARIOUS LOCATIONS – in the Contract Agreement when applicable.

END OF SECTION

BID FORM

The following Bid Format shall be used. Bids submitted on alternate forms may be rejected. Fill in all blank spaces with an appropriate entry. Bid Form must be signed by an officer of the company and notarized.

TO: CITY OF MOBILE, 205 GOVERNMENT ST., P.O. BOX 1827, MOBILE, AL, 36633-1827

REF: PROJECT NAME: PUBLIC SERVICE – VARIOUS LOCATIONS –
MARDI GRAS – PORTABLE TOILETS

PROJECT LOCATION: VARIOUS CITY OF MOBILE LOCATIONS

PROJECT NO.: PS-001-25

In compliance with the Bid Documents and having carefully and thoroughly examined said documents for the subject Work prepared by the City of Mobile, Building Services Department and dated November 6th, 2024; and all Addenda (before submitting any bid it is the Bidder's responsibility to check with the Building Services Department for all Addenda or special instructions that may impact the Bid) thereto, receipt of which is hereby acknowledged, the premises and all conditions affecting the Work prior to making this Proposal, the Undersigned Bidder,

COMPANY NAME: Pot-O-Gold Rentals, LLC

ADDRESS: 5237 Henry Road, Eight Mile AL 36613 **PHONE** 888-768-6465

CITY OF MOBILE BUSINESS LICENSE NUMBER: 074702

SECRETARY OF STATE OF ALABAMA ACCOUNT NUMBER: _____

(Note: The Secretary of State Account Number shall be filled in only by non-resident bidders)

(Check one) ☒ (A Corporation)
☐ (A Partnership)
☐ (An Individual Doing Business)

hereby proposes to furnish all labor, materials, tools, equipment, and supplies and to sustain all the expenses incurred in performing the Work on the above captioned Project in accordance with the terms of the Contract Documents, and all applicable laws and regulations for the sum listed below.

The Work shall commence on the date of written Notice to Proceed, issued by the City. The term of the Contract shall extend for One (1) year from the date of the Notice to Proceed, for the duration of the 2025 season dates listed in Exhibit A, with the option to renew for Two (2) additional one-year terms. The exact deployment dates for the possible year Two (2) and Three (3) terms will differ from year One (1), as is appropriate.

1. Base Bid:

Year 1 Initial Deployment				
Total Number of Units for Initial Deployment:		Unit Price	Deployment Duration	Total Price
Standard (STD)	126	\$ 350.00	19 Days	\$ 44,100.00
Handicap (ADA)	18	\$ 440.00	19 Days	\$ 7,920.00
Handwashing Station (HW)	13	\$ 350.00	19 Days	\$ 4,550.00
Total				56,570.00
<i>Pricing should include extra servicing required by the Scope of Work and Exhibits A, B, and C for specific dates.</i>				
Year 1 Second Deployment				
Total Number of Units for Second Deployment:		Unit Price	Deployment Duration	Total Price
Standard (STD)	84	\$ 155.00	5 Days	\$ 13,020.00
Handicap (ADA)	10	\$ 250.00	5 Days	\$ 2,500.00
Handwashing Station (HW)	9	\$ 171.00	5 Days	\$ 1,539.00
Total				17,059.00
<i>Pricing should include extra servicing required by the Scope of Work and Exhibits A, B, and C for specific dates.</i>				
Year 1 Third Deployment				
Total Number of Units for Third Deployment:		Unit Price	Deployment Duration	Total Price
Standard (STD)	3	\$ 155.00	3 Days	\$ 465.00
Handicap (ADA)	1	\$ 250.00	3 Days	\$ 250.00
Handwashing Station (HW)	1	\$ 171.00	3 Days	\$ 171.00
Total				886.00
<i>Pricing should include extra servicing required by the Scope of Work and Exhibits A, B, and C for specific dates.</i>				

Total Bid for Year One – All Deployments – Mardi Gras 2025 Deployments:

\$ ~~Seventy Four Thousand Five Hundred Fifteen Dollars~~ \$ 74,515.00

(Written in Words)

(Written in Numbers)

Year 2 Initial Deployment				
Total Number of Units for Initial Deployment:		Unit Price	Deployment Duration	Total Price
Standard (STD)	126	\$ 350.00	19 Days	\$ 44,100.00
Handicap (ADA)	18	\$ 440.00	19 Days	\$ 7,920.00
Handwashing Station (HW)	13	\$ 350.00	19 Days	\$ 4,550.00
Total				56,570.00
<i>Pricing should include extra servicing required by the Scope of Work and Exhibits A, B, and C for specific dates.</i>				
Year 2 Second Deployment				
Total Number of Units for Second Deployment:		Unit Price	Deployment Duration	Total Price
Standard (STD)	84	\$ 155.00	5 Days	\$ 13,020.00
Handicap (ADA)	10	\$ 250.00	5 Days	\$ 2,500.00

Handwashing Station (HW)	9	\$ 171.00	5 Days	\$ 1,539.00
Total				17,059.00
<i>Pricing should include extra servicing required by the Scope of Work and Exhibits A, B, and C for specific dates.</i>				
Year 2 Third Deployment				
Total Number of Units for Third Deployment:		Unit Price	Deployment Duration	Total Price
Standard (STD)	3	\$ 155.00	3 Days	\$ 465.00
Handicap (ADA)	1	\$ 250.00	3 Days	\$ 250.00
Handwashing Station (HW)	1	\$ 171.00	3 Days	\$ 171.00
Total				886.00
<i>Pricing should include extra servicing required by the Scope of Work and Exhibits A, B, and C for specific dates.</i>				

Total Bid for Year Two – All Deployments – Mardi Gras 2026 Deployments:

\$ Seventy Four Thousand Five Hundred Fifteen Dollars \$ 74,515.00

(Written in Words)

(Written in Numbers)

Year 3 Initial Deployment				
Total Number of Units for Initial Deployment:		Unit Price	Deployment Duration	Total Price
Standard (STD)	126	\$ 350.00	19 Days	\$ 44,100.00
Handicap (ADA)	18	\$ 440.00	19 Days	\$ 7,920.00
Handwashing Station (HW)	13	\$ 350.00	19 Days	\$ 4,550.00
Total				56,570.00
<i>Pricing should include extra servicing required by the Scope of Work and Exhibits A, B, and C for specific dates.</i>				
Year 3 Second Deployment				
Total Number of Units for Second Deployment:		Unit Price	Deployment Duration	Total Price
Standard (STD)	84	\$ 155.00	5 Days	\$ 13,020.00
Handicap (ADA)	10	\$ 250.00	5 Days	\$ 2,500.00
Handwashing Station (HW)	9	\$ 171.00	5 Days	\$ 1,539.00
Total				17,059.00
<i>Pricing should include extra servicing required by the Scope of Work and Exhibits A, B, and C for specific dates.</i>				
Year 3 Third Deployment				
Total Number of Units for Third Deployment:		Unit Price	Deployment Duration	Total Price
Standard (STD)	3	\$ 155.00	3 Days	\$ 465.00
Handicap (ADA)	1	\$ 250.00	3 Days	\$ 250.00
Handwashing Station (HW)	1	\$ 171.00	3 Days	\$ 171.00
Total				886.00
<i>Pricing should include extra servicing required by the Scope of Work and Exhibits A, B, and C for specific dates.</i>				

Total Bid for Year Three – All Deployments – Mardi Gras 2027 Deployments:

\$ Seventy Four Thousand Five Hundred Fifteen Dollars \$ 74,515.00

(Written in Words)

(Written in Numbers)

Total Base Bid (All Three Terms – MARDI GRAS SEASONS 2025, 2026, 2027)

\$ Two Hundred Twenty Three Thousand Five Hundred Forty Five Dollars \$ 223,545.00

(Written in Words)

(Written in Numbers)

In the case of discrepancy, the amount in words shall govern.

UNIT PRICES – VARIOUS LOCATIONS – The City of Mobile may also request additional units at varying service frequencies, as needed, in quantities as directed. Unit pricing listed should match the pricing used to formulate the corresponding year's bids above. The following rates shall apply:

Year 1.

Type	Per Week Rental	Per Week Rental	Per Day Rental	Per Day Rental
	1 x Daily Service	2 x Daily Service	1 x Daily Service	2 x Daily Service
Standard Unit	\$ 217.00	\$ 434.00	\$ 31.00	\$ 62.00
Handicap Unit	\$ 350.00	\$ 700.00	\$ 50.00	\$ 100.00
Hand Washing Station	\$ 238.00	\$ 476.00	\$ 34.00	\$ 68.00
Additional Call-out Service Charge Per Request:				\$ 35.00

Year 2.

Type	Per Week Rental	Per Week Rental	Per Day Rental	Per Day Rental
	1 x Daily Service	2 x Daily Service	1 x Daily Service	2 x Daily Service
Standard Unit	\$ 217.00	\$ 434.00	\$ 31.00	\$ 62.00
Handicap Unit	\$ 350.00	\$ 700.00	\$ 50.00	\$ 100.00
Hand Washing Station	\$ 238.00	\$ 476.00	\$ 34.00	\$ 68.00
Additional Call-out Service Charge Per Request:				\$ 35.00

Year 3.

Type	Per Week Rental	Per Week Rental	Per Day Rental	Per Day Rental
	1 x Daily Service	2 x Daily Service	1 x Daily Service	2 x Daily Service
Standard Unit	\$ 217.00	\$ 434.00	\$ 31.00	\$ 62.00
Handicap Unit	\$ 350.00	\$ 700.00	\$ 50.00	\$ 100.00
Hand Washing Station	\$ 238.00	\$ 476.00	\$ 34.00	\$ 68.00
Additional Call-out Service Charge Per Request:				\$ 35.00

Bids shall include all applicable sales and use taxes and shall be provided in whole dollar amount with no cents. The City of Mobile reserves the right to add, remove and modify services, as needed during the term of this Agreement.

2. BID INCLUDES:

Addendum Number 1, Dated 11/13/2024

Addendum Number , Dated

Addendum Number , Dated

3. BID SECURITY: The undersigned Bidder agrees that the attached Bid Security, payable to the City of Mobile, in the amount of 5 % of the bid amount, but in no event more than \$10,000 as is the proper measure of liquidated damages which the City will sustain by the failure of the undersigned

to execute the Contract and to furnish Surety Bonds (if required). Said Bid Security shall become the property of the City of Mobile as liquidated damages as specified in the Contract Documents.

4. NON-DISCRIMINATION: The undersigned Bidder certifies he/she will comply with Federal, State, and local laws concerning discrimination including Section 14.1, Code of the City of Mobile, adopted December 10, 1991.

5. REFERENCES: Please list a minimum of three (3) professional references, contact information, type of work performed, and date(s) performed. You may add additional references on a separate sheet, if needed.

A. Reference #1:

Company Name: Harris County Auditors Office
Company Address: 1001 Preston, Suite 670 Houston, TX 77002
Telephone: (713)274-4422 Email: teresa.browder@pur.hctx.net
Date(s): 2017 to Current

B. Reference #2:

Company Name: Jefferson Parish Department of Citizens Affairs
Company Address: 1221 Elmwood Park Blvd, Suite 403 Jefferson, LA 70123
Telephone: (504)736-6000 Email: blange@jeffparish.net
Date(s): 1998 to Current

C. Reference #3:

Company Name: Chalmette Refining
Company Address: 500 West St Bernard Highway, Chalmette LA 70043
Telephone: (228)493-2123 Email: james.thornton@pbfenergy.com
Date(s): 2020 to Current

6. Questions: to be answered by all vendors (regardless of whether intending to claim a preference).

1) Do you operate a place of business within the City of Mobile or the City's police jurisdiction? If so, please describe the nature and location of your business facility here, addressing the factors mentioned above in Bid Instructions for Preferences.

No

2) If you do not have a place of business within the City or the City's police jurisdiction, do you operate a place of business within the State of Alabama? If so please describe. Yes. Portable Toilet & Dumpster Rental & Services located @ 5237 Henry Rd, Eight Mile AL 36613

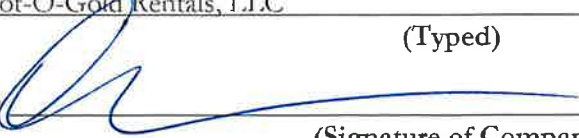
3) Should the City consider your business: woman-owned, a small business, minority-owned, veteran-owned, or disadvantaged-owned? If so, please provide any evidence for why the City should consider your business to be characterized in one or more of these categories. Please submit any current certifications you may have relating to these categories.

No

7. SIGNATURE: If the undersigned Bidder is incorporated, the entire legal title of the company followed by "a corporation" should be used. If Bidder is an individual, then that individual's full legal name followed by doing business as (d/b/a) and name of firm, if any, should be used. If Bidder is a partnership, then full name of each partner should be listed followed by "d/b/a" and name of firm, if any. Ensure that name and exact arrangement thereof is the same on all forms submitted with this Bid. If a word is abbreviated in the official company name, such as "Co.", then use that abbreviation. If not abbreviated in the official name, spell out the name. Bidder agrees not to revoke or withdraw this Bid until sixty (60) calendar days following the time and date for receipt of bids. If notified in writing of the acceptance of this Bid within this time period, Bidder agrees to execute a Contract based on this Bid on the proscribed form within ten (10) calendar days of said notification.

COMPANY NAME:Pot-O-Gold Rentals, I.J.C

(Typed)

BY: 

(Signature of Company Officer)

COMPANY OFFICER: Dennis G Flynn

(Typed)

TITLE President

(Typed)

DATE November 14, 20 24Sworn to and subscribed before me this 14 day of November 2024
Notary Public

L. WAYNE PEARL
NOTARY PUBLIC
LA. BAR ROLL #30584
STATE OF LOUISIANA
My Commission Expires
At Death

END OF SECTION



City of Mobile
Office of Supplier Diversity

**REQUEST FOR WAIVER OF DISADVANTAGED BUSINESS
ENTERPRISE (DBE) GOAL**

Bid/RFP/P.O./Solicitation/Other# PS-001-25 Current Date 8.00 / 12.00 / 2024 00

Project Description Public Service - Various Locations - Mardi Gras - Portable Toilets

By City of Mobile Department/ Division/ Office/Unattached Board

I hereby request that the DBE participation goal, pursuant to Ordinance of the City Charter and Policy, be waived on the above-referenced project for the following reason(s):

Please attached any supporting documentation.

Contract is limited in scope and is not likely to present opportunity for subcontracting

Contract is limited in scope and is not likely to present opportunity for subcontracting

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Contract is limited in scope and is not likely to present opportunity for subcontracting

Contract is limited in scope and is not likely to present opportunity for subcontracting

Contract is limited in scope and is not likely to present opportunity for subcontracting

Requested By (Department Director)

Chad Holm

Digitally signed by Chad Holm
Date: 2024.10.30 14:00:09 -0500

Building Services Project Manager

10/30/24

(Signature)

(Title)

(Date)

251-208-7519

chad.holm@cityofmobile.org

Telephone Number

Email Address

Reviewed By (Office of Supplier Diversity)

(Signature)

(Title)

(Date)

Approved By (CAO)



Pot-O-Gold Rentals, LLC	
Entity ID Number	000 - 294 - 485
Legal Name in Place of Origin	Pot-O-Gold Rentals, LLC
Entity Type	Foreign Limited Liability Company
Principal Address	41248 E. I-55 Service Rd. Hammond, LA 70403
Principal Mailing Address	P.O. Box 1627 Hammond, LA 70404
Status	Exists
Place of Formation	Louisiana
Formation Date	01/15/1993
Qualify Date	01/14/2014
Registered Agent Name	Bridges, Wesley K
Registered Office Street Address	5237 Henry Road Eight Mile, AL 36613
Registered Office Mailing Address	PO Box 1627 Hammond, LA 70404
Nature of Business	
Doing Business in AL Since	01/01/2014
Scanned Documents	
Purchase Document Copies	
Document Date / Type / Pages	01/14/2014 Certificate of Formation 2 pgs.

[Browse Results](#)[New Search](#)



Company ID Number: 440642

Client Company ID Number: 1331878

Approved by:

Employer	
Pot-O-Gold Rentals LLC	
Name (Please Type or Print) Matthew Judd	Title
Signature Electronically Signed	Date 08/13/2018
E-Verify Employer Agent	
S & W PAYROLL SERVICES LLC	
Name (Please Type or Print) Matthew Judd	Title
Signature Electronically Signed	Date 08/13/2018
Department of Homeland Security – Verification Division	
Name (Please Type or Print) USCIS Verification Division	Title
Signature Electronically Signed	Date 08/13/2018



Company ID Number: 440642

Client Company ID Number: 1331878

Information Required for the E-Verify Program	
Information relating to your Company:	
Company Name	Pot-O-Gold Rentals LLC
Company Facility Address	41248 East I-55 Service Road Hammond, LA 70403
Company Alternate Address	PO Box 1627 Hammond, LA 70404
County or Parish	TANGIPAHOA
Employer Identification Number	721230761
North American Industry Classification Systems Code	562
Parent Company	
Number of Employees	100 to 499
Number of Sites Verified for	1 site(s)



Company ID Number: 440642

Client Company ID Number: 1331878

Information relating to the Program Administrator(s) for your Company on policy questions or operational problems:

Name Erin Shelton
Phone Number 9855904823
Fax
Email erin@potogoldwaste.com



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/22/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acentria Insurance - New Orleans 800 West Commerce Road, 104 Harahan LA 70123	CONTACT NAME: KELLY HARMON PHONE (A/C, No, Ext): 225-380-2008 E-MAIL ADDRESS: KELLY.HARMON@ACENTRIA.COM FAX (A/C, No):
INSURED Pot O Gold Rentals, LLC PO Box 1627 Hammond LA 70404	INSURER(S) AFFORDING COVERAGE INSURER A: Crum & Forster Specialty Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
	NAIC # 44520

COVERAGES**CERTIFICATE NUMBER:** 489905876**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:	Y	Y	EPK146640	2/1/2024	2/1/2025	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$	Y	Y	EFX124583	2/1/2024	2/1/2025	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

GENERAL LIABILITY/POLLUTION
Contractor's Pollution - \$2,000,000
Transportation Pollution - \$1,000,000
Non-Owned Site Pollution - \$1,000,000
Blanket Waiver of Subrogation when required by written contract
Blanket Additional Insured when required by written contract (Completed Operations)
Blanket Additional Insured when required by written contract
Primary and Non-Contributory when required by written contract
See Attached...

CERTIFICATE HOLDER**CANCELLATION**

City of Mobile
P.O. Box 1827
Mobile AL 3633-1827

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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**ADDITIONAL REMARKS SCHEDULE**Page 1 of 1

AGENCY Acentria Insurance - New Orleans		NAMED INSURED Pot O Gold Rentals, LLC PO Box 1627 Hammond LA 70404
POLICY NUMBER		
CARRIER	NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,****FORM NUMBER:** 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

Per Project Aggregate
Watercraft Amendatory
30 Day Notice of Cancellation

UMBRELLA

Follows Form

Commercial Auto Liability: 02/01/2024-02/01/2025 Old Republic

Employers' Liability: 02/01/2024-02/01/2025 Old Republic

Commercial General Liability: 02/01/2024-02/01/2025 Crum & Forester

Contractors' Pollution: 02/01/2024 - 02/01/2025 Crum & Forester

Transportation Pollution: 02/01/2024 - 02/01/2025 Crum & Forester

Project Name: PUBLIC SERVICE – VARIOUS LOCATIONS – MARDI GRAS - PORTABLE TOILETS

Project Number: PS-001-25



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
11/25/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Cadence Insurance, A Gallagher Company 4041 Essen Lane, Suite 400 Baton Rouge LA 70809	CONTACT NAME: Cheryl Ann Boudreaux	
	PHONE (A/C, No, Ext): 225-336-3245 FAX (A/C, No): 225-336-4536	
	E-MAIL ADDRESS: cheryl.boudreaux@cadenceinsurance.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Old Republic Insurance Co.	24147
INSURED Pot-O-Gold Rentals, LLC; Pot-O-Gold Rentals, Inc.; TSWS Trucking, LLC; TSWS, Inc. PO Box 1627 Hammond LA 70404	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES	CERTIFICATE NUMBER: 486100600	REVISION NUMBER:
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.		

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY						
	☐ CLAIMS-MADE ☐ OCCUR						EACH OCCURRENCE \$
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$
							MED EXP (Any one person) \$
							PERSONAL & ADV INJURY \$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG \$
	OTHER:						\$
A	AUTOMOBILE LIABILITY			MWTB315953	2/1/2024	2/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000
	☒ ANY AUTO						BODILY INJURY (Per person) \$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident) \$
	☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE \$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE \$
	DED ☐ RETENTION \$ ☐						\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			MWC315952	2/1/2024	2/1/2025	☒ PER STATUTE ☐ OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	N/A				E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Subject to policy terms, conditions and exclusions; the certificate holder shall be considered an Additional Insured on a Primary and Non-Contributory basis with respects to Auto Liability when required by written contract, with a Waiver of Subrogation granted in their favor in respects to Automobile Liability and Workers Compensation when required by written contract, but only to the extent of the Named Insured's obligation to indemnify, defend and/or hold harmless certificate holder as required by written contract.
30 Day Notice of Cancellation is applicable in respects to the Auto and Workers Compensation policies referenced above.

General Liability, Pollution and Excess are serviced through a separate agency (please forward an email to: coi@potogoldwaste.com for these coverages)

See Attached...

CERTIFICATE HOLDER	CANCELLATION
City of Mobile Post Office Box 1827 Mobile AL 36633-1827	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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**ADDITIONAL REMARKS SCHEDULE**Page 1 of 1

AGENCY Cadence Insurance, A Gallagher Company		NAMED INSURED Pot-O-Gold Rentals, LLC; Pot-O-Gold Rentals, Inc.; TSWS Trucking, LLC; TSWS, Inc. PO Box 1627 Hammond LA 70404
POLICY NUMBER		
CARRIER	NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,****FORM NUMBER:** 25 **FORM TITLE:** CERTIFICATE OF LIABILITY INSURANCE

RE: Project Number: PS-001-25 - PUBLIC SERVICE – VARIOUS LOCATIONS – MARDI GRAS - PORTABLE TOILETS

POLICY NUMBER:

COMMERCIAL AUTO
CA 20 48 10 13

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

DESIGNATED INSURED FOR COVERED AUTOS LIABILITY COVERAGE

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by this endorsement.

This endorsement identifies person(s) or organization(s) who are "insureds" for Covered Autos Liability Coverage under the Who Is An Insured provision of the Coverage Form. This endorsement does not alter coverage provided in the Coverage Form.

This endorsement changes the policy effective on the inception date of the policy unless another date is indicated below.

Named Insured: Pot-O-Gold Rentals, LLC

Endorsement Effective Date: 02/01/24

SCHEDULE

Name Of Person(s) Or Organization(s):

All persons or organizations as required by written contract or agreement

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Each person or organization shown in the Schedule is an "insured" for Covered Autos Liability Coverage, but only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in Paragraph A.1. of Section II – Covered Autos Liability Coverage in the Business Auto and Motor Carrier Coverage Forms and Paragraph D.2. of Section I – Covered Autos Coverages of the Auto Dealers Coverage Form.

IL 10 (12/06) OLD REPUBLIC INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

NOTICE OF CANCELLATION TO CERTIFICATE HOLDERS

This endorsement modifies the notice of cancellation of insurance provided hereunder by adding the following:

- A.** In the event this policy is cancelled for any permissible reason, other than for nonpayment of premium, we shall endeavor to provide advance written notice of cancellation to certificate holders set out in the schedule on file with the Company, after notifying the first Named Insured of such cancellation. Notice of cancellation to certificate holders may be made by any commercially reasonable means, including mail, electronic mail, facsimile transmission or courier service.
- B.** This advance written notification of a cancellation of coverage is intended as a courtesy only. Our failure to provide such advance written notification will not extend the policy cancellation date, nor negate cancellation of the policy.

All other terms and conditions of this policy remain unchanged.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**WAIVER OF TRANSFER OF RIGHTS OF RECOVERY
AGAINST OTHERS TO US (WAIVER OF SUBROGATION) –
AUTOMATIC WHEN REQUIRED BY WRITTEN
CONTRACT OR AGREEMENT**

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

The Transfer Of Rights Of Recovery Against Others To Us Condition does not apply to any person(s) or organization(s) for whom you are required to waive subrogation with respect to the coverage provided under this Coverage Form, but only to the extent that subrogation is waived:

- A. Under a written contract or agreement with such person(s) or organization(s); and
- B. Prior to the "accident" or the "loss."

POLICY NUMBER: MWC 315952 24

ALTERNATE EMPLOYER ENDORSEMENT

This endorsement applies only with respect to bodily injury to your employees while in the course of special or temporary employment by the alternate employer in the state named in Item 2 of the Schedule. Part One (Workers Compensation Insurance) and Part Two (Employers Liability Insurance) will apply as though the alternate employer is insured. If an entry is shown in Item 3 of the Schedule the insurance afforded by this endorsement applies only to work you perform under the contract or at the project named in the Schedule.

Under Part One (Workers Compensation Insurance) we will reimburse the alternate employer for the benefits required by the workers compensation law if we are not permitted to pay the benefits directly to the persons entitled to them.

The insurance afforded by this endorsement is not intended to satisfy the alternate employer's duty to secure its obligations under the workers compensation law. We will not file evidence of this insurance on behalf of the alternate employer with any government agency.

We will not ask any other insurer of the alternate employer to share with us a loss covered by this endorsement.

Premium will be charged for your employees while in the course of special or temporary employment by the alternate employer.

The policy may be canceled according to its terms without sending notice to the alternate employer.

Part Four (Your Duties If Injury Occurs) applies to you and the alternate employer. The alternate employer will recognize our right to defend under Parts One and Two and our right to inspect under Part Six.

SCHEDULE**1. ALTERNATE EMPLOYER****ADDRESS**

WHERE SPECIFIED BY CONTRACT

2. STATE OF SPECIAL OR TEMPORARY EMPLOYMENTALL STATES LISTED IN ITEM 3.A. OF THE INFORMATION PAGE
EXCEPT: TEXAS**3. CONTRACT OR PROJECT**

WHERE SPECIFIED BY CONTRACT

DATE OF ISSUE:

ALTERNATE EMPLOYER ENDORSEMENT

This endorsement applies only with respect to bodily injury to your employees while in the course of special or temporary employment by the alternate employer in the state named in the Schedule. Part One (Workers Compensation Insurance) and Part Two (Employers Liability Insurance) will apply as though the alternate employer is insured.

Under Part One (Workers Compensation Insurance) we will reimburse the alternate employer for the benefits required by the workers compensation law if we are not permitted to pay the benefits directly to the persons entitled to them.

The insurance afforded by this endorsement is not intended to satisfy the alternate employer's duty to secure its obligations under the workers compensation law. We will not file evidence of this insurance on behalf of the alternate employer with any government agency.

We will not ask any other insurer of the alternate employer to share with us a loss covered by this endorsement. Premium will be charged for employees while in the course of special or temporary employment by the alternate employer.

The policy may be canceled according to its terms without sending notice to the alternate employer. Part Four (Your Duties If Injury Occurs) applies to you and the alternate employer. The alternate employer will recognize our right to defend under Parts One and Two and our right to inspect under Part Six.

SCHEDULE		
ALTERNATE EMPLOYER	ADDRESS	STATE OF SPECIAL OR TEMPORARY EMPLOYMENT
WHERE SPECIFIED BY CONTRACT		TX

POLICY NUMBER: MWC 315952 24

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

Schedule

**REQUESTED PER CONTRACT SPECIFICATIONS TO THE EXTENT
ALLOWABLE BY LAW**

DATE OF ISSUE:

WC 00 03 13

(Ed. 4-84)

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OLD REPUBLIC INSURANCE COMPANY

WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY POLICY

NOTICE OF CANCELATION TO CERTIFICATE HOLDERS ENDORSEMENT

This endorsement modifies the notice of cancelation of insurance provided hereunder by adding the following:

- A.** In the event this policy is canceled for any permissible reason, other than for nonpayment of premium, we shall endeavor to provide advance written notice of cancelation to certificate holders set out in the schedule on file with the Company, after notifying the Insured first named in item 1 of the Information Page of such cancelation. Notice of cancelation to certificate holders may be made by any commercially reasonable means, including mail, electronic mail, facsimile transmission or courier service.
- B.** This advance written notification of a cancelation of coverage is intended as a courtesy only. Our failure to provide such advance written notification will not extend the policy cancelation date, nor negate cancelation of the policy.

All other terms and conditions of this policy remain unchanged.

GENERAL CONDITIONS

1. GENERAL REQUIREMENTS:

- A. The Contract Documents:** The Contract Documents are enumerated in the Agreement between the Standard Service Contract Agreement Between the City of Mobile and the Service Contractor (hereinafter called the Agreement) and consist of the Bidding and Contract Requirements, Specifications, Addenda issued prior to execution of the Contract, other documents listed in the Agreement and Modifications issued after the execution of the Contract. A Modification is a written amendment to the Contract signed by both parties.
- B. The Contract:** The Contract Documents form the Contract for Services. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. The Contract may be amended or modified only by a written Modification.
- C. The Work:** The term “Work” means the services required by the Contract Documents, whether completed or partially completed, and includes all other labor, materials, equipment, and services provided or to be provided by the Service Contractor to fulfill the Service Contractor’s obligations.
- D. The Project Manual:** The Project Manual is the comprehensive document containing the Bidding and Contract Requirements, the Specifications and other documents as listed.
- E. The Bidding and Contract Requirements:** The Bidding and Contract Requirements are that part of the Contract Documents consisting of the Invitation to Bid, Instructions to bidders, Service Contractor’s Bid, Agreement, Bonds, and General Conditions and other requirements listed in the Agreement.
- F. The Specifications:** The Specifications are that part of the Contract Documents consisting of written requirements for Services including materials, equipment, systems, standards and workmanship for the Work, and performance of related services.
- G. Correlation and Intent of the Contract Documents:** The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Service Contractor. The Contract Documents are complimentary, and what is required by one shall be as binding as if required by all; performance by the Service Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

2. THE OWNER:

- A.** The “Owner” is the City of Mobile, as identified in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Owner’s designated representative is the Facility Maintenance Department, Service Contract Administrator.

3. THE SERVICE CONTRACTOR:

- A.** The Service Contractor is the person or entity identified as such in the Agreement and is referred throughout the Contract Documents as if singular in number. The Service Contractor shall be lawfully licensed in the City of Mobile and the State of Alabama as required. The Service Contractor shall designate in writing a representative who shall have express authority to bind the Service Contractor with respect to all matters under this Contract. The term “Service Contractor” means the Service Contractor or the Service Contractor’s authorized representative.
- B.** The Service Contractor shall perform the Work in accordance with the Contract Documents.
- C.** Execution of the Contract by the Service Contractor is a representation that the Service Contractor has visited the site(s), become generally familiar with local conditions under which the Work is to be performed and correlated personal observations with requirements of the Contract Documents.
- D.** The Service Contractor shall be responsible to the Owner for acts and omissions of the Service Contractor’s employees and their agents, and other persons or entities performing portions of the Work for, or on behalf of, the Service Contractor.
- E.** Unless otherwise provided in the Contract Documents, the Service Contractor shall provide and pay for labor, materials, equipment, tools, transportation, and other facilities and services necessary for proper execution and completion of the Work.
- F.** The Service Contractor’s technicians or workmen shall be qualified and have had sufficient education, training, and experience to perform all Work properly and satisfactorily as prescribed in the Contract Documents.
- G.** The Service Contractor shall pay all applicable sales, consumer, use and similar taxes for the Work provided by the Service Contractor that are legally enacted when bids are received or negotiations concluded, whether or not yet effective or merely scheduled to go into effect.

- H. Unless otherwise provided in the Contract Documents, the Service Contractor shall secure and pay for all applicable permits, fees, licenses, and inspections by government agencies necessary for proper execution and completion of the Work that are customarily secured after execution of the Contract and legally required at the time bids are received or negotiations concluded.
- I. The Service Contractor shall perform the Work in accordance with the specified schedules as listed in the Contract Documents.
- J. The Service Contractor shall confine operations at each site to areas permitted by the City of Mobile, facility director or building manager, and shall not unreasonably encumber the site with materials or equipment.
- K. The Service Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Contract. At completion of the Work, the Service Contractor shall remove all waste materials, rubbish, tools, equipment, and surplus materials from and about the site. If the Service Contractor fails to clean up as provided in the Contract Documents, the Owner may do so, and Owner shall be entitled to reimbursement from the Service Contractor.
- L. To the fullest extent permitted by law the Service Contractor shall indemnify and hold harmless the City of Mobile, its agents and employees from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), but only to the extent caused by the negligent acts or omissions of the Service Contractor, anyone directly or indirectly employed by him or anyone for whose acts he may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity which would otherwise exist as to a party or person described in this Section. In claims against any person or entity indemnified by an employee of the Service Contractor anyone directly or indirectly employed by them or anyone for whose acts they may be liable, the indemnification obligation shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by or for the Service Contractor under workers' compensation acts, disability benefit acts or other employee benefit acts.

4. CHANGES IN THE WORK:

- A. Changes in the Work may be accomplished after execution of the Contract, and without invalidating the Contract, by a written modification based upon agreement between the City and the Service Contractor.

- B. Changes in the Work shall be performed under applicable provisions of the Contract Documents, and the Service Contractor shall proceed promptly, unless otherwise directed.

5. **SCHEDULE:**

- A. **STARTING WORK:** The date of commencement of the Contract is the date established in a written Notice to Proceed. No Work shall commence, and no materials shall be ordered before the Notice to Proceed has been issued.
- B. The term “day” as used in the Contract Documents shall mean calendar day unless otherwise specifically defined.

6. **PAYMENTS:**

- A. **CONTRACT SUM:** The Contract Sum is stated in the Agreement and, including authorized adjustments, is the total amount payable by the City to the Service Contractor for performance of the Work under the Contract Documents.
- B. **SCHEDULE OF VALUES:** The Schedule of Values allocating the entire Contract Sum to the various portions of the Work, shall be used as a basis for reviewing the Service Contractor’s Invoices for Payment.
- C. **METHOD OF PAYMENT:** The City shall pay the Service Contractor on the account of the Contract as follows:
 - 1) Payments shall be made monthly upon completion of the specified work.
 - 2) Two (2) original invoices shall be delivered to the Service Contract Administrator for review and approval on the first day of the month following contract services. Invoices shall include date of service, facility serviced, a detailed description of all services performed along with number of hours required to such perform services, and copies of receipts listing actual manufacturer/supplier cost plus freight (if applicable) and all applicable sales and use taxes.
 - 3) Payments shall be made in accordance with the accepted Schedule of Values as listed in the Agreement.

7. **SAFETY:**

- A. The Service Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the performance of the Contract.
- B. The Service Contractor shall comply with all Federal, State and Local law regarding safety including the requirements of the Occupational Safety and Health

Act of 1970, Public Law #91-596, latest revision. Service Contractor shall take all other reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury or loss to:

- 1) employees on the Work and other persons who may be affected thereby;
- 2) the Work and materials and equipment to be incorporated therein;
- 3) other property at the site or adjacent thereto.

CONTINUED ON NEXT PAGE

- C. The Service Contractor shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities bearing safety of persons or property or their protection from damage, injury or loss.
- D. If either party suffers injury or damage to person or property because of an act or omission of the other party, or of others for whose acts such party is legally responsible, written notice of such injury or damage, whether or not insured, shall be given to the other party within a reasonable time not exceeding 21 days after discovery. The notice shall provide sufficient detail to enable the other party to investigate the matter.
- E. The Service Contractor is responsible for compliance with any requirements included in the Contract Documents regarding hazardous materials. If the Service Contractor encounters a hazardous material or substance not addressed in the Contract Documents and if reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from a material or substance, including but not limited to asbestos or polychlorinated biphenyl (PCB), encountered on the site by the Service Contractor, the Service Contractor shall, upon recognizing the condition, immediately stop Work in the affected area and report the condition to the City in writing.
- F. In an emergency affecting safety of persons or property, the Service Contractor shall act, at the Service Contractor's discretion, to prevent threatened damage, injury or loss.

8. INSURANCE:

- A. The Service Contractor shall purchase from and maintain in a company or companies lawfully authorized to do business in the jurisdiction in which the Work is located such insurance as will protect the Service Contractor from claims set forth below which may arise out of or result from the Service Contractor's operations and completed operations under the Contract and for which the Service Contractor may be legally liable, whether such operations be by the Service Contractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable:
 - 1) Claims under workers' compensation, disability benefit and other similar employee benefit acts that are applicable to the Work to be performed;
 - 2) Claims for damages because of bodily injury, occupational sickness or disease, or death of any person other than the Service Contractor's employees;
 - 3) Claims for damages because of bodily injury, sickness or disease, or death of any person other than the Service Contractor's employees;

- 4) Claims for damages insured by usual personal injury liability coverage;
- 5) Claims for damages, because of injury to or destruction of tangible property, including loss of use resulting therefrom;
- 6) Claims for damages because of bodily injury, death of a person or property damage arising out of ownership, maintenance or use of a motor vehicle;
- 7) Claims for bodily injury or property damage arising out of completed operations; and
- 8) Claims involving contractual liability insurance applicable to the Service Contractor's obligations.

B. The Service Contractor shall take out and maintain during the life of the Contract not less than the following minimum amounts of insurance.

1) Worker's Compensation and Employer's Liability:
Statutory - amount and coverage as required by law of place in which the work is performed.

2) Comprehensive General Liability:
The Service Contractor shall provide Broad Form (commonly termed Comprehensive) General Liability Insurance (including premises product-completed operations) for limits of liability not less than:

- | | |
|---------------------|--|
| a) Bodily Injury | \$1,000,000 each person
\$1,000,000 each occurrence |
| b) Property Damage | \$1,000,000 each occurrence |
| c) Or Bodily Injury | \$1,000,000 combined single
limit and Property Damage |

Such comprehensive policy shall include the following:

- a) All liability of the Service Contractor, for the Service Contractor's Direct Operations.
- b) Completed Operations Coverage, thereby meaning any loss which shall occur after the Contract has been completed, but which can be traced back to the Contract.
- c) Contractual Liability, meaning thereby, any risk assumed by the Service Contractor under Hold Harmless Agreements

d) Broad Form Property Damage Coverage, including Completed Operations.

e) Personal Injury Liability, with employee's exclusions removed.

f) The Service Contractor shall indemnify and save harmless the Owner against all loss, cost, or damage on account of injuries to persons or property occurring in the performance of the Contract, including all reasonable attorney's fees incurred by the Owner, on account thereof.

g) Care, custody, and control for property in the care, custody and control of the Service Contractor.

3) Comprehensive Automobile Liability:

The Service Contractor shall carry for himself and shall require that all owners of automobile or trucks rented or hired on the Contract carry until the Contract is completed, Comprehensive Automobile Liability Coverage for Bodily Injury and Property Damage in amounts not less than the minimum amounts as indicated. The Service Contractor shall also carry for himself insurance for all non-owned and hired automobile at the limits of liability as indicated below:

a) Bodily Injury	\$1,000,000 each person \$1,000,000 each occurrence
b) Property Damage	\$1,000,000 each occurrence
c) Or Bodily Injury and	\$1,000,000 combined single limit Property Damage

4) Excess/Umbrella Liability:

a) \$2,000,000 combined single limit of liability for each occurrence for bodily injury and/or property damage.

C. Certificates of insurance acceptable to the Owner shall be filed with the Owner at the time of signing of the Contract, and thereafter upon renewal or replacement of each required policy of insurance. These certificates and the insurance policies required by this Section shall contain a provision that coverage afforded under the policies will not be canceled or allowed to expire until at least 30 days' prior written notice has been given to the Owner. Such certificates of insurance shall state that thirty (30) days advance written notice will be given in the event of cancellation or material change in the coverage.

- D. Surety Qualifications: All insurance must be furnished by a Surety licensed to do business in the State of Alabama, must be signed or countersigned by a Licensed Resident Agent of the State of Alabama, and if bid price exceeds \$50,000 have a minimum rating of A/Class VI as reported in the latest issue of Best's key Rating Guide Property-Casualty.
- E. The insurance required by Section 8.B (above) shall be written for not less than limits of liability specified or required by law, whichever coverage is greater. Coverage, whether written on an occurrence or claims-made basis, shall be maintained without interruption from the date of commencement of the Work until completion of the Contract.
- F. The Service Contractor shall cause the commercial liability coverage required by the Contract Documents to include (1) the Owner, as an additional insured for claims caused in whole or in part by the Service Contractor's negligent acts or omissions during the Service Contractor's operations; and (2) the Owner as an additional insured for claims caused in whole or in part by the Service Contractor's negligent acts or omissions during the Service Contractor's completed operations.

9. MISCELLANEOUS PROVISIONS:

- A. The Contract shall be governed by the law of the State of Alabama.
- B. The Owner and Service Contractor respectively bind themselves, their partners, successors, assigns and legal representatives to covenants, agreements and obligations contained in the Contract Documents. Neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make such an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.
- C. No assignment of the Contract shall be made without the written permission of Surety providing bonding and the City of Mobile.
- D. Duties and obligations imposed by the Contract Documents and rights and remedies available thereunder shall be in addition to and not a limitation of duties, obligations, rights, and remedies otherwise imposed or available by law.
- E. No action or failure to act by the Owner or Service Contractor shall constitute a waiver of a right or duty afforded them under the Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach there under, except as may be specifically agreed in writing.
- F. Tests, inspections, and approvals of portions of the Work shall be made as required by the Contract Documents and by applicable laws, statutes, ordinances, codes, rules and regulations or lawful orders of public authorities. The Service Contractor shall give the Owner timely notice of when and where tests and Inspections are to be made so that the Service Contract Administrator or other City personnel may be present for such procedures.

- G.** Required testing or inspection reports along with approvals shall, unless otherwise required by the Contract Documents, be delivered to the Owner with Invoices for Payment.
- H.** On all jobs with the City of Mobile, A City License is required. Bidders may obtain information on licensing by writing the City Revenue Department, Post Office Box 1827, Mobile, AL 36633-1827 or calling 208-7454. Successful Bidder must have City License at the time of Bidding.
- I.** Service Contractors shall abide by provisions of Ordinance #02-050, 1968, prohibiting discrimination in employment by Service Contractors and Subcontractors performing Work for the City of Mobile. A copy of said Ordinance is on file in the office of the Service Contract Administrator.
- J.** The Service Contractor shall secure and pay all required fees and permits and shall pay all taxes on materials, supplies, fixtures and equipment purchased by him (including the city of Mobile sales tax), and shall comply with all laws, regulations and codes applicable to the site on which the Work is to be performed.
- K.** All work performed shall be in conformance with the appropriate codes of the City of Mobile.

10. TERMINATION OR SUSPENSION OF THE CONTRACT:

- A.** The Owner may terminate the Contract for cause if the Service Contractor:

 - 1) fails to perform service in a satisfactory manner; or
 - 2) repeatedly refuses or fails to supply properly skilled workers or proper equipment or materials; or
 - 3) repeatedly disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority; or
 - 4) otherwise is guilty of substantial breach of a provision of the Contract Documents.
- B.** When any of the above reasons exist, the Owner, upon determination that sufficient cause exists to justify such action, may without prejudice to any other rights or remedies of the Owner and after giving the Service Contractor and the Service Contractor's surety, if any, seven (7) days' written notice, withhold payments and terminate the Contract.
- C.** The Owner may, at any time, terminate the Contract for the Owner's convenience and without cause upon thirty (30) days written notice.
- D.** In case of such termination for cause or for the Owner's convenience, the Service Contractor shall be entitled to receive payment for Work executed, and costs incurred. The Owner shall not make payment for profit or damages as a result of such termination.

11. CLAIMS AND DISPUTES:

- A.** Claim is a demand or assertion by one of the parties seeking, as a matter of right, payment of money, or other relief with respect to the terms of the Contract. The term "Claim" also includes other disputes and matters in question between the Owner and Service Contractor arising out of or relating to the Contract. The responsibility to substantiate Claims shall rest with the party making the Claim.
- B.** Claims by either the Owner or Service Contractor must be initiated within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the claimant acting with due diligence, reasonable should have first recognized the condition giving rise to the Claim, whichever is later. Claims must be initiated by written notice to the Service Contractor and the other party.
- C.** In the event of a Claim against the Service Contractor, the Owner may, but is not obligated to, notify the surety, if any, of the nature and amount of the Claim. If the Claim relates to a possibility of a Service Contractor's default, the Owner may, but is not obligated to, notify the surety and request the surety's assistance in resolving the controversy.
- D.** Claims, disputes, or other matters in controversy arising out of or related to the Contract shall be subject to litigation.

END OF SECTION



Addendum No. 1

To: Service Contract Providers

From: Chad Holm, Project Manager
City of Mobile Building Services Department

Re: Service Contract – Various Locations – Portable Toilets – Mardi Gras

Project #PS-001-25

Date: November 13, 2024

This Addendum forms a part of, and modifies, the Bid Documents for the above referenced project, dated November 6, 2024. Acknowledge the receipt of this Addendum No. 1 and all subsequent Addenda, if any, in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

General:

- Item 1. The Pre-Bid Conference Attendance Roster, dated November 13, 2024, and agenda are attached and form part of Addendum No. 1.
- Item 2. DBE Requirements for this project have been waived. The attached DBE Waiver shall be included in the bid packet when submitted by interested parties.

END OF ADDENDUM NO. 1

[illegible]

**Service Contract –
Various City of Mobile Facilities –
Portable Toilets – Mardi Gras
Project # PS-001-25
PRE-BID CONFERENCE**

10:00am Wednesday, November 13, 2024
205 Government Street, Mobile, Alabama 36602

AGENDA

- 1) **Attendance roster.** Include a contact person and an e-mail address where any Addenda should be sent. Please write legibly.
 - A. Introductions – Building Services Department, Project Manager
Chad Holm, 251-208-7519 office; chad.holm@cityofmobile.org
REAM Operations Manager
Jacob Laurence, 251-422-3312; laurencej@cityofmobile.org
- 2) **Discussion of Scope of Work:**
 - A. The scope of this project is to:
 - 1) Provide a Base Bid for furnishing all labor, materials, tools, supplies, equipment, miscellaneous fees, transportation, and other items as necessary for the performance and successful completion of deployment of Portable Toilets at various City of Mobile sites for Mardi Gras, as directed by the City of Mobile, Building Services Department, as outlined in the Bid Documents, dated November 6, 2024.
 - B. A City of Mobile Business License and Certificate of Insurance shall be required by the Service Contractor for the duration of the contract.
 - C. Generally, the facilities will remain open to the public and City of Mobile maintenance crews. Service Contractor shall pre-schedule visits for repairs and shall secure the area of the site in which they are working.
 - D. Site access shall normally be limited to specific time frames outlined in the bid documents as agreed upon in advance by the Buildings Services Project Manager, or authorized site representative and the Contractor. Contractor parking shall not impede the flow of traffic or use of a permanent facility by the City of Mobile, its occupants, or its guests.
 - E. Service Contractor shall take every precaution to avoid damage to the existing permanent facility in proximity to that being serviced and its amenities and shall at their own costs make repairs if damage occurs.
 - F. Acceptable delivery date windows and specific servicing time windows are specified in the bid documents. Exceptions may be requested and granted through the Building Services Department and Building Services Project Manager. Also, specific requests from the Building Services Department for additional unit servicing at some locations may be expected during the deployment timeframes.
 - G. Upon coordination with the Building Services Project Manager, Contractor shall start with the project within 10 days following the written Notice to Proceed.
 - H. Contract duration is One (1) Mardi Gras season from the written Notice to Proceed, with the option, at the City of Mobile's sole discretion, to extend the contract for up to two (2) additional Mardi Gras Season terms following the initial year.
- 3) **Bidding instructions, forms, special requirements and time:**
 - A. Any observed ambiguities, discrepancies, omissions, or errors in any part of the contract documents shall be submitted as written RFIs to Chad Holm at chad.holm@cityofmobile.org and copied to laurencej@cityofmobile.org.
 - B. Official clarifications or corrections will be made by written addendum sent to all registered prospective Bidders via e-mail. Building Services Project Manager shall issue all addenda.

- C. Cut off time for submission of RFIs is three (3) calendar days prior to the Bid Opening date by 3:00pm.
- D. City of Mobile Mun. Code Sec 14-2 requires that the city in all contracts have contractors make every reasonable effort to have at least fifteen percent participation by socially and economically disadvantaged subcontractors and/or material suppliers who are certified as a Disadvantaged Business Enterprises. Documentation of this effort shall be required and included in the Bid envelope for all bids \$250,000 or more.
- E. Receipt of Sealed Bids shall be Wednesday, November 20, 2024, no later than 2:00 P.M., in the City Clerk's office, 9th Floor, Government Plaza, South Tower. Bids will be publicly opened at 2:30pm the same day in the Atrium Lobby, Government Plaza.
- F. Bids shall be submitted only on a copy of the Bid Form included in the Bid documents and Bid envelope shall include Bid Security and DBE Documentation, as applicable. Bids submitted digitally or without the proper documentation or envelope shall be rejected.

4) Additional Requirements within 10 Days of Contract Award:

- 1. A valid City of Mobile business license for the duration of the contract period.
- 2. E-verify Documentation: The Beason-Hammond Taxpayer Protection Act applies to this project. Contractor shall comply with the requirements of this Act and show proof of enrollment in the E-verify program by submitting the electronically generated Federal E-verify document prior to signing of the construction contract. (see Project Manual)
- 3. Certificate of Insurance in amounts and with endorsements as required by the City of Mobile (see attached Certificate of Insurance).
- 4. A current W-9 Taxpayer Identification Form and City of Mobile Vendor Information Form must be on file with the City of Mobile prior to issuance of Contract.
- 5. On all documents: City of Mobile Business License, the Alabama Secretary of State Business Identity, the Alabama Secretary of State Certificate of Authority (out of state contractors), E-verify documentation, and ACORD Insurance Form, the Contractors name shall be exactly the same.

5) Payment requirements.

- a. Invoices for services rendered shall be submitted by the Service Contractor to the Building Services Department. Invoices shall be received no later than the 25th day of the final month that units are provided.

6) Adjourn.



CAPITAL CONTRACT SUMMARY SHEET

N/A



AGENDA ITEM SUMMARY SHEET

Agenda of: January 14, 2025

Submitted by:

Carleen Stout, Dep Dir-Real Estate/Asset Mgmt
Jennifer Greene, Dir of Programs & Project Mgmt

Sponsored by:

Gina Gregory, Councilmember
William Stimpson, Mayor

Purpose and Scope of Project:

Accept an Easement for Recreational Purpose, from Rebecca Kaaron Tapia, Shaaron Jeanne Tapia Couey Etchison, and Duanna Juanita (DeDe) Couey, for Segment 2, Tract 6-1, of the Three Mile Creek Greenway Trail Project.

Amount of Contract:

N/A

Funding Source

N/A

ATTACHMENTS:

1. RESOLUTION TAPIA
2. Easement TAPIA SIGNED 10.7.24
3. Seg2_TAPIA_TRACT6_MAP
4. CoverLetter_3MCTrail_RecEasement_Tapia

REVIEWERS:

Stacey Howard
Carleen Stout
Chris Kern
James Barber

RESOLUTION

Sponsored by Mayor William S. Stimpson and Councilmember Gina Gregory

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA that the City hereby accepts an Easement for Recreational Purpose, from Rebecca Kaaron Tapia, Shaaron Jeanne Tapia Couey Etchison, and Duanna Juanita (DeDe) Couey, for Segment 2, Tract 6-1 of the Three Mile Creek Greenway Trail Project.

SAID DOCUMENT is by reference made a part of this resolution as fully as if set forth herein and copies will be on file in the office of the City Clerk and in the office of the Real Estate Department of the City of Mobile.

Adopted:

City Clerk

EASEMENT FOR RECREATIONAL PURPOSE

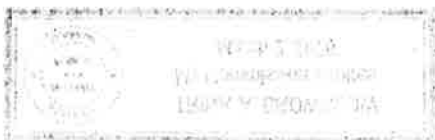
STATE OF ALABAMA)

COUNTY OF MOBILE)

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **Rebecca Kaaron Tapia, Shaaron Jeanne Tapia Couey Etchison, and Duanna Juanita (DeDe) Couey** (herein referred to as "GRANTORS") for and in consideration of the amount of One and No/100 (\$1.00) Dollar, cash in hand paid to the undersigned by the **CITY OF MOBILE, ALABAMA**, a municipal corporation, (hereinafter referred to as "GRANTEE"), receipt of which is hereby acknowledged, and for the further consideration of the general benefit which will accrue to the neighborhood, to the public generally and to its property, do **HEREBY, GIVE, GRANT, BARGAIN, SELL AND CONVEY** unto the GRANTEE, its successors and assigns, exclusively and perpetually, full and free right, liberty and authority to enter upon and to construct, operate and maintain for public active or passive use, a greenway, recreational trail, park, or other such recreational improvements as deemed necessary and appropriate by GRANTEE, including but not limited to paving, signage, benches, restroom facilities, bicycle racks and wastebaskets, over, under and across the following described land:

**SEE "EXHIBIT A" ATTACHED HERETO
AS SHOWN ON "EXHIBIT B"**

It is understood between the parties that the rights in and to the above-described property which GRANTORS are relinquishing by this instrument include, but are not limited to, the right to plant and grow shade and ornamental trees on said property, and the right to place any structure, vehicle or other personal property on any part of the property above described, either temporarily or permanently. It is understood by the parties that both GRANTORS and GRANTEE fall within the provisions and protections of Alabama Code Sections 35-15-1 et seq and 35-15-20 et seq.



TO HAVE AND TO HOLD, the said easement unto GRANTEE, its successors and assigns, for so long as GRANTEE, its successors and assigns, shall continue to use the easement for such purposes. And for and in consideration of the above, GRANTORS hereby release said City of Mobile from all consequential damages, present or prospective to the property of the GRANTORS, arising out of construction, maintenance or repair of said easement.

This easement is made subject to any and all liens, encumbrances, easements, rights of way and all other matters recorded in the office of the Judge of Probate, Mobile County, Alabama.

IN WITNESS WHEREOF, this instrument is executed this the 7 day of October, 2024.

GRANTORS:

Rebecca Kaaron Tapia

By: Rebecca Kaaron Tapia

Shaaron Jeanne Tapia Couey Etchison

By: Shaaron Jeanne Tapia Couey Etchison

Duanna Juanita (DeDe) Couey

By: Duanna Juanita Couey (DeDe)

STATE OF ALABAMA)

COUNTY OF MOBILE)

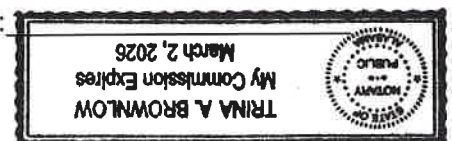
I, Trina A. Brownlow, the undersigned Notary Public in and for said County, in said State, hereby certify that Rebecca Kaaron Tapia and Shaaron Jeanne Tapia Couey Etchison, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument and with full authority, have executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal of office this 7th day of October, 2024.

Trina A. Brownlow

Notary Public, State of Alabama

My Commission Expires:

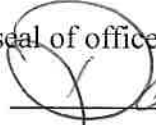


STATE OF ALABAMA)

COUNTY OF TALLAPOOSA)

I, Dartia Cook, the undersigned Notary Public in and for said County, in said State, hereby certify that Duanna Juanita (DeDe) Couey whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument and with full authority, has executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal of office this 30th day of September, 2024.


Dartia Cook
Notary Public, State of Alabama

My Commission Expires: 08/02/25

Grantors:
Rebecca Kaaron Tapia
Shaaron Jeanne Tapia Couey Etchison
Duanna Juanita (DeDe) Couey
P.O. Box 16542
Mobile, AL 36616-0542

Grantee:
City of Mobile
P.O. Box 1827
Mobile, AL 36633

This instrument prepared by
City of Mobile
Real Estate Department
P.O. Box 1827
Mobile, AL 36633

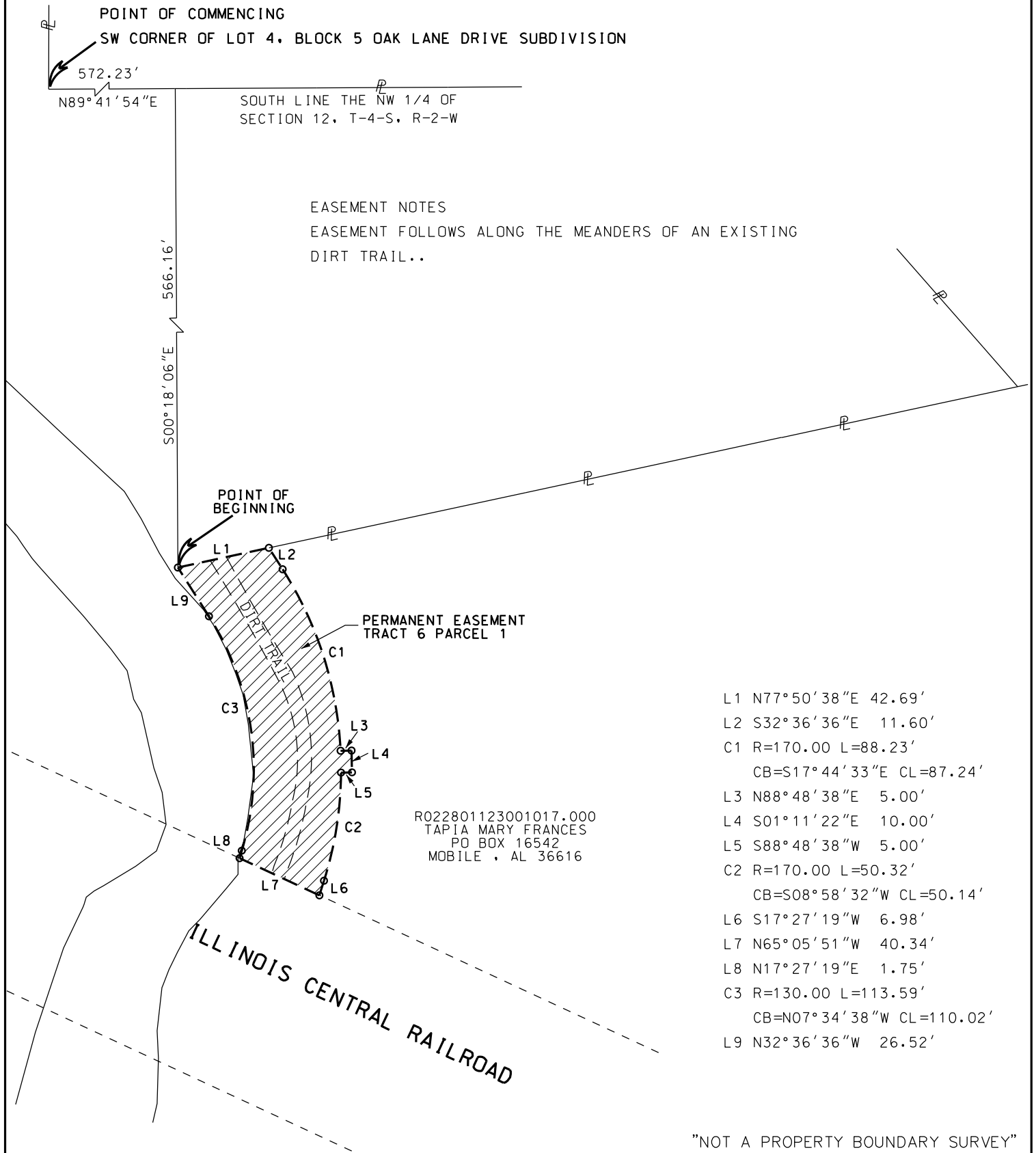
EXHIBIT "A"

Easement Segment 2-Tract 6-1 Mobile Greenway Initiative

TRACT 6 PARCEL 1 PERMANENT EASEMENT DESCRIPTION:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 5, OAK LANE DRIVE SUBDIVISION AS RECORDED IN MAP BOOK 9, PAGE 22 IN THE OFFICE OF THE JUDGE OF PROBATE, MOBILE COUNTY, ALABAMA; THENCE RUN NORTH 88°41'54" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 2 WEST, 572.23 FEET; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 00°18'06" EAST, 566.16 FEET TO THE GRANTORS NORTH PROPERTY LINE AND THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN NORTH 77°50'38" EAST, ALONG SAID NORTH PROPERTY LINE 42.69 FEET; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 32°36'36" EAST, 11.60 FEET; THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET, AN ARC DISTANCE OF 88.23 FEET (THE CHORD BEARS SOUTH 17°44'33" EAST, AND MEASURES 87.24 FEET); THENCE RUN NORTH 88°48'38" EAST, 5.00 FEET; THENCE RUN SOUTH 1°11'22" EAST, 10.00 FEET; THENCE RUN SOUTH 88°48'38" WEST, 5.00 FEET; THENCE RUN ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET, AN ARC DISTANCE OF 50.32 FEET (THE CHORD BEARS SOUTH 8°58'32" WEST, AND MEASURES 50.14 FEET); THENCE RUN SOUTH 17°27'19" WEST, 6.98 FEET TO THE NORTH RIGHT OF WAY LINE OF ILLINOIS CENTRAL RAILROAD; THENCE RUN NORTH 65°05'51" WEST, ALONG SAID NORTH RIGHT OF WAY LINE 40.34 FEET; THENCE DEPARTING SAID NORTH LINE RUN NORTH 17°27'19" EAST, 1.75 FEET; THENCE RUN ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET, AN ARC DISTANCE OF 113.59 FEET (THE CHORD BEARS NORTH 7°34'38" WEST, AND MEASURES 110.02 FEET); THENCE RUN NORTH 32°36'36" WEST, 26.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.14 ACRES MORE OR LESS.

Exhibit "B"



CITY OF MOBILE
PERMANENT EASEMENT

PERMANENT EASEMENT TRACT 6 PARCEL 1
THREE MILE CREEK GREENWAY TRAIL (SEGMENT 2)

SEC 12, T-4-S, R-2-W MOBILE AL.

SCALE: 1"=60'

DRAWN BY: RCL

DATE: 04-02-2024

JOB NO. M5710-2184

APPROVED BY: RCL

SHEET 1 OF 1



January 6, 2025

To Whom It May Concern:

Attached to this memo is a recreational easement contract between the City of Mobile and Rebecca Kaaron Tapia, Shaaron Jeanne Tapia Couey Etchison, and Duanna Juanita Couey. This property is located along Segment 2 of the Three Mile Creek Greenway Trail and the agreement fulfills the requirement to provide access to the trail.

The purpose of this project is to complete the construction for Segment 2 of the Three Mile Creek Greenway Trail. This segment of the trail will connect to previous and future segments and provide a multi-use trail spanning from Dr Martin Luther King Jr Ave. to the Mobile Japanese Garden.

We look forward to continued communication on this important project. Please call Jennifer Greene with questions at 251-208-7199 or email at Jennifer.greene@cityofmobile.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Greene', written in a cursive style.

Jennifer Greene
Director, Programs and Project Management
Public Works



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: January 14, 2025

Submitted by:

Sponsored by:

Purpose and Scope of Project:

Amount of Contract:

Funding Source

ATTACHMENTS:

1. Waive vacation fee_Upham

REVIEWERS:

Lana Gauthier

Lana Gauthier

RESOLUTION

Sponsored by: Councilmember Cory Penn

BE IT RESOLVED by the City Council of the City of Mobile, Alabama that the vacation fee for the vacation of an alley adjacent to property located at Dauphin Heights and Upham Street, as per Resolution 47-1261, is waived.

Adopted:

City Clerk



CAPITAL CONTRACT SUMMARY SHEET



AGENDA ITEM SUMMARY SHEET

Agenda of: January 14, 2025

Submitted by:

Sponsored by:

Purpose and Scope of Project:

Amount of Contract:

Funding Source

ATTACHMENTS:

1. Hearing device exemption

REVIEWERS:

Lana Gauthier

Lana Gauthier

RESOLUTION

SPONSORED BY: COUNCILMEMBER BENJAMIN REYNOLDS

WHEREAS, effective October 1, 2024, and ending September 30, 2029, the State of Alabama has enacted a tax exemption excluding all gross proceeds from the sale and use of hearing instruments from the State of Alabama Sales and Use Taxes; and

WHEREAS Alabama Code Section 40-23-4(a)(55) states that the exemption provided in this subdivision shall not apply to county or municipal sales taxes unless approved by resolution or ordinance adopted by the local governing body; and

WHEREAS the State of Alabama has defined hearing instruments in Alabama Code Section 34-14-1 as any wearable instrument or device designed for or offered for the purpose of aiding or compensating for impaired human hearing; and

WHEREAS, the City Council of the City of Mobile, Alabama seeks to also exempt all gross proceeds from the sale and use of hearing instruments from the City of Mobile Sales and Use Tax commencing on October 1, 2025 and ending September 30, 2029 [unless extended by an act of the Legislature].

THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MOBILE, ALABAMA that, in conformity with Alabama Code Section 40-23-4(a)(55), the City hereby exempts all proceeds from the sales and use of hearing instruments, as defined in Alabama Code Section 34-14-1 from the City of Mobile, Alabama's Sales and Use tax, effective October 1, 2025 and ending September 30, 2029.

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized and directed to certify a copy of this Resolution under the seal of the City of Mobile, Alabama, and to forward said certified copy to the Alabama Department of Revenue.

Adopted:

City Clerk



AGENDA ITEM SUMMARY SHEET

Agenda of: January 14, 2025

Submitted by:

Ricardo Woods, City Attorney

Sponsored by:

William Stimpson, Mayor

Purpose and Scope of Project:

Resolution to authorize execution of Settlement and Release Agreement arising out of claims of Ilyas Ahmed Shaikh

Amount of Contract:

Funding Source

ATTACHMENTS:

1. Resolution.Settlement.Ilyas Ahmed Shaiky

REVIEWERS:

Patricia Primm

Chris Kern

James Barber

R E S O L U T I O N

Sponsored by: Mayor William S. Stimpson

BE IT RESOLVED by the City Council of the City of Mobile, that the City Attorney and the City Council Attorney, or their respective designees, be, and they hereby are, authorized to execute for and on behalf of the City of Mobile and the City Council of the City of Mobile, Alabama, the Settlement Agreement and Release of Claims arising out of the claim of Ilyas Ahmed Shaikh, as outlined in the Settlement Agreement and Release of Claims. A copy of said settlement agreement is on file in the Office of the City Clerk.

Adopted:

City Clerk

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the City Clerk be, and she hereby is, instructed to publish in a newspaper of general circulation within the municipality the attached notice stating the time and place a proposed amendment to the Zoning Ordinance is to be considered by the City Council and further stating that at such time and place all persons who desire shall have an opportunity of being heard in opposition to or in favor of the proposed amendment.

Adopted:

City Clerk

Notice of Public Hearing for the Proposed Modification
of a Previously Approved Planning Approval
for Property located at 6254 Howells Ferry Road

Pursuant to Resolution of the Mobile, Alabama City Council adopted January 14, 2025, a public hearing will be held on the 18th day of February, 2025, at 10:30 a.m., to consider adoption of an ordinance for the proposed modification of a previously approved Planning Approval for property located at 6254 Howells Ferry Road to allow a church in an R-1, Single-Family Residential Suburban District.

The public hearing will be held in the Auditorium of Government Plaza, 205 Government Street, Mobile, Alabama. All persons who desire shall have an opportunity to be heard in favor of or in opposition to the proposed amendment at such time and place. Further, the City Council may consider further modifications other than the ones sought by the applicant, and may take other actions allowed by the law.

Lisa C. Lambert
City Clerk

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE

WHEREAS, a Planning Approval was approved on November 21, 2013 to allow a church in an R-1, Single-Family Residential Suburban District, on property located at 6254 Howells Ferry Road and described as follows:

LOT 1, REDEEMED COMMUNITY CHURCH SUBDIVISION, AS RECORDED IN MAP BOOK 132 PAGE 92, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA

WHEREAS, the owner of said property applied for a Major Modification of the Planning Approval on October 22, 2024, allowing a church in an R-1, Single-Family Residential Suburban District.

WHEREAS, the Planning Commission held a public hearing on the requested Major Modification on December 19, 2024 and recommended approval of the Major Modification of the Planning Approval subject to the following conditions:

1. Revision of the site plan to provide the hours of operation for the after-school care and summer camp services, along with the maximum number of children and the number of employees;
2. Retention of the required tree planting and landscape area calculations on the final site plan;
3. Revision of the site plan to depict compliance with the off-street parking requirements for all uses of the site;
4. Retention of a note on the final site plan regarding the church's use of a private waste removal service;
5. Revision of a note on the final site plan stating the site shall continue to comply with the parking lot lighting requirements of Section 64-3-9.C. of Article 3 of the UDC;

6. Provision of a note on the final site plan stating future development or redevelopment of the property, or any changes to the scope of operations, including hours of operation, number of children, etc. may require approval by the Planning Commission and City Council;
7. Compliance with all Engineering comments noted in the staff report;
8. Compliance with all Traffic Engineering comments noted in the staff report;
9. Compliance with all Urban Forestry comments noted in the staff report;
10. Compliance with all Fire Department comments noted in the staff report;
11. Provision of revised Planning Approval site plan for review by Planning and Zoning prior to recording, and provision of copies of the recorded site plans (hard copy and pdf) to Planning and Zoning; and,
12. Full compliance with all municipal codes and ordinances.

WHEREAS, the City Council finds that the proposed modification:

- A. Is consistent with all applicable requirements of this Chapter;
- B. Is compatible with the character of the surrounding neighborhood;
- C. Will not impede the orderly development and improvement of surrounding property;
- D. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- E. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- F. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- G. Shall not be detrimental or endanger the public health, safety or general welfare.
- H. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

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

Section One: That the modification of the Planning Approval is hereby approved with the following required conditions:

1. Revision of the site plan to provide the hours of operation for the after-school care and summer camp services, along with the maximum number of children and the number of employees;
2. Retention of the required tree planting and landscape area calculations on the final site plan;
3. Revision of the site plan to depict compliance with the off-street parking requirements for all uses of the site;
4. Retention of a note on the final site plan regarding the church's use of a private waste removal service;
5. Revision of a note on the final site plan stating the site shall continue to comply with the parking lot lighting requirements of Section 64-3-9.C. of Article 3 of the UDC;
6. Provision of a note on the final site plan stating future development or redevelopment of the property, or any changes to the scope of operations, including hours of operation, number of children, etc. may require approval by the Planning Commission and City Council;
7. Compliance with all Engineering comments noted in the staff report;

8. Compliance with all Traffic Engineering comments noted in the staff report;
9. Compliance with all Urban Forestry comments noted in the staff report;
10. Compliance with all Fire Department comments noted in the staff report;
11. Provision of revised Planning Approval site plan for review by Planning and Zoning prior to recording, and provision of copies of the recorded site plans (hard copy and pdf) to Planning and Zoning; and,
12. Full compliance with all municipal codes and ordinances.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

NOTICE OF HEARING OF PROPOSED AMENDMENT TO THE UNIFIED DEVELOPMENT CODE

Notice is hereby given that the Mobile City Council proposes to consider the adoption of the below synopsisized amendment to the Ordinance adopted on the 12th day of July, 2022, and known as the "Unified Development Code". The adoption of such amendment will be considered by the Mobile City Council in the Auditorium of the Government Plaza in Mobile, Alabama on the 18th day of February, 2025, at 10:30 AM. At such time and place all persons who desire shall have an opportunity to be heard in opposition to or in favor of the amendment.

Synopsis of Proposed Amendment to the Unified Development Code

The proposed amendment to the Unified Development Code was published in full on the 22nd day of January, 2025 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile, located at **6254 Howells Ferry Road**. The proposed amendment will modify a Planning Approval that was approved for said location on November 21, 2013. The owner of said property has applied for a Major Modification of the Planning Approval allowing a church in an R-1, Single-Family Residential Suburban District. If approved, the major modification allowing a church in an R-1, Single-Family Residential Suburban District is subject to the following proposed conditions: 1. Revision of the site plan to provide the hours of operation for the after-school care and summer camp services, along with the maximum number of children and the number of employees; 2. Retention of the required tree planting and landscape area calculations on the final site plan; 3. Revision of the site plan to depict compliance with the off-street parking requirements for all uses of the site; 4. Retention of a note on the final site plan regarding the church's use of a private waste removal service; 5. Revision of a note on the final site plan stating the site shall continue to comply with the parking lot lighting requirements of Section 64-3-9.C. of Article 3 of the UDC; 6. Provision of a note on the final site plan stating future development or redevelopment of the property, or any changes to the scope of operations, including hours of operation, number of children, etc. may require approval by the Planning Commission and City Council; 7. Compliance with all Engineering comments noted in this staff report; 8. Compliance with all Traffic Engineering comments noted in this staff report; 9. Compliance with all Urban Forestry comments noted in this staff report; 10. Compliance with all Fire Department comments noted in this staff report; 11. Provision of revised Planning Approval site plan for review by Planning and Zoning prior to recording, and provision of copies of the recorded site plans (hard copy and pdf) to Planning and Zoning; and, 12. Full compliance with all municipal codes and ordinances.

This proposed amendment to the Unified Development Code will be in full force and effect from after its publication and adoption by the Mobile City Council.

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE

WHEREAS, a Planning Approval was approved on November 21, 2013 to allow a church in an R-1, Single-Family Residential Suburban District, on property located at 6254 Howells Ferry Road and described as follows:

LOT 1, REDEEMED COMMUNITY CHURCH SUBDIVISION, AS RECORDED IN MAP BOOK 132 PAGE 92, PROBATE COURT RECORDS, MOBILE COUNTY, ALABAMA

WHEREAS, the owner of said property applied for a Major Modification of the Planning Approval on October 22, 2024, allowing a church in an R-1, Single-Family Residential Suburban District.

WHEREAS, the Planning Commission held a public hearing on the requested Major Modification on December 19, 2024 and recommended approval of the Major Modification of the Planning Approval subject to the following conditions:

1. Revision of the site plan to provide the hours of operation for the after-school care and summer camp services, along with the maximum number of children and the number of employees;
2. Retention of the required tree planting and landscape area calculations on the final site plan;
3. Revision of the site plan to depict compliance with the off-street parking requirements for all uses of the site;
4. Retention of a note on the final site plan regarding the church's use of a private waste removal service;
5. Revision of a note on the final site plan stating the site shall continue to comply with the parking lot lighting requirements of Section 64-3-9.C. of Article 3 of the UDC;
6. Provision of a note on the final site plan stating future development or redevelopment of the property, or any changes to the scope of operations, including hours of operation, number of children, etc. may require approval by the Planning Commission and City Council;
7. Compliance with all Engineering comments noted in the staff report;
8. Compliance with all Traffic Engineering comments noted in the staff report;
9. Compliance with all Urban Forestry comments noted in the staff report;
10. Compliance with all Fire Department comments noted in the staff report;
11. Provision of revised Planning Approval site plan for review by Planning and Zoning prior to recording, and provision of copies of the recorded site plans (hard copy and pdf) to Planning and Zoning; and,
12. Full compliance with all municipal codes and ordinances.

WHEREAS, the City Council finds that the proposed modification:

- A. Is consistent with all applicable requirements of this Chapter;
- B. Is compatible with the character of the surrounding neighborhood;
- C. Will not impede the orderly development and improvement of surrounding property;
- D. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- E. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- F. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- G. Shall not be detrimental or endanger the public health, safety or general welfare.
- H. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

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

Section One: That the modification of the Planning Approval is hereby approved with the following required conditions:

- 1. Revision of the site plan to provide the hours of operation for the after-school care and summer camp services, along with the maximum number of children and the number of employees;
- 2. Retention of the required tree planting and landscape area calculations on the final site plan;
- 3. Revision of the site plan to depict compliance with the off-street parking requirements for all uses of the site;
- 4. Retention of a note on the final site plan regarding the church's use of a private waste removal service;
- 5. Revision of a note on the final site plan stating the site shall continue to comply with the parking lot lighting requirements of Section 64-3-9.C. of Article 3 of the UDC;
- 6. Provision of a note on the final site plan stating future development or redevelopment of the property, or any changes to the scope of operations, including hours of operation, number of children, etc. may require approval by the Planning Commission and City Council;
- 7. Compliance with all Engineering comments noted in the staff report;
- 8. Compliance with all Traffic Engineering comments noted in the staff report;
- 9. Compliance with all Urban Forestry comments noted in the staff report;
- 10. Compliance with all Fire Department comments noted in the staff report;
- 11. Provision of revised Planning Approval site plan for review by Planning and Zoning prior to recording, and provision of copies of the recorded site plans (hard copy and pdf) to Planning and Zoning; and,
- 12. Full compliance with all municipal codes and ordinances.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

Adopted:

Lisa Lambert, City Clerk

Redeemed Community Church
(Kari Givens, Byrd Surveying, Inc., Agent)
6254 Howells Ferry Road
Council District 7
Gina Gregory



THE CITY OF MOBILE, ALABAMA
PLANNING & ZONING DEPARTMENT
MOBILE CITY PLANNING COMMISSION

January 2, 2025
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

The Mobile City Planning Commission at its meeting on December 19, 2024, considered the request of Redeemed Community Church for a Major Modification of a previously approved Planning Approval allowing a church in an R-1, Single-Family Residential Suburban District for the property located at 6254 Howells Ferry Road.

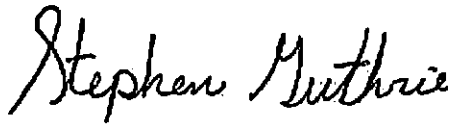
After discussion it was decided to recommend approval of the modification request to the City Council subject to the following conditions:

1. Revision of the site plan to provide the hours of operation for the after-school care and summer camp services, along with the maximum number of children and the number of employees;
2. Retention of the required tree planting and landscape area calculations on the final site plan;
3. Revision of the site plan to depict compliance with the off-street parking requirements for all uses of the site;
4. Retention of a note on the final site plan regarding the church's use of a private waste removal service;
5. Revision of a note on the final site plan stating the site shall continue to comply with the parking lot lighting requirements of Section 64-3-9.C. of Article 3 of the UDC;
6. Provision of a note on the final site plan stating future development or redevelopment of the property, or any changes to the scope of operations, including hours of operation, number of children, etc. may require approval by the Planning Commission and City Council;
7. Compliance with all Engineering comments noted in the staff report;
8. Compliance with all Traffic Engineering comments noted in the staff report;
9. Compliance with all Urban Forestry comments noted in the staff report;
10. Compliance with all Fire Department comments noted in the staff report;
11. Provision of revised Planning Approval site plan for review by Planning and Zoning prior to recording, and provision of copies of the recorded site plans (hard copy and pdf) to Planning and Zoning; and,

12. Full compliance with all municipal codes and ordinances.

Copies of the application and reports are attached.

Sincerely,

A handwritten signature in black ink that reads "Stephen Guthrie". The signature is written in a cursive style with a large, stylized 'S' and 'G'.

Stephen Guthrie
Deputy Director, Planning & Zoning Department

dla
Attachments



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION
December 26, 2024
"CORRECTED"

Kari Givens
Byrd Surveying, Inc.
2609 Halls Mill Road
Mobile, Alabama 36606

Re: 6254 Howells Ferry Road
MOD-003124-2024
Redeemed Community Church (Kari Givens, Byrd Surveying, Inc., Agent)
District 7
Major Modification of a previously approved Planning Approval allowing a church in an R-1, Single-Family Residential Suburban District.

Dear Applicant(s)/ Property Owner (s):

At its meeting on December 19, 2024, the Planning Commission considered the above referenced application.

After discussion the Planning Commission determined the following Findings of Fact to support modification of the previously approved Planning Approval:

- a. The request is consistent with all applicable requirements of this Chapter;
- b. The request is compatible with the character of the surrounding neighborhood;
- c. The request will not impede the orderly development and improvement of surrounding property;
- d. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- e. The request is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- f. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- g. The request shall not be detrimental or endanger the public health, safety or general welfare.
- h. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of the Major Planning Approval Modification to the City Council, subject to the following conditions:

1. Revision of the site plan to provide the hours of operation for the after-school care and summer camp services, along with the maximum number of children and the number of employees;
2. Retention of the required tree planting and landscape area calculations on the final site plan;
3. Revision of the site plan to depict compliance with the off-street parking requirements for all uses of the site;
4. Retention of a note on the final site plan regarding the church's use of a private waste removal service;
5. Revision of a note on the final site plan stating the site shall continue to comply with the parking lot lighting requirements of Section 64-3-9.C. of Article 3 of the UDC;
6. Provision of a note on the final site plan stating future development or redevelopment of the property, or any changes to the scope of operations, including hours of operation, number of children, etc. may require approval by the Planning Commission and City Council;
7. Compliance with all Engineering comments noted in the staff report;
8. Compliance with all Traffic Engineering comments noted in the staff report;
9. Compliance with all Urban Forestry comments noted in the staff report;
10. Compliance with all Fire Department comments noted in the staff report;
11. Provision of revised Planning Approval site plan for review by Planning and Zoning prior to recording, and provision of copies of the recorded site plans (hard copy and pdf) to Planning and Zoning; and,
12. Full compliance with all municipal codes and ordinances.

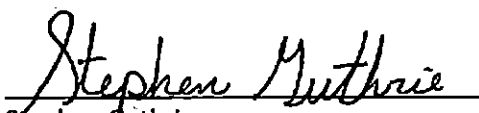
The advertising fee for this application based on the current legal description is **\$529.72**. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

Once the application has been approved by the City Council, the approved site plan illustrating compliance with all required conditions must be recorded in Probate Court. A copy of the recorded document in pdf format must be submitted to the Planning and Zoning Department via email (planning@cityofmobile.org) or uploaded to the case via CSS. If no construction permit is obtained to implement the approved modification within two (2) years of approval, the modification shall expire, unless an extension request is filed and approved by the Planning Commission and City Council.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Jennifer Denson, Secretary

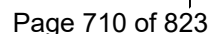
By: 
Stephen Guthrie
Deputy Director of Planning and Zoning



MOD-003124-2024 6254 Howells Ferry Road
December 26, 2024

29 TREES PROVIDED

(R) S 007429 W 53



DESCRIPTION AND JUSTIFICATION FOR
REDEEMED COMMUNITY CHURCH

THE CHURCH IS PROPOSING AN AFTER-SCHOOL CARE AND SUMMER CAMP FOR CHILDREN AGES 4-12. THESE PROGRAMS WOULD BE OPEN FOR THEIR MEMBERS AND OTHERS WITH A MAXIMUM OF 44 CHILDREN. THE AFTER-SCHOOL CARE WOULD BE OPEN FROM 2:00 P.M. – 6:00 P.M., MONDAY – FRIDAY, WITH A STAFF OF SIX. THE SUMMER CAMP WOULD BE OPEN 7:00 A.M. – 6:00 P.M., MONDAY – FRIDAY, WITH A STAFF OF 8.



City of Mobile • Planning & Zoning
Owner's Letter of Authorization

I, DR. WILLIE PATTERSON, give authority for the following person(s) to execute all documents and activities (including but not limited to: submitting and signing for associated applications for consideration by the Mobile City Planning Commission and/or Board of Zoning Adjustment) with the City of Mobile Planning & Zoning Department, on my behalf for my property, located within the city limits of Mobile, Alabama at 6254 HOWELLS FERRY ROAD.

Furthermore, I hereby agree to allow the City of Mobile to post on my property, which is under consideration for a Planning Commission and/or Board of Zoning Adjustment application, a public notice sign notifying the general public of said request. I understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

BYRD SURVEYING

Designee (1)

bvrd@byrdsurveying.biz

Email

251-476-5010

Phone Number

Willie L. Patterson

Signature of Property Owner

Willie Patterson

Designee (2)

willieleepatterson3@gmail.com

Email

Phone Number

251-408-2278

Date

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895

Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower

Revised February 2022



Planning Commission Application

For hard copy submissions, **SEVEN (7) COPIES** of all the necessary information as required by the Zoning Ordinance, including the site plan, must be submitted along with **seven (7) paper copies of this application by NOON** on the deadline filing date. Otherwise, this application will not be accepted. Separate application packets and fees are required for each application type. Digital submissions are required by noon on the deadline filing date.

Fees

Conditional Use Permit	\$500
Conditional Use Permit for Above-Ground Oil Storage Tank*	\$1,500
Conditional Use Permit for Hazardous Substance Storage Tank*	\$1,500
Rezoning, Text Amendment, or Specific Area Plan	\$500
Planned Development	\$500
Planning Approval or Planned Unit Development	\$500

Notification fees: First Class Postage per property owner within 300', and each applicant/owner.

Additional fees: A legal advertisement fee will be required for each application, after consideration by the Planning Commission and prior to consideration by the City Council. If approved by the City Council, documentation must be recorded in Mobile County Probate Court at the expense of the applicant.

* For Above-Ground Oil Storage Tank or Hazardous Substance Storage Tank applications, please contact staff for additional information regarding fee, legal ad and notification requirements.

APPLICATION TYPE Please select the application type. Please complete the appropriate checklist (A, B, C, or D) for a full list of application requirements.

☐ **Conditional Use Permits**

Checklist A

☐ **Rezoning, Text Amendment, or Specific Area Plan Amendments**

Checklist B

☐ **Planned Development**

Checklist C

☒ **Previously approved Planning Approvals or Planned Unit Development**

Checklist D

Have you provided the required information on the corresponding checklist? ☐ Yes ☐ No

1. APPLICANT INFORMATION If other than the property owner, must furnish written authorization from owner. Owner must submit evidence, such as deed or tax assessment that the person has right of possession to the land and any structures thereon.

	Applicant	Agent (If Applicable)
Name:	KARI GIVENS	
Firm:	BYRD SURVEYING	
Phone:	251-476-5010	
Email:	byrd@byrdsurveying.biz	
Address:	2609 HALLS MILL ROAD	

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895

Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower
Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

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	Owner	Design Professional
Name:	DR. WILLIE PATTERSON	
Firm:	REDEEMED COMMUNITY CHURCH	
Phone:	251-408-2278	
Email:		
Address:	6254 HOWELLS FERRY ROAD, 36618	

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.

6254 HOWELLS FERRY ROAD

274,428 SF / 6.3 AC

Property Address

Property Area (acres or square feet)

KEY #00450782

Parcel Number(s) or Key Number(s)

R-1

N/A

Present Zoning or Transect District

Proposed Zoning or Transect District (if applicable)

3. NEIGHBORHOOD MEETING Attach the Neighborhood Meeting Documentation if applicable.

This requirement applies to any of the following applications:

- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

Have you provided the required Neighborhood Meeting Documentation, if applicable? ☐ Yes ☒ No

4. LABELS FOR NOTIFICATION Provide the names and complete addresses of owners of property lying within 300 feet of the property in this application, as shown by the latest assessment records of the Mobile County Revenue Commissioner's Office located in the plat and map room. ALL property ownership information provided for notification MUST be verified through Probate Court records. Each name and address must be TYPED on a standard size (approximately 1" x 2-5/8") white self-adhesive label. Include one (1) label with the APPLICANT'S name and address, plus one (1) label with the OWNER'S name and address (if applicant and owner differ). A PHOTOCOPY OF THE TYPED LABELS MUST ALSO BE SUBMITTED. (Please use 8 1/2" x 11" sheets of labels).

5. SIGNATURE It is warranted in good faith by the applicant whose name is signed hereto that all of the above facts are true and correct.

Willie L. Patterson

10/17/24

Owner Signature

Date

Kari P. Given

10/16/24

Applicant or Agent Signature (if applicable)

Date

AGREEMENT ALLOWING THE CITY OF MOBILE TO POST PUBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION
I hereby agree to allow the City of Mobile to post on my property, which is under consideration for Planning Commission/City Council approval, a sign notifying the general public of said request. I understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

Kari P. Given

10/16/24

Applicant or Agent Signature

Date

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CHECKLIST D

Previously approved Planning Approvals and Planned Unit Developments

The following are required to evaluate applications for Previously approved Planning Approvals and Planned Unit Developments. Please provide a statement for all items.

The following information is required for Planned Development Applications. Please refer to [Article 10](#) for a full description of the requirements and verify that the following documentation is provided:

- ☒ Planning Commission Application
- ☒ A site plan that shows existing and proposed improvements and indicates proposed modification of prior approval

1. Describe how the proposal aligns with the [Comprehensive Plan, Map for Mobile](#).

THE CHURCH WAS APPROVED FOR THIS LOCATION PRIOR TO THE ADOPTION OF THE COMPREHENSIVE PLAN, MAP FOR MOBILE. AFTER SCHOOL CARE IS A TYPICAL SERVICE OFFERED BY CHURCHES TO THEIR MEMBERS. THEY ARE PROPOSING A SUMMER CAMP WHEN CHILDREN ARE OUT OF SCHOOL.

LOW DENSITY RESIDENTIAL

Future Land Use Map (FLUM) Designation

2. Describe how the proposal and plan compatible with the character of the surrounding neighborhood.

THE NOISE FROM THE OUTSIDE PLAYGROUND IS TYPICAL OF ANY GROUP OF CHILDREN IN A RESIDENTIAL NEIGHBORHOOD.

3. Describe how the proposal prevents impacts on the development or improvement of adjacent property.

THE PLAYGROUND IS LOCATED IN EXCESS OF 150 FEET FROM THE NEAREST DWELLING AND OTHER DWELLINGS ARE 300 FEET AWAY.

4. Does the site design include adequate public facilities and utilities? ☒ Yes ☐ No

5. Does the plan provide appropriate ingress and egress? (Please provide a site plan showing ingress and egress)

☒ Yes ☐ No

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6. Please provide the following information:

- ☐ The location, type and height of buildings or structures: (e.g., The existing structure is 24 feet tall)
THE EXISTING STRUCTURES ARE 14 FEET AND 16 FEET TALL.

- ☐ The type and location of landscaping and screening: (e.g., A row of shrubs is located along the western edge of the property)

THERE IS NATURAL VEGETATION ON ALL SIDES OF THE CHURCH AND PLAYGROUND. TREES ON THE WEST SIDE AND TREES AND UNDERBRUSH ON NORTH AND EAST SIDE.

- ☐ Lighting:

NO ADDITIONAL LIGHTING IS NECESSARY.

- ☐ Hours of operation:

AFTER SCHOOL 2 P.M. - 6 P.M., MONDAY - FRIDAY. SUMMER CAMP 7 A.M. - 6 P.M., MONDAY - FRIDAY.

- ☐ Other conditions that are unique to the use of the property:

N/A

7. Describe how the proposal will minimize elements that may be noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; or have elements that are detrimental to the public health, safety or general welfare.

NOISE FROM PLAYGROUND IS TYPICAL NEIGHBORHOOD NOISE WHEN CHILDREN PLAY TOGETHER.

8. Describe how the proposal is in the City's or the larger community's best interest and what needs, benefits, or public purposes it serves.

WITH THE HIGH COST OF LIVING, BOTH PARENTS NEED TO WORK TO PROVIDE FOR THEIR FAMILY. AS SUCH, A SAFE AND RELIABLE AFTER SCHOOL CARE AND SUMMER CAMP IS NEEDED.

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Byrd Surveying

2609 Halls Mill Road
Mobile, AL 36606

Redeemed Community Church

6254 Howells Ferry Road
Mobile, AL 36618

Leisah Molyneau
6250 Howells Ferry Road
Mobile, AL 36618

Samuel & Tante King, Jr.
6246 Howells Ferry Road
Mobile, AL 36618

Kellden & Jasmine Williams
1801 Grider Road
Mobile, AL 36618

James & Roslyn Robinson
1817 Grider Road
Mobile, AL 36618

Anthony E. Welborn
1825 Grider Road
Mobile, AL 36618

Harold & Yvette Smith
312 Burton Avenue
Mobile, AL 36607

Robert Turner & Theresa Gibson
1901 Grider Road
Mobile, AL 36618

Robert & Rosie Turner
1901 Grider Road
Mobile, AL 36618

Larry S. Dodson
1909 Grider Road
Mobile, AL 36618

Winston & Debra Gaillard
1917 Grider Road
Mobile, AL 36618

Volunteers of America of Alabama, Inc.
1204 Hillcrest Road
Mobile, AL 36695

Marlo & Tiffany Palmer
6205 Summer Place Dr. N.
Mobile, AL 36608

Eunice L. Boykin
6209 Summer Place Dr. N.
Mobile, AL 36618

Gladys A. Matchett
6213 Summer Place Dr. N.
Mobile, AL 36618

Tameka Hamilton
6217 Summer Place Dr. N.
Mobile, AL 36618

Karen W. Seltzer
4838 Jarrett Road
Mobile, AL 36613

James A. Jones
6225 Summer Place Dr. N.
Mobile, AL 36618

Tarisa Anderson & Henry Williams, Jr.
6229 Summer Place Dr.
Mobile, AL 36609

Nellie G. Slone
6233 Summer Place Dr. N.
Mobile, AL 36618

Karen P. Toomey
6237 Summer Place Dr. N.
Mobile, AL 36618

Curtis & La Seandra Johnson
1884 Summer Place Dr. E.
Mobile, AL 36618

Olivia & Robert Hawthorne
6200 Summer Place Dr. N.
Mobile, AL 36618

Betty J. Ranzy
6204 Summer Place Dr. N.
Mobile, AL 36618

Timeka Holloway
6208 Summer Place Dr. N.
Mobile, AL 36618

Patricia Suggs
6212 Summer Place Dr. N.
Mobile, AL 36618

Marvin & Chiquita Walker
6216 Summer Place Dr. N.
Mobile, AL 36618

Clarence & Janice Dixon
6220 Summer Place Dr. N.
Mobile, AL 36618

Board of Water & Sewer
City of Mobile
P. O. Box 180249
Mobile, AL 36618

Mitchell Homes
6301 N. Summer Place Dr.
Mobile, AL 36618

Nadine I. Carey
6228 Summer Place Dr. N.
Mobile, AL 36618

Samuel Green, Jr. & Virginia Felton
6232 Summer Place Dr. N.
Mobile, AL 36618

Franklin S. McMillion
6236 Summer Place Dr. N.
Mobile, AL 36618

Marvin & Janella Rankin
6240 Summer Place Dr. N.
Mobile, AL 36618

Latrece James
1765 Donham Drive
Mobile, AL 36618

Habonimana Pacal &
Ndayikengurukiye Nowadia
1761 Donham Drive
Mobile, AL 36618

Eric & Marian Ward
1757 Donham Drive
Mobile, AL 36618

Emma Westry
1753 Donham Drive
Mobile, AL 36618

R & G Properties, Inc.
1725 Northview Drive
Mobile, AL 36618

Brandi Ezell
2607 S. Greenbrier Dr.
Mobile, AL 36605

James E. Howard
1093 County Road 264
Jones, AL 36749

Princetta D. Craig
6251 Howells Ferry Road
Mobile, AL 36618

Philip A. Calascione
1728 Tew Drive
Mobile, AL 36618

Kristin D. Carroll
6259 Howells Ferry Road
Mobile, AL 36618

Lashawn Draine
6263 Howells Ferry Road
Mobile, AL 36618

John L. Barnette
6267 Howells Ferry Road
Mobile, AL 36618

Howard Sutherland
c/o Michael Sutherland
169 Wildwood Way
Somerville, AL 35670

Elizabeth C. Smith
6258 Howells Ferry Road
Mobile, AL 36618

Melvin Harris & Linda Lewis
1880 Summer Place Dr. E.
Mobile, AL 36618

Latanja S. Mapson
1876 Summer Place Dr. E.
Mobile, AL 36618

Cascade Funding Mortgage Trust HB1
1661 Worthington Road
West Palm Beach, FL 33409

Veola Smith
1868 Summer Place Dr. E.
Mobile, AL 36618

Christian Randle
1864 Summer Place Dr. E.
Mobile, AL 36618

Clara E. Shepard
1860 Summer Place Dr. E.
Mobile, AL 36618

Leonard Jackson & Latrina Sargent
1856 E. Summer Place Dr.
Mobile, AL 36618

Sandra D. Allen
1852 Summer Place Dr. E.
Mobile, AL 36618

Marcus & Corina Powe
1848 Summer Place Dr. E.
Mobile, AL 36618

Futures Investments, LLC
P. O. Box 851177
Mobile, AL 36685

Barbara M. Huff
1840 E. Summer Place Dr.
Mobile, AL 36618

Anita D. Miller for
Lasondra J. Horton
1836 Summer Place Dr. E.
Mobile, AL 36618

Beverly K. Burden
1832 Summer Place Dr. E.
Mobile, AL 36618

Ann N. Wallace
1828 Summer Place Dr. E.
Mobile, AL 36618

Tracey M. Turner
1824 Summer Place Dr. E.
Mobile, AL 36618

Jeffery Lyles & Tanya George
1820 Summer Place Dr. E.
Mobile, AL 36618

Joe & Janice Banks
1657 Longmont Drive
Lawrenceville, GA 30044

Bryan G. Pritchett
1812 Summer Place Dr. E.
Mobile, AL 36618

Gathan & Isabell White
1808 Summer Place Dr. E.
Mobile, AL 36618

Charmayne Watson
813 Deerfield Drive
Mobile, AL 36608

New South Federal Savings Bank
c/o Cenlar FSB
425 Phillips Boulevard
Ewing, NJ 08618

Stephen & Jamacia Malone
6305 Summer Place Dr. N.
Mobile, AL 36618

Peter D. Foster
6301 Summer Place Dr. N.
Mobile, AL 36618

John E. Tricksey
1881 Summer Place Dr. E.
Mobile, AL 36618

Winfred & Denise Eaton
1877 Summer Place Dr. E.
Mobile, AL 36618

Nathan D. Humphrey
1873 Summer Place Dr. E.
Mobile, AL 36618

Ada L. Rogers
1869 Summer Place Dr. E.
Mobile, AL 36618

Barbara Ann Harrison
1865 Summer Place Dr. E.
Mobile, AL 36618

Aaron Bohannon & Sascha Edwards
1861 Summer Place Dr. E.
Mobile, AL 36618

Norman & Karen Pugh
18745 Seabiscuit Run
Yorba Linda, CA 92886

Gloria J. Spears
1853 Summer Place Dr. E.
Mobile, AL 36618

Faith Coleman
1849 Summer Place Dr. E.
Mobile, AL 36618

Salida Noyd
1845 Summer Place Dr. E.
Mobile, AL 36618

Tonyla Malone
1841 Summer Place Dr. E.
Mobile, AL 36618

Abigail Gerding
315 Poteat Drive
Morganton, NC 28655

Amy P. Bailey
1833 Summer Place Dr. E.
Mobile, AL 36618

Anisha Hood
1829 Summer Place Dr. E.
Mobile, AL 36618

Derrick B. Foster
1825 Summer Place Dr. E.
Mobile, AL 36618

Carmen E. West
1821 Summer Place Dr. E.
Mobile, AL 36618

Bruse Unger
2724 Driftwood Loop W.
Semmes, AL 36575



Agenda Item # 8

MOD-003124-2024

View additional details on this proposal and all application materials using the following links:

[Applicant Materials for Consideration](#)

DETAILS

Location:

6254 Howells Ferry Road

Applicant / Agent:

Redeemed Community Church (Kari Givens, Byrd
Surveying, Inc., Agent)

Property Owner:

Redeemed Community Church

Current Zoning:

R-1, Single-Family Residential Suburban District

Future Land Use:

Low Density Residential

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Schedule for Development:

- Within one (1) year of approval

Proposal:

- Modification of a previously approved Planning Approval

Considerations:

1. Modification of a previously approved Planning Approval with twelve (12) conditions.

Report Contents:

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Staff Comments	3
Commission Considerations	4
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PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units.

APPLICATION NUMBER	8	DATE	December 19, 2024	N NTS
APPLICANT	Redeemed Community Church (Kari Givens, Byrd Surveying, Inc., Agent)			
REQUEST	Planning Approval Modification			

SITE HISTORY

The site was originally part of Lot 35 of the Highland Garden and Orchard Subdivision, the plat for which was recorded in Mobile County Probate Court in July 1911. Subdivision of Lot 35 into two (2) lots, Lot A and Lot B, was approved by the Planning Commission in January 1968, and the plat was recorded in February 1968. Both lots were developed with single-family dwellings.

Between 1968 and 2013 development of the property resulted in the shifting of lot lines without approval from the Planning Commission, such that the design of the subject site was no longer compatible with the recorded subdivision plat. As such, redevelopment of the property in 2013 required full compliance with the Subdivision Regulations resulting in the approval of a one (1)-lot subdivision, Redeemed Community Church Subdivision, in November 2013. Following a one (1)-year extension of that approval, the plat was recorded in Probate Court in October 2015.

In addition to Subdivision approval in November 2013, the Planning Commission approved a Planned Unit Development (PUD) to allow redevelopment of the site with multiple buildings, and a Planning Approval to allow use of the site as a religious facility in an R-1 zoning district.

In January 2014 the Board of Zoning Adjustment approved Surfacing and Tree Planting Variances to allow a portion of the vehicle access and maneuvering areas of the site to be surfaced with aggregate material, and to reduce the amount of required tree plantings.

In May 2015, the Planning Commission approved a Sidewalk Waiver waiving construction of a sidewalk along Howells Ferry Road.

The site has since been developed in compliance with the approved Variance, Planning Approval, and PUD cases.

STAFF COMMENTS

Engineering Comments:

ADD THE FOLLOWING NOTES TO THE SITE PLAN:

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land

and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.

5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Traffic Engineering Comments:

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Article 3, Section 64-3-12 of the City's Unified Development Code.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2021 International Fire Code). Fire apparatus access is required to be within 150' of all non-sprinklered commercial buildings and within 300' of all sprinklered commercial buildings. Fire water supply for all commercial buildings will be required to meet the guidance of Appendices B and C of the 2021 International Fire Code. The minimum requirement for fire hydrants is to be within 400' of non-sprinkled commercial buildings, within 600' of sprinkled commercial buildings, and within 100' of fire department connections (FDC) for both standpipes and sprinkler systems.

Planning Comments:

The applicant is proposing to expand use of the site to include after-school care and summer camp services. Other than the construction of a new playground area, no other changes to the site are proposed. A Minor Modification request to modify the PUD to accommodate the provision of the playground was filed with the Planning and Zoning Department and has been approved. A detailed description of the request is available via the link on Page 1 of this report.

The church proposes after-school care and summer camp services for children ages 4 to 12, for a maximum of 44 children. After-school care will be provided by six (6) staff members Monday through Friday, from 2:00 p.m. until 6:00 p.m. Summer camp services will be provided by eight (8) staff members Monday through Friday, from 7:00 a.m. until 6:00 p.m. This information should be provided on the final site plan, if approved.

The site plan depicts two (2) existing buildings, a swimming pool, two (2) utility buildings, a 37-space parking lot surfaced with asphalt, and a proposed playground. Existing trees are also identified on the site plan, including the tree plantings required by previous approvals of the development and use of the property, along with a table of tree planting and landscape area requirements. This information should be retained on the final site plan, if approved.

A table on the site plan indicates 38 parking spaces are required based upon the number of congregants (one (1) space per four (4) seats), but this calculation was required under the previous Zoning Ordinance. As mentioned, there are 37 parking spaces illustrated. Under current regulations, the parking requirements for a church are one (1) space per 150 square feet of group seating area, plus one (1) space per 500 square feet of all other areas. Parking is also required for the proposed after-school care and summer camp services: two (2) parking spaces are required per after-school teaching station or classroom, whichever is greater; and one (1) parking space is required per four summer camp (4) beds (if any). If no beds are provided, as indicated in the applicant's narrative, then it seems reasonable to apply the after-school care parking calculations to the summer camp. This information was not provided; therefore, staff cannot determine if the site continues to meet the parking requirements of the Unified Development Code (UDC). If approved, revision of the site plan to depict compliance with the off-street parking requirements for all uses of the site should be required.

No dumpster is illustrated on the site plan, but a note on the plan states garbage is placed in cans that are privately serviced. This information should be retained on the final site plan, if approved.

Another note on the site plan states the site will comply with the parking lot lighting requirements of Sections 64-6.A.3.C. and 64.6.A.8. of the Zoning Ordinance, including the provision of a photometric plan. If approved, the note should be revised to state the site shall continue to comply with the parking lot lighting requirements of Section 64-3-9.C. of Article 3 of the UDC.

Other churches have been allowed in R-1 districts along Howells Ferry Road via Planning Approval and, given the fact that the building site is densely wooded and may serve as a natural buffer between the church and residential properties, approval of the additional scope of operations may be appropriate.

It should be noted that future development or redevelopment of the site, or any changes to the scope of operations, including hours of operation, number of children, etc. may require additional modifications of the Planning Approval and PUD to be approved by the Planning Commission and City Council. A note stating as much should be placed on the recorded site plans, if approved.

PLANNING APPROVAL MODIFICATION CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in Section 64-5-8-B.(5) states the following concerning Planning Approval / Planned Unit Development Modifications:

Approval Criteria. The Planning Commission shall not recommend a major modification for approval, and the City Council shall not approve the modification, unless the proposed modification:

1. Is consistent with all applicable requirements of this Chapter;
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property;
4. Will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood:
 - a. In making this determination, the Planning Commission and City Council shall consider the location, type and height of buildings or structures, the type and extent of landscaping and screening, lighting, hours of operation or any other conditions that mitigate the impacts of the proposed development; and

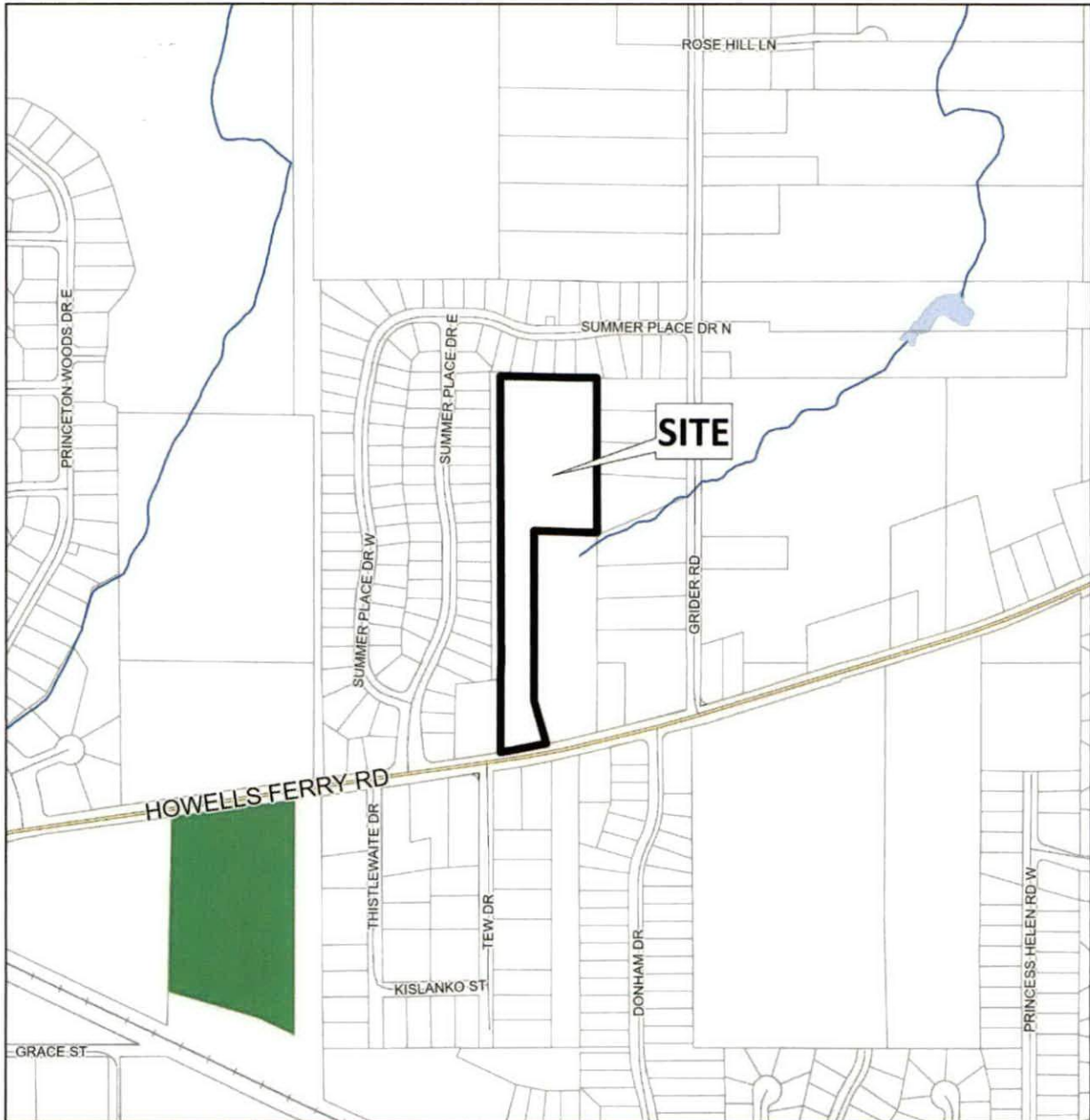
- b. Includes adequate public facilities and utilities;
- 5. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- 6. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- 7. Shall not be detrimental or endanger the public health, safety or general welfare.
- 8. Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

Considerations:

If the Planning Commission considers a recommendation of approval of the Modified Planning Approval, the following conditions could apply:

- 1. Revision of the site plan to provide the hours of operation for the after-school care and summer camp services, along with the maximum number of children and the number of employees;
- 2. Retention of the required tree planting and landscape area calculations on the final site plan;
- 3. Revision of the site plan to depict compliance with the off-street parking requirements for all uses of the site;
- 4. Retention of a note on the final site plan regarding the church's use of a private waste removal service;
- 5. Revision of a note on the final site plan stating the site shall continue to comply with the parking lot lighting requirements of Section 64-3-9.C. of Article 3 of the UDC;
- 6. Provision of a note on the final site plan stating future development or redevelopment of the property, or any changes to the scope of operations, including hours of operation, number of children, etc. may require approval by the Planning Commission and City Council;
- 7. Compliance with all Engineering comments noted in this staff report;
- 8. Compliance with all Traffic Engineering comments noted in this staff report;
- 9. Compliance with all Urban Forestry comments noted in this staff report;
- 10. Compliance with all Fire Department comments noted in this staff report;
- 11. Provision of revised Planning Approval site plan for review by Planning and Zoning prior to recording, and provision of copies of the recorded site plans (hard copy and pdf) to Planning and Zoning; and,
- 12. Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP



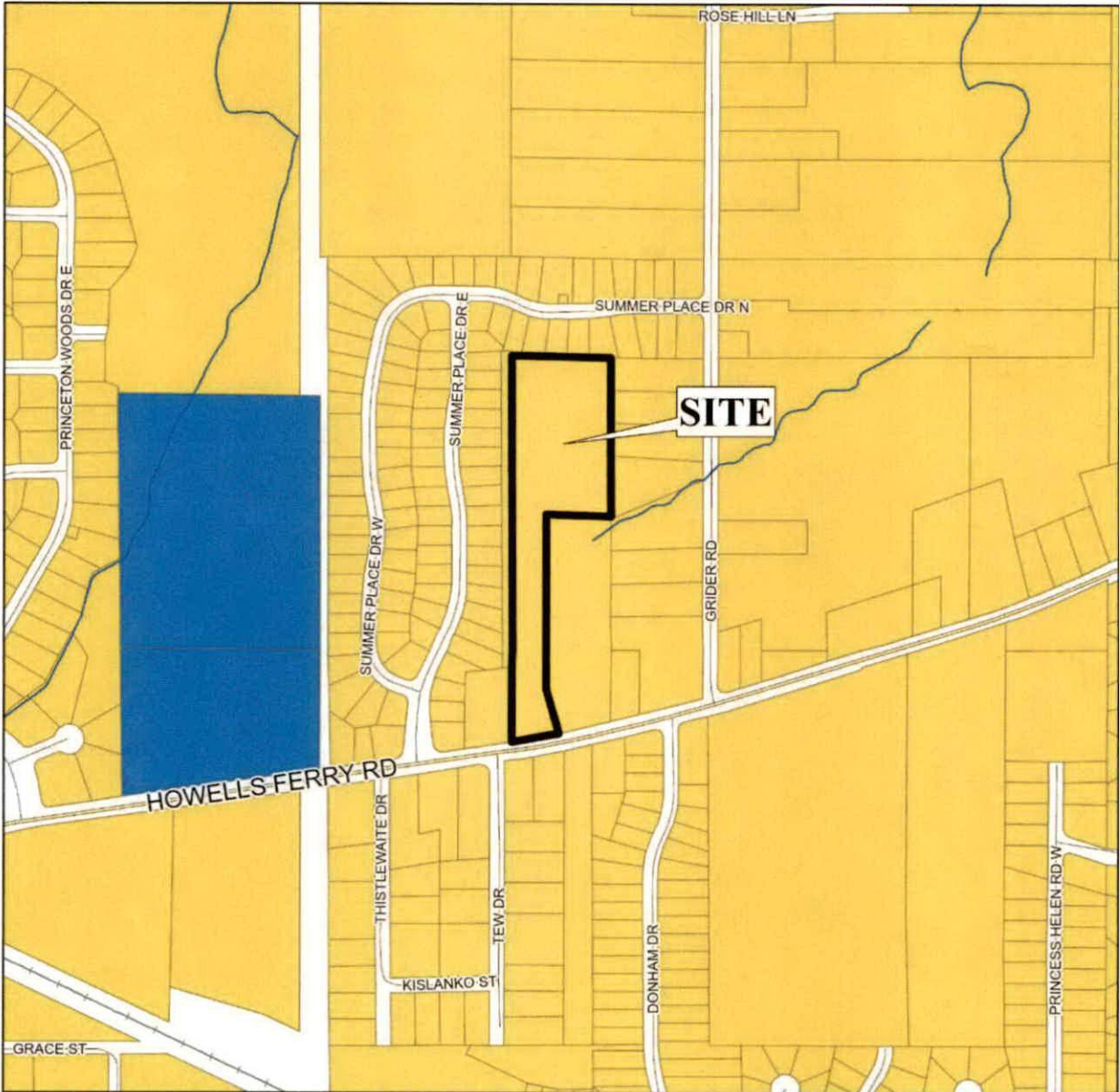
APPLICATION NUMBER 8 DATE December 19, 2024

APPLICANT Redeemed Community Church (Kari Givens, Byrd Surveying, Inc., Agent)

REQUEST Planning Approval Modification



FLUM LOCATOR MAP



APPLICATION NUMBER 8 DATE December 19, 2024

APPLICANT Redeemed Community Church (Kari Givens, Byrd Surveying, Inc., Agent)

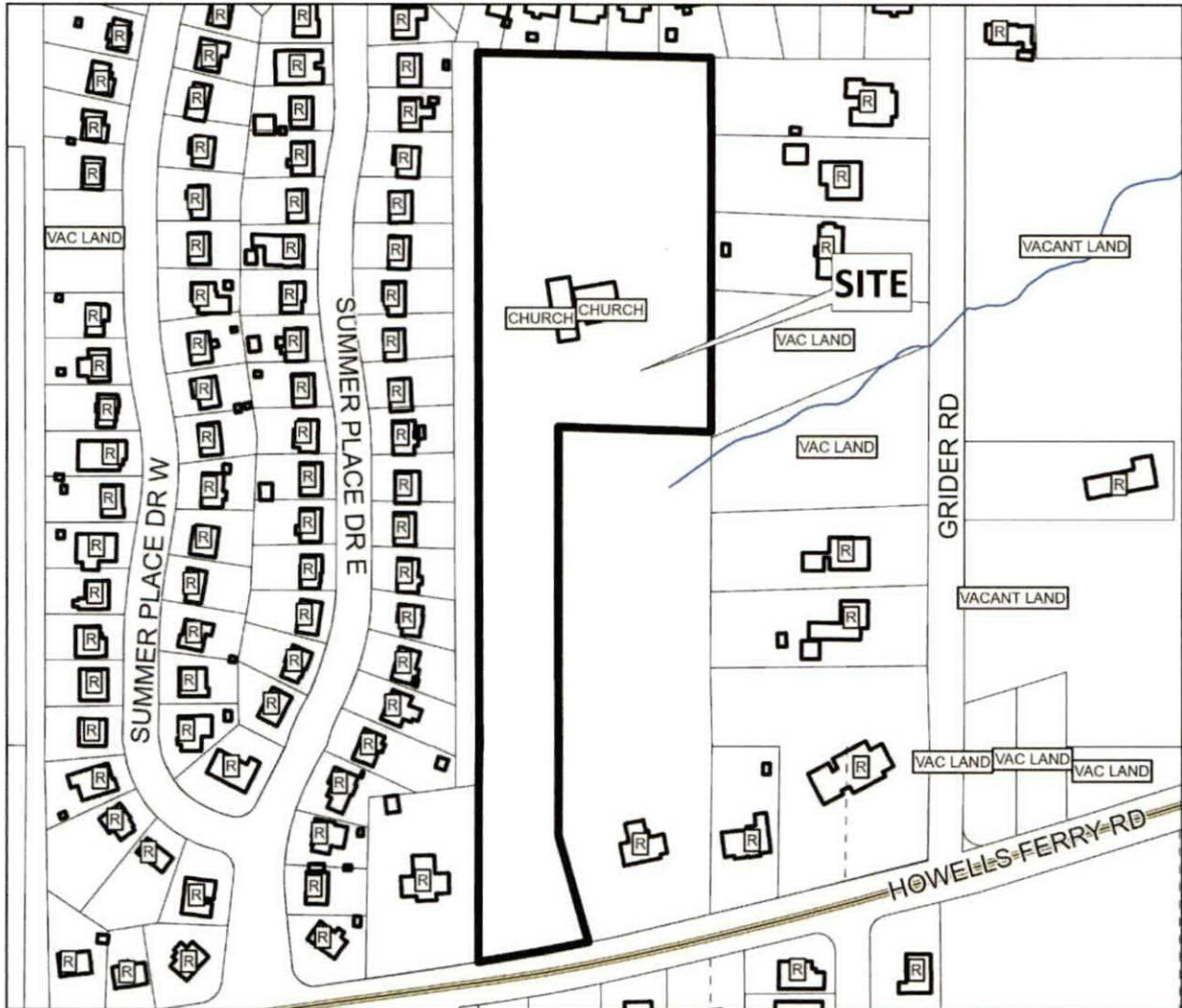
REQUEST Planning Approval Modification

- | | | | |
|---------------------------|-----------------------------------|---------------------|--------------------|
| Low Density Residential | Neighborhood Center - Traditional | Downtown Waterfront | Parks & Open Space |
| Mixed Density Residential | Neighborhood Center - Suburban | Light Industry | Water Dependent |
| Downtown | Traditional Corridor | Heavy Industry | |
| District Center | Mixed Commercial Corridor | Institutional | |



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

APPLICATION NUMBER 8 DATE December 19, 2024

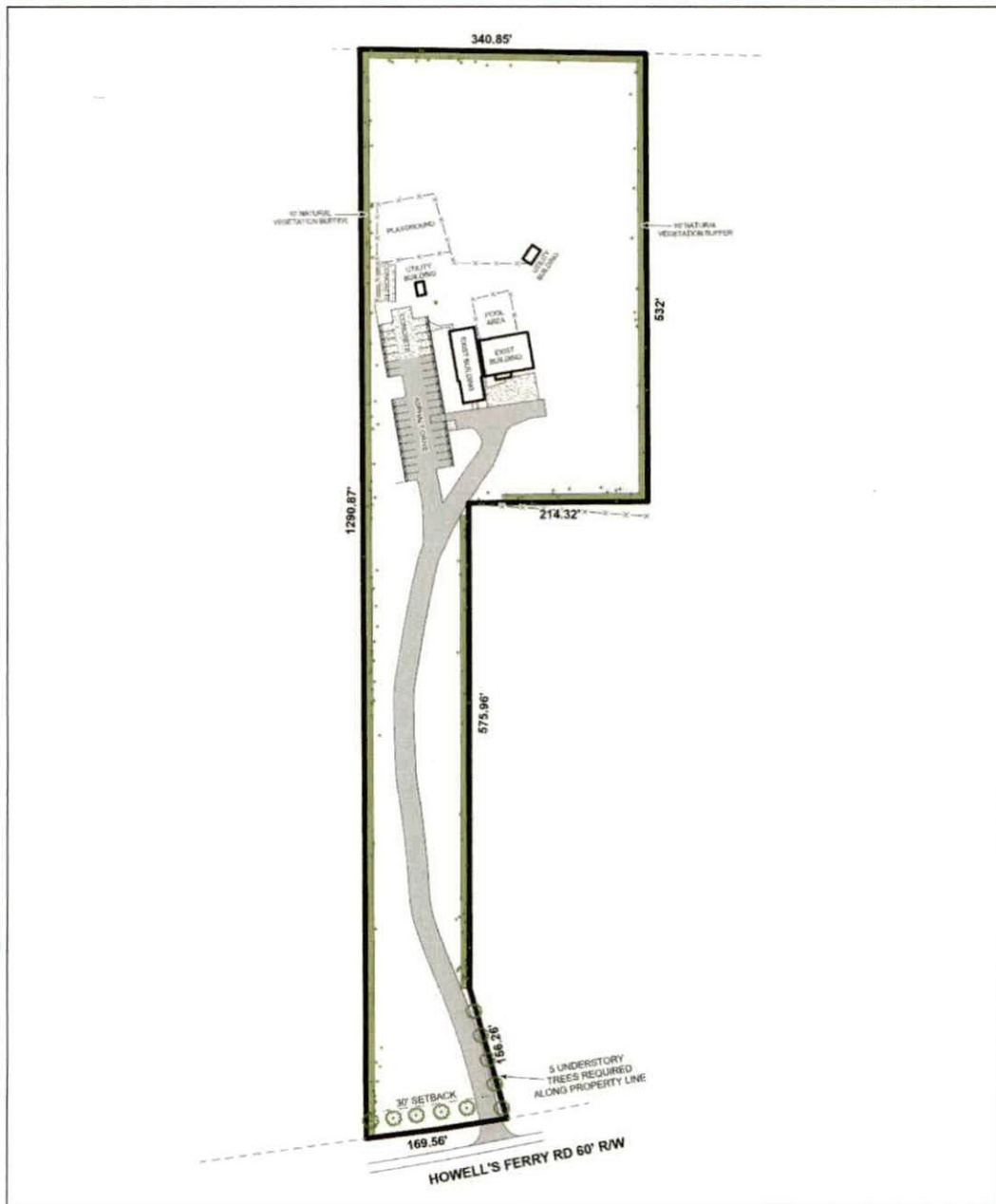
APPLICANT Redeemed Community Church (Kari Givens, Byrd Surveying, Inc., Agent)

REQUEST Planning Approval Modification

R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



SITE PLAN



The site plan illustrates the existing building, proposed drive work, trees, and setback.

APPLICATION NUMBER	8	DATE	December 19, 2024
APPLICANT	Redeemed Community Church (Kari Givens, Byrd Surveying, Inc., Agent)		
REQUEST	Planning Approval Modification		



ZONING DISTRICT CORRESPONDENCE MATRIX																
RESIDENTIAL - AG	R-A		LOW DENSITY RESIDENTIAL (LDR)	MIXED DENSITY RESIDENTIAL (MXDR)	DOWNTOWN (DT)	DISTRICT CENTER (DC)	NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	TRADITIONAL CORRIDOR (TC)	MIXED COMMERCIAL CORRIDOR (MCC)	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRY (HI)	INSTITUTIONAL LAND USE (INS)	PARKS & OPEN SPACE (POS)	DOWNTOWN WATERFRONT (DW)	WATER DEPENDENT USES (WDWRU)
ONE-FAMILY RESIDENCE	R-1	■					■		■					■		
TWO-FAMILY RESIDENCE	R-2	■					■							■		
MULTIPLE-FAMILY	R-3	○	■				■	■						■	○	
RESIDENTIAL-BUSINESS	R-8			○			■		■						○	
TRANSITIONAL-BUSINESS	T-B			○		■	■	■	■							
HISTORIC BUSINESS	H-B				■		■	■	■					■		
VILLAGE CENTER	TCD						■	■						■		
NEIGH. CENTER	TCD						■	■						■		
NEIGH. GENERAL	TCD						■							■		
DOWNTOWN DEV. DDD	T-6				■									■		
DOWNTOWN DEV. DDD	T-5.1				■		■	■	■					■		
DOWNTOWN DEV. DDD	T-5.2				■		■	■						■		
DOWNTOWN DEV. DDD	T-4				■		■	■	■					■		
DOWNTOWN DEV. DDD	T-3				■		■	■						■		
DOWNTOWN DEV. DDD	SD-WH							■						■		
DOWNTOWN DEV. DD	SD	○	○	○	○	○	○	○	○		○	○		■		
BUFFER BUSINESS	B-1		□				□	■	■	■				■		
NEIGH. BUSINESS	B-2		○				□	■	■	■				■	○	
LIMITED BUSINESS	LB-2		○				□	■	■	■				■	○	
COMMUNITY BUSINESS	B-3					■				■				■	○	
GEN. BUSINESS	B-4				■					■				■	○	
OFFICE-DISTRIBUTION	B-5									■				■	○	
LIGHT INDUSTRY	I-1										■			■		
HEAVY INDUSTRY	I-2											■		■		

Zoning District Correspondence Matrix

- Directly Related
- Elements of the zoning category are related to the future LU category, but with qualifications (such as a development plan with conditions)
- Land use category is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

Residential Land Use

LOW DENSITY RESIDENTIAL (LDR)

This designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline.

The primary land use in the LDR districts is residential and the predominant housing type is the single-family housing unit, detached or semi-detached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac).

These neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as complementary retail, parks and civic institutions such as schools, community centers, neighborhood playgrounds, and churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context.

The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the City Clerk be, and she hereby is, instructed to publish in a newspaper of general circulation within the municipality the attached notice stating the time and place a proposed amendment to the Zoning Ordinance is to be considered by the City Council and further stating that at such time and place all persons who desire shall have an opportunity of being heard in opposition to or in favor of the proposed amendment.

Adopted:

City Clerk

Notice of Public Hearing for the Proposed Modification
of a Previously Approved Planning Approval
for Property located at 6208 Grotto Road

Pursuant to Resolution of the Mobile, Alabama City Council adopted January 14, 2025, a public hearing will be held on the 18th day of February, 2025, at 10:30 a.m., to consider adoption of an ordinance for the proposed modification of a previously approved Planning Approval for property located at 6208 Grotto Road.

The public hearing will be held in the Auditorium of Government Plaza, 205 Government Street, Mobile, Alabama. All persons who desire shall have an opportunity to be heard in favor of or in opposition to the proposed amendment at such time and place. Further, the City Council may consider further modifications other than the ones sought by the applicant, and may take other actions allowed by the law.

Lisa C. Lambert
City Clerk

**AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL
OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE
BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE**

Sponsored by: Councilmember Gina Gregory

WHEREAS, a Planning Approval was approved on June 4, 2015 to allow the expansion of an existing college in an R-1, Single-Family Residential Suburban District, on property located at 6208 Grotto Road (Private Street) and described as follows:

COMMENCING AT THE S.E. CORNER OF SECTION 37, T4S-R2W, MOBILE COUNTY ALABAMA; THENCE ALONG THE EAST LINE OF SAID SECTION 37, RUN N 00°45'40"W 1869.12 FEET TO A POINT; THENCE RUN S 89°22'19"W 621.46 FEET TO A POINT; SAID POINT BEING AT THE SOUTHWEST CORNER OF INTERSTATE HIGHWAY NO. 65 AND SOUTH AVENUE; THENCE CONTINUING S 89°22'19"W RUN ALONG THE SOUTH RIGHT OF WAY LINE OF SAID SOUTH AVENUE A DISTANCE OF 610.82 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN S 10°10'W 535.54 FEET TO A POINT; SAID POINT BEING ON A WESTWARD PROJECTION OF THE SOUTH BOUNDARY LINE OF SPRING HILL BUSINESS PARK, AS RECORDED IN MAP BOOK 56, PAGE 70 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE COURT OF MOBILE COUNTY, ALABAMA; THENCE ALONG SAID WESTWARD PROJECTION AND ALONG SAID SOUTH BOUNDARY LINE OF SPRING HILL BUSINESS PARK, RUN S 79°50'E 600.0 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY NO. 65; THENCE ALONG SAID WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 65, RUN S 10°10'W 519.88 FEET TO A POINT; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 65, RUN N 79°50'W 44.0 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHWESTWARDLY AND HAVING A RADIUS OF 7351.73 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 65, RUN SOUTHWESTWARDLY ALONG SAID

ARC OF CURVE A DISTANCE OF 264.0 FEET TO THE NORTHEAST CORNER OF COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO AS RECORDED IN MAP BOOK 20, PAGE 61 OF SAID PROBATE COURT RECORDS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO, RUN N 76°49'W 552.21 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH BOUNDARY LINE OF COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO, RUN N 79°50'W 430.0 FEET TO THE NORTHWEST CORNER OF SAID COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO; THENCE ALONG THE WEST BOUNDARY LINE OF SAID COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO, RUN AS FOLLOWS: S 10°05'30"W 743.01 FEET, S 64°40'30"W 680.22 FEET, S 24°39'W 27.25 FEET TO A POINT ON THE NORTH TERMINUS OF MONTLIMAR DRAINAGE CANAL; THENCE ALONG SAID NORTH TERMINUS, RUN N 65°21'W 85.0 FEET TO A POINT ON THE WEST RIGHT OF RIGHT OF WAY LINE OF SAID MONTLIMAR DRAINAGE CANAL; THENCE ALONG SAID WEST RIGHT OF WAY LINE OF MONTLIMAR DRAINAGE CANAL, RUN S 24°39'W 493.80 FEET TO THE P.C. OF A CURVE TO THE LEFT; SAID CURVE HAVING A CENTRAL ANGLE OF 25°00' AND A RADIUS OF 1960.10 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF MONTLIMAR DRAINAGE CANAL, RUN SOUTHWESTWARDLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 855.25 FEET TO THE P.T. OF SAID CURVE; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF MONTLIMAR DRAINAGE CANAL, RUN S 89°39'W 10.0 FEET TO A POINT; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF MONTLIMAR DRAINAGE CANAL, RUN S 00°21'E 220 FEET, MORE OR LESS, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF DAUPHIN STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF DAUPHIN STREET, RUN WESTWARDLY 1815 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF YESTER OAKS, SECTION NINE AS RECORDED IN MAP BOOK 59, PAGE 64 OF SAID PROBATE COURT RECORDS; THENCE ALONG THE EAST BOUNDARY LINE OF SAID YESTER OAKS, SECTION NINE, RUN N 01°02'30"W 370.0 FEET TO THE NORTHEAST CORNER OF SAID YESTER OAKS, SECTION NINE; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID YESTER OAKS, SECTION NINE, RUN N 80°01'20"W 107.34 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH BOUNDARY LINE OF SAID YESTER OAKS, SECTION NINE, RUN N 80°01'20"W 107.34 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH BOUNDARY LINE OF YESTER OAKS, SECTION NINE, RUN N 88°10'45"W 290.0 FEET TO THE NORTHWEST CORNER OF SAID YESTER OAKS, SECTION NINE; SAID POINT ALSO BEING THE NORTHEAST CORNER OF YESTER OAKS, SECTION FIVE AS RECORDED IN MAP BOOK 17, PAGE 116 OF SAID PROBATE COURT RECORDS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID YESTER OAKS, SECTION FIVE, RUN AS FOLLOWS: N 83°55'W 291.76 FEET, N 41°46'W 39.70 FEET, S 87°51'W 180.0 FEET, S 59°36'30"W 158.35 FEET, S 85°47'00"W 180.40 FEET TO A POINT ON THE EAST BOUNDARY LINE OF YESTER OAKS, SECTION FOUR AS RECORDED IN MAP BOOK 17, PAGE 115 OF SAID PROBATE COURT RECORDS; THENCE ALONG SAID EAST BOUNDARY LINE OF YESTER OAKS, SECTION FOUR, RUN N 00°05'45"E 220.0 FEET ON THE NORTHEAST CORNER OF SAID YESTER OAKS, SECTION FOUR; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID YESTER OAKS, SECTION FOUR, RUN S 88°57'30"W 150.0 FEET TO A POINT; THENCE RUN N 00°05'45"E 49.75 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SECTION ONE, YESTER OAKS AS RECORDED IN MAP BOOK 9, PAGE 14 OF SAID PROBATE COURT RECORDS; THENCE ALONG SAID EAST

BOUNDARY LINE OF SECTION ONE, YESTER OAKS, RUN AS FOLLOWS: N 54°14'40"E 334.01 FEET, N 18°49'40"E 581.56 FEET, N 11°57'42"E 464.43 FEET, N 01°32'18"W 439.09 FEET, N 38°20'11"W 311.20 FEET, N 46°25'06"W 101.34 FEET, N 38°51'41" 282.85 FEET, N 18°44'44"W 41.40 FEET TO THE NORTHEAST CORNER OF SAID SECTION ONE, YESTER OAKS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION ONE, YESTER OAKS, RUN N 81°08'14"W 14.22 FEET TO A POINT; SAID POINT BEING THE SOUTHEAST CORNER OF RESUBDIVIDED AND AMENDED PERRY PLACE AS RECORDED IN MAP BOOK 85, PAGE 55 OF SAID PROBATE COURT RECORDS; THENCE ALONG THE EAST BOUNDARY LINE OF SAID RESUBDIVIDED AND AMENDED PERRY PLACE AND A NORTHWARD PROJECTION THEREOF, RUN N 01°13'22"W 550.97 FEET TO A POINT; THENCE RUN S 89°45'22" E 92.30 FEET TO A POINT; THENCE RUN N 00°14'30" E 562.12 FEET TO A POINT; THENCE RUN N 89°53'17" W 96.54 FEET TO A POINT; THENCE RUN N 00°06'43" E 284.53 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF OLD SHELL ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF OLD SHELL ROAD, RUN N 66°32'30"E 176.64 FEET TO THE NORTHWEST CORNER OF A.N.B. SUBDIVISION AS RECORDED IN MAP BOOK 35, PAGE 50 OF SAID PROBATE COURT RECORDS; THENCE ALONG THE WEST BOUNDARY LINE OF SAID A.N.B. SUBDIVISION, RUN S 20°33'E 183.03 FEET TO THE SOUTHWEST CORNER OF SAID A.N.B. SUBDIVISION; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID A.N.B. SUBDIVISION, RUN N 66°32'30"E 166.94 FEET TO THE SOUTHEAST CORNER OF SAID A.N.B. SUBDIVISION; THENCE ALONG THE EAST BOUNDARY LINE OF SAID A.N.B. SUBDIVISION, RN N 08°12'E 214.74 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF OLD SHELL ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF OLD SHELL ROAD, RUN N 66°32'30"E 422.72 FEET OF THE P.C. OF A CURVE TO THE RIGHT; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE OF OLD SHELL ROAD, RUN NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE TO A POINT WHICH BEARS N 71°50'E 148.46 FEET FROM THE LAST DESCRIBED POINT; THENCE RUN S 00°01'43" E 442.52 FEET TO A POINT; THENCE RUN N 88°55'44" E 950.52 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COLLEGE LANE; THENCE ALONG SAID WEST RIGHT OF WAY LINE OF COLLEGE LANE RUN S 00°21'15" E 492.23 FEET; THENCE RUN N 89°38'45" E 40.0 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COLLEGE LANE; THENCE ALONG SAID EAST RIGHT OF WAY LINE RUN N 00°02'15" W 492.93 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF LOYOLA LANE; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF LOYOLA LANE RUN N 89°20'45" E 476.78 FEET; THENCE RUN S 00°21'15" E 503.97 FEET TO A POINT; THENCE RUN N 89°22'19" E 2586.42 FEET TO THE POINT OF BEGINNING. CONTAINING 353 ACRES, MORE OR LESS.

ALSO: LOTS 19, 20, 21, 22 & 23, COLLEGE PARK NORTHWESTERN QUADRANGLE, UNIT TWO ACCORDING TO PLAT RECORDED IN MAP BOOK 20, PAGE 61 OF THE PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA, ALSO LOT 24 A, COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO, RESUBDIVISION OF LOTS 24 AND 27 AS PER PLAT RECORDED IN MAP BOOK 69, PAGE 44 OF SAID PROBATE COURT RECORDS, CONTAINING 11.0191 ACRES.

WHEREAS, the owner of said property applied for a Major Modification of the Planning Approval on November 19, 2024, allowing the expansion of an existing college in an R-1, Single-Family Residential Suburban District.

WHEREAS, the Planning Commission held a public hearing on the requested Major Modification on December 19, 2024 and recommended approval of the Major Modification of the Planning Approval subject to the following conditions:

1. Provision of a note on the Planning Approval site plan stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
2. Revision of the site plan to indicate a compliant enclosure for the dumpster;
3. Provision of a note on the Final Planning Approval site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
4. Compliance with all Engineering comments noted in the staff report;
5. Compliance with all Traffic Engineering comments noted in the staff report;
6. Compliance with all Urban Forestry comments noted in the staff report;
7. Compliance with all Fire Department comments noted in the staff report;
8. Provision of a revised Planning Approval site plan for review by Planning and Zoning prior to recording, and provision of a copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
9. Full compliance with all municipal codes and ordinances.

WHEREAS, the City Council finds that the proposed modification:

- A. Is consistent with all applicable requirements of this Chapter;
- B. Is compatible with the character of the surrounding neighborhood;
- C. Will not impede the orderly development and improvement of surrounding property;
- D. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- E. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- F. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- G. Shall not be detrimental or endanger the public health, safety or general welfare.
- H. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

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

Section One: That the modification of the Planning Approval is hereby approved with the following required conditions:

1. Provision of a note on the Planning Approval site plan stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
2. Revision of the site plan to indicate a compliant enclosure for the dumpster;
3. Provision of a note on the Final Planning Approval site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
4. Compliance with all Engineering comments noted in the staff report;

5. Compliance with all Traffic Engineering comments noted in the staff report;
6. Compliance with all Urban Forestry comments noted in the staff report;
7. Compliance with all Fire Department comments noted in the staff report;
8. Provision of a revised Planning Approval site plan for review by Planning and Zoning prior to recording, and provision of a copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
9. Full compliance with all municipal codes and ordinances.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

NOTICE OF HEARING OF PROPOSED AMENDMENT TO THE UNIFIED DEVELOPMENT CODE

Notice is hereby given that the Mobile City Council proposes to consider the adoption of the below synopsisized amendment to the Ordinance adopted on the 12th day of July, 2022, and known as the "Unified Development Code". The adoption of such amendment will be considered by the Mobile City Council in the Auditorium of the Government Plaza in Mobile, Alabama on the 18th day of February, 2025, at 10:30 AM. At such time and place all persons who desire shall have an opportunity to be heard in opposition to or in favor of the amendment.

Synopsis of Proposed Amendment to the Unified Development Code

The proposed amendment to the Unified Development Code was published in full on the 22nd day of January, 2025 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile, located at 6208 Grotto Road (Private Street). The proposed amendment will modify a Planning Approval that was approved for said location on June 4, 2015. The owner of said property has applied for a Major Modification of the Planning Approval allowing the expansion of an existing college in an R-1, Single-Family Residential Suburban District. If approved, the major modification allowing the expansion of an existing college in an R-1, Single-Family Residential Suburban District is subject to the following proposed conditions: 1. Provision of a note on the Planning Approval site plan stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC; 2. Revision of the site plan to indicate a compliant enclosure for the dumpster; 3. Provision of a note on the Final Planning Approval site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council; 4. Compliance with all Engineering comments noted in the staff report; 5. Compliance with all Traffic Engineering comments noted in the staff report; 6. Compliance with all Urban Forestry comments noted in the staff report; 7. Compliance with all Fire Department comments noted in the staff report; 8. Provision of a revised Planning Approval site plan for review by Planning and Zoning prior to recording, and provision of a copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and, 9. Full compliance with all municipal codes and ordinances.

This proposed amendment to the Unified Development Code will be in full force and effect from after its publication and adoption by the Mobile City Council.

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE

Sponsored by: Councilmember Gina Gregory

WHEREAS, a Planning Approval was approved on June 4, 2015 to allow the expansion of an existing college in an R-1, Single-Family Residential Suburban District, on property located at 6208 Grotto Road (Private Street) and described as follows:

COMMENCING AT THE S.E. CORNER OF SECTION 37, T4S-R2W, MOBILE COUNTY ALABAMA; THENCE ALONG THE EAST LINE OF SAID SECTION 37, RUN N 00°45'40"W 1869.12 FEET TO A POINT; THENCE RUN S 89°22'19"W 621.46 FEET TO A POINT; SAID POINT BEING AT THE SOUTHWEST CORNER OF INTERSTATE HIGHWAY NO. 65 AND SOUTH AVENUE; THENCE CONTINUING S 89°22'19"W RUN ALONG THE SOUTH RIGHT OF WAY LINE OF SAID SOUTH AVENUE A DISTANCE OF 610.82 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN S 10°10'W 535.54 FEET TO A POINT; SAID POINT BEING ON A WESTWARD PROJECTION OF THE SOUTH BOUNDARY LINE OF SPRING HILL BUSINESS PARK, AS RECORDED IN MAP BOOK 56, PAGE 70 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE COURT OF MOBILE COUNTY, ALABAMA; THENCE ALONG SAID WESTWARD PROJECTION AND ALONG SAID SOUTH BOUNDARY LINE OF SPRING HILL BUSINESS PARK, RUN S 79°50'E 600.0 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY NO. 65; THENCE ALONG SAID WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 65, RUN S 10°10'W 519.88 FEET TO A POINT; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 65, RUN N 79°50'W 44.0 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHWESTWARDLY AND HAVING A RADIUS OF 7351.73 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 65, RUN SOUTHWESTWARDLY ALONG SAID ARC OF CURVE A DISTANCE OF 264.0 FEET TO THE NORTHEAST CORNER OF COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO AS RECORDED IN MAP BOOK 20, PAGE 61 OF SAID PROBATE COURT RECORDS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO, RUN N 76°49'W 552.21 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH BOUNDARY LINE OF COLLEGE PARK , NORTHWESTERN QUADRANGLE, UNIT TWO, RUN N 79°50'W 430.0 FEET TO THE NORTHWEST CORNER OF SAID COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO; THENCE ALONG THE WEST BOUNDARY LINE OF SAID COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO, RUN AS FOLLOWS: S 10°05'30"W 743.01 FEET, S 64°40'30"W 680.22 FEET, S 24°39'W 27.25 FEET TO A POINT ON THE NORTH TERMINUS OF MONTLIMAR DRAINAGE

CANAL; THENCE ALONG SAID NORTH TERMINUS, RUN N 65°21'W 85.0 FEET TO A POINT ON THE WEST RIGHT OF RIGHT OF WAY LINE OF SAID MONTLIMAR DRAINAGE CANAL; THENCE ALONG SAID WEST RIGHT OF WAY LINE OF MONTLIMAR DRAINAGE CANAL, RUN S 24°39'W 493.80 FEET TO THE P.C. OF A CURVE TO THE LEFT; SAID CURVE HAVING A CENTRAL ANGLE OF 25°00' AND A RADIUS OF 1960.10 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF MONTLIMAR DRAINAGE CANAL, RUN SOUTHWESTWARDLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 855.25 FEET TO THE P.T. OF SAID CURVE; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF MONTLIMAR DRAINAGE CANAL, RUN S 89°39'W 10.0 FEET TO APPOINT; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF MONTLIMAR DRAINAGE CANAL, RUN S 00°21'E 220 FEET, MORE OR LESS, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF DAUPHIN STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF DAUPHIN STREET, RUN WESTWARDLY 1815 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF YESTER OAKS, SECTION NINE AS RECORDED IN MAP BOOK 59, PAGE 64 OF SAID PROBATE COURT RECORDS; THENCE ALONG THE EAST BOUNDARY LINE OF SAID YESTER OAKS, SECTION NINE, RUN N 01°02'30"W 370.0 FEET TO THE NORTHEAST CORNER OF SAID YESTER OAKS, SECTION NINE; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID YESTER OAKS, SECTION NINE, RUN N 80°01'20"W 107.34 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH BOUNDARY LINE OF SAID YESTER OAKS, SECTION NINE, RUN N 80°01'20"W 107.34 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH BOUNDARY LINE OF YESTER OAKS, SECTION NINE, RUN N 88°10'45"W 290.0 FEET TO THE NORTHWEST CORNER OF SAID YESTER OAKS, SECTION NINE; SAID POINT ALSO BEING THE NORTHEAST CORNER OF YESTER OAKS, SECTION FIVE AS RECORDED IN MAP BOOK 17, PAGE 116 OF SAID PROBATE COURT RECORDS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID YESTER OAKS, SECTION FIVE, RUN AS FOLLOWS: N 83°55'W 291.76 FEET, N 41°46'W 39.70 FEET, S 87°51'W 180.0 FEET, S 59°36'30"W 158.35 FEET, S 85°47'00"W 180.40 FEET TO A POINT ON THE EAST BOUNDARY LINE OF YESTER OAKS, SECTION FOUR AS RECORDED IN MAP BOOK 17, PAGE 115 OF SAID PROBATE COURT RECORDS; THENCE ALONG SAID EAST BOUNDARY LINE OF YESTER OAKS, SECTION FOUR, RUN N 00°05'45"E 220.0 FEET ON THE NORTHEAST CORNER OF SAID YESTER OAKS, SECTION FOUR; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID YESTER OAKS, SECTION FOUR, RUN S 88°57'30"W 150.0 FEET TO A POINT; THENCE RUN N 00°05'45"E 49.75 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SECTION ONE, YESTER OAKS AS RECORDED IN MAP BOOK 9, PAGE 14 OF SAID PROBATE COURT RECORDS; THENCE ALONG SAID EAST BOUNDARY LINE OF SECTION ONE, YESTER OAKS, RUN AS FOLLOWS: N 54°14'40"E 334.01 FEET, N 18°49'40"E 581.56 FEET, N 11°57'42"E 464.43 FEET, N 01°32'18"W 439.09 FEET, N 38°20'11"W 311.20 FEET, N 46°25'06"W 101.34 FEET, N 38°51'41" 282.85 FEET, N 18°44'44"W 41.40 FEET TO THE NORTHEAST CORNER OF SAID SECTION ONE, YESTER OAKS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION ONE, YESTER OAKS, RUN N 81°08'14"W 14.22 FEET TO A POINT; SAID POINT BEING THE SOUTHEAST CORNER OF RESUBDIVIDED AND

AMENDED PERRY PLACE AS RECORDED IN MAP BOOK 85, PAGE 55 OF SAID PROBATE COURT RECORDS; THENCE ALONG THE EAST BOUNDARY LINE OF SAID RESUBDIVIDED AND AMENDED PERRY PLACE AND A NORTHWARD PROJECTION THEREOF, RUN N 01°13'22"W 550.97 FEET TO A POINT; THENCE RUN S 89°45'22" E 92.30 FEET TO A POINT; THENCE RUN N 00°14'30" E 562.12 FEET TO A POINT; THENCE RUN N 89°53'17" W 96.54 FEET TO A POINT; THENCE RUN N 00°06'43" E 284.53 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF OLD SHELL ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF OLD SHELL ROAD, RUN N 66°32'30"E 176.64 FEET TO THE NORTHWEST CORNER OF A.N.B. SUBDIVISION AS RECORDED IN MAP BOOK 35, PAGE 50 OF SAID PROBATE COURT RECORDS; THENCE ALONG THE WEST BOUNDARY LINE OF SAID A.N.B. SUBDIVISION, RUN S 20°33'E 183.03 FEET TO THE SOUTHWEST CORNER OF SAID A.N.B. SUBDIVISION; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID A.N.B. SUBDIVISION, RUN N 66°32'30"E 166.94 FEET TO THE SOUTHEAST CORNER OF SAID A.N.B. SUBDIVISION; THENCE ALONG THE EAST BOUNDARY LINE OF SAID A.N.B. SUBDIVISION, RN N 08°12'E 214.74 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF OLD SHELL ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF OLD SHELL ROAD, RUN N 66°32'30"E 422.72 FEET OF THE P.C. OF A CURVE TO THE RIGHT; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE OF OLD SHELL ROAD, RUN NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE TO A POINT WHICH BEARS N 71°50'E 148.46 FEET FROM THE LAST DESCRIBED POINT; THENCE RUN S 00°01'43" E 442.52 FEET TO A POINT; THENCE RUN N 88°55'44" E 950.52 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COLLEGE LANE; THENCE ALONG SAID WEST RIGHT OF WAY LINE OF COLLEGE LANE RUN S 00°21'15" E 492.23 FEET; THENCE RUN N 89°38'45" E 40.0 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COLLEGE LANE; THENCE ALONG SAID EAST RIGHT OF WAY LINE RUN N 00°02'15" W 492.93 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF LOYOLA LANE; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF LOYOLA LANE RUN N 89°20'45" E 476.78 FEET; THENCE RUN S 00°21'15" E 503.97 FEET TO A POINT; THENCE RUN N 89°22'19" E 2586.42 FEET TO THE POINT OF BEGINNING. CONTAINING 353 ACRES, MORE OR LESS.

ALSO: LOTS 19, 20, 21, 22 & 23, COLLEGE PARK NORTHWESTERN QUADRANGLE, UNIT TWO ACCORDING TO PLAT RECORDED IN MAP BOOK 20, PAGE 61 OF THE PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA, ALSO LOT 24 A, COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO, RESUBDIVISION OF LOTS 24 AND 27 AS PER PLAT RECORDED IN MAP BOOK 69, PAGE 44 OF SAID PROBATE COURT RECORDS, CONTAINING 11.0191 ACRES.

WHEREAS, the owner of said property applied for a Major Modification of the Planning Approval on November 19, 2024, allowing the expansion of an existing college in an R-1, Single-Family Residential Suburban District.

WHEREAS, the Planning Commission held a public hearing on the requested Major Modification on December 19, 2024 and recommended approval of the Major Modification of the Planning Approval subject to the following conditions:

1. Provision of a note on the Planning Approval site plan stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
2. Revision of the site plan to indicate a compliant enclosure for the dumpster;
3. Provision of a note on the Final Planning Approval site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
4. Compliance with all Engineering comments noted in the staff report;
5. Compliance with all Traffic Engineering comments noted in the staff report;
6. Compliance with all Urban Forestry comments noted in the staff report;
7. Compliance with all Fire Department comments noted in the staff report;
8. Provision of a revised Planning Approval site plan for review by Planning and Zoning prior to recording, and provision of a copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
9. Full compliance with all municipal codes and ordinances.

WHEREAS, the City Council finds that the proposed modification:

- A. Is consistent with all applicable requirements of this Chapter;
- B. Is compatible with the character of the surrounding neighborhood;
- C. Will not impede the orderly development and improvement of surrounding property;
- D. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- E. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- F. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- G. Shall not be detrimental or endanger the public health, safety or general welfare.
- H. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

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

Section One: That the modification of the Planning Approval is hereby approved with the following required conditions:

1. Provision of a note on the Planning Approval site plan stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
2. Revision of the site plan to indicate a compliant enclosure for the dumpster;

3. Provision of a note on the Final Planning Approval site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
4. Compliance with all Engineering comments noted in the staff report;
5. Compliance with all Traffic Engineering comments noted in the staff report;
6. Compliance with all Urban Forestry comments noted in the staff report;
7. Compliance with all Fire Department comments noted in the staff report;
8. Provision of a revised Planning Approval site plan for review by Planning and Zoning prior to recording, and provision of a copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
9. Full compliance with all municipal codes and ordinances.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

Adopted:

Lisa Lambert, City Clerk

**Brian Courtney, Spring Hill College
(Even M. Geerts, P.E., Duplantis Design Group, Agent)
6208 Grotto Road (Private Street)
Council District 7
Gina Gregory**



THE CITY OF MOBILE, ALABAMA
PLANNING & ZONING DEPARTMENT
MOBILE CITY PLANNING COMMISSION

January 3, 2025
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

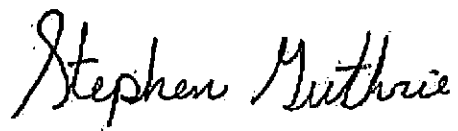
The Mobile City Planning Commission at its meeting on December 19, 2024, considered the request of Brian Courtney, Spring Hill College, for a Major Modification of a previously approved Planning Approval allowing the expansion of an existing college in an R-1, Single-Family Residential Suburban District for the property located at 6208 Grotto Road (Private Street).

After discussion it was decided to recommend approval of the modification request to the City Council subject to the following conditions:

1. Provision of a note on the Planning Approval site plan stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
2. Revision of the site plan to indicate a compliant enclosure for the dumpster;
3. Provision of a note on the Final Planning Approval site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
4. Compliance with all Engineering comments noted in the staff report;
5. Compliance with all Traffic Engineering comments noted in the staff report;
6. Compliance with all Urban Forestry comments noted in the staff report;
7. Compliance with all Fire Department comments noted in the staff report;
8. Provision of a revised Planning Approval site plan for review by Planning and Zoning prior to recording, and provision of a copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
9. Full compliance with all municipal codes and ordinances.

Copies of the application and reports are attached.

Sincerely,

A handwritten signature in black ink that reads "Stephen Guthrie". The signature is written in a cursive, flowing style.

Stephen Guthrie
Deputy Director, Planning & Zoning Department

dla
Attachments



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION
December 26, 2024
"CORRECTED"

Brian Courtney, CPA, CMA – SHC CFO
Spring Hill College
4000 Dauphin Street
Mobile, Alabama 36608

Re: 6208 Grotto Road (Private Street)
MOD-003155-2024
Brian Courtney, Spring Hill College (Evan Geerts, P.E., Duplantis Design Group, Agent)
District 7
Major Modification of a previously approved Planning Approval allowing the expansion of an existing college in an R-1, Single-Family Residential Suburban District

Dear Applicant(s)/ Property Owner (s):

At its meeting on December 19, 2024, the Planning Commission considered the above referenced application.

After discussion the Planning Commission determined the following Findings of Fact to support modification of the previously approved Planning Approval:

- a. The request is consistent with all applicable requirements of this Chapter;
- b. The request is compatible with the character of the surrounding neighborhood;
- c. The request will not impede the orderly development and improvement of surrounding property;
- d. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- e. The request is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- f. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- g. The request shall not be detrimental or endanger the public health, safety or general welfare.
- h. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of the Major Planning Approval Modification to the City Council, subject to the following conditions:

1. Provision of a note on the Planning Approval and PUD site plans stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
2. Revision of the site plan to indicate a compliant enclosure for the dumpster;
3. Provision of a note on the Final Planning Approval and PUD site plans stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
4. Compliance with all Engineering comments noted in the staff report;
5. Compliance with all Traffic Engineering comments noted in the staff report;
6. Compliance with all Urban Forestry comments noted in the staff report;
7. Compliance with all Fire Department comments noted in the staff report;
8. Provision of revised Planning Approval and PUD site plans for review by Planning and Zoning prior to recording, and provision of copies of the recorded site plans (hard copy and pdf) to Planning and Zoning; and,
9. Full compliance with all municipal codes and ordinances.

The advertising fee for this application based on the current legal description is **\$959.12**. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

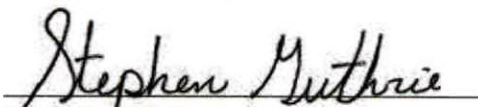
Once the application has been approved by the City Council, the approved site plan illustrating compliance with all required conditions must be recorded in Probate Court. A copy of the recorded document in pdf format must be submitted to the Planning and Zoning Department via email (planning@cityofmobile.org) or uploaded to the case via CSS. If no construction permit is obtained to implement the approved modification within two (2) years of approval, the modification shall expire, unless an extension request is filed and approved by the Planning Commission and City Council.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

By: 
Stephen Guthrie
Deputy Director of Planning and Zoning

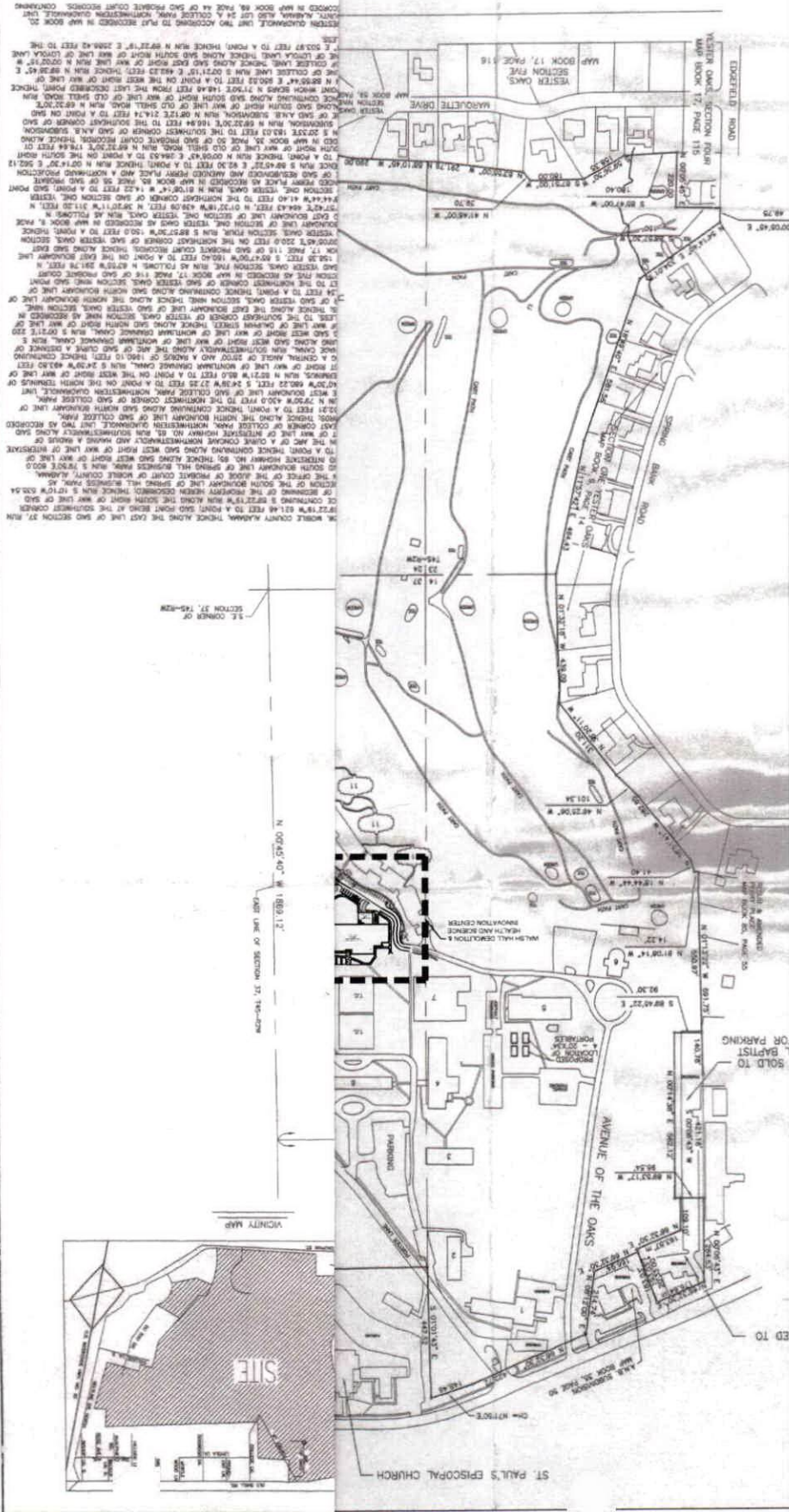
COMMENCING AT THE S.E. CORNER OF SECTION 37, T4S-R2W, MOBILE COUNTY ALABAMA; THENCE ALONG THE EAST LINE OF SAID SECTION 37, RUN N 00°45'40"W 1869.12 FEET TO A POINT; THENCE RUN S 89°22'19"W 621.46 FEET TO A POINT; SAID POINT BEING AT THE SOUTHWEST CORNER OF INTERSTATE HIGHWAY NO. 65 AND SOUTH AVENUE; THENCE CONTINUING S 89°22'19"W RUN ALONG THE SOUTH RIGHT OF WAY LINE OF SAID SOUTH AVENUE A DISTANCE OF 610.82 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN S 10°10'W 535.54 FEET TO A POINT; SAID POINT BEING ON A WESTWARD PROJECTION OF THE SOUTH BOUNDARY LINE OF SPRING HILL BUSINESS PARK, AS RECORDED IN MAP BOOK 56, PAGE 70 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE COURT OF MOBILE COUNTY, ALABAMA; THENCE ALONG SAID WESTWARD PROJECTION AND ALONG SAID SOUTH BOUNDARY LINE OF SPRING HILL BUSINESS PARK, RUN S 79°50'E 600.0 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY NO. 65; THENCE ALONG SAID WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 65, RUN S 10°10'W 519.88 FEET TO A POINT; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 65, RUN N 79°50'W 44.0 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHWESTWARDLY AND HAVING A RADIUS OF 7351.73 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 65, RUN SOUTHWESTWARDLY ALONG SAID ARC OF CURVE A DISTANCE OF 264.0 FEET TO THE NORTHEAST CORNER OF COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO AS RECORDED IN MAP BOOK 20, PAGE 61 OF SAID PROBATE COURT RECORDS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO, RUN N 76°49'W 552.21 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH BOUNDARY LINE OF COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO, RUN N 79°50'W 430.0 FEET TO THE NORTHWEST CORNER OF SAID COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO; THENCE ALONG THE WEST BOUNDARY LINE OF SAID COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO, RUN AS FOLLOWS: S 10°05'30"W 743.01 FEET, S 64°40'30"W 680.22 FEET, S 24°39'W 27.25 FEET TO A POINT ON THE NORTH TERMINUS OF MONTLIMAR DRAINAGE CANAL; THENCE ALONG SAID NORTH TERMINUS, RUN N 65°21'W 85.0 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID MONTLIMAR DRAINAGE CANAL; THENCE ALONG SAID WEST RIGHT OF WAY LINE OF MONTLIMAR DRAINAGE CANAL, RUN S 24°39'W 493.80 FEET TO THE P.C. OF A CURVE TO THE LEFT; SAID CURVE HAVING A CENTRAL ANGLE OF 25°00' AND A RADIUS OF 1960.10 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF MONTLIMAR DRAINAGE CANAL, RUN SOUTHWESTWARDLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 855.25 FEET TO THE P.T. OF SAID CURVE; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF MONTLIMAR DRAINAGE CANAL, RUN S 89°39'W 10.0 FEET TO A POINT; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF MONTLIMAR DRAINAGE CANAL, RUN S 00°21'E 220 FEET, MORE OR LESS, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF DAUPHIN STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF DAUPHIN STREET, RUN WESTWARDLY 1815 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF YESTER OAKS, SECTION NINE AS RECORDED IN MAP BOOK 59, PAGE 64 OF SAID PROBATE COURT RECORDS; THENCE ALONG THE EAST BOUNDARY LINE OF SAID YESTER OAKS, SECTION NINE, RUN N 01°02'30"W 370.0 FEET TO THE NORTHEAST CORNER OF SAID YESTER OAKS, SECTION NINE; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID YESTER OAKS, SECTION NINE, RUN N 80°01'20"W 107.34 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH BOUNDARY LINE OF SAID YESTER OAKS, SECTION NINE, RUN N 80°01'20"W 107.34 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH BOUNDARY LINE OF YESTER OAKS, SECTION NINE, RUN N 88°10'45"W 290.0 FEET TO THE NORTHWEST CORNER OF SAID YESTER OAKS, SECTION NINE; SAID POINT ALSO BEING THE NORTHEAST CORNER OF YESTER OAKS, SECTION FIVE AS RECORDED IN MAP BOOK 17, PAGE 116 OF SAID

PROBATE COURT RECORDS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID YESTER OAKS, SECTION FIVE, RUN AS FOLLOWS: N 83°55'W 291.76 FEET, N 41°46'W 39.70 FEET, S 87°51'W 180.0 FEET, S 59°36'30"W 158.35 FEET, S 85°47'00"W 180.40 FEET TO A POINT ON THE EAST BOUNDARY LINE OF YESTER OAKS, SECTION FOUR AS RECORDED IN MAP BOOK 17, PAGE 115 OF SAID PROBATE COURT RECORDS; THENCE ALONG SAID EAST BOUNDARY LINE OF YESTER OAKS, SECTION FOUR, RUN N 00°05'45"E 220.0 FEET ON THE NORTHEAST CORNER OF SAID YESTER OAKS, SECTION FOUR; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID YESTER OAKS, SECTION FOUR, RUN S 88°57'30"W 150.0 FEET TO A POINT; THENCE RUN N 00°05'45"E 49.75 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SECTION ONE, YESTER OAKS AS RECORDED IN MAP BOOK 9, PAGE 14 OF SAID PROBATE COURT RECORDS; THENCE ALONG SAID EAST BOUNDARY LINE OF SECTION ONE, YESTER OAKS, RUN AS FOLLOWS: N 54°14'40"E 334.01 FEET, N 18°49'40"E 581.56 FEET, N 11°57'42"E 464.43 FEET, N 01°32'18"W 439.09 FEET, N 38°20'11"W 311.20 FEET, N 46°25'06"W 101.34 FEET, N 38°51'41" 282.85 FEET, N 18°44'44"W 41.40 FEET TO THE NORTHEAST CORNER OF SAID SECTION ONE, YESTER OAKS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION ONE, YESTER OAKS, RUN N 81°08'14"W 14.22 FEET TO A POINT; SAID POINT BEING THE SOUTHEAST CORNER OF RESUBDIVIDED AND AMENDED PERRY PLACE AS RECORDED IN MAP BOOK 85, PAGE 55 OF SAID PROBATE COURT RECORDS; THENCE ALONG THE EAST BOUNDARY LINE OF SAID RESUBDIVIDED AND AMENDED PERRY PLACE AND A NORTHWARD PROJECTION THEREOF, RUN N 01°13'22"W 550.97 FEET TO A POINT; THENCE RUN S 89°45'22" E 92.30 FEET TO A POINT; THENCE RUN N 00°14'30" E 562.12 FEET TO A POINT; THENCE RUN N 89°53'17" W 96.54 FEET TO A POINT; THENCE RUN N 00°06'43" E 284.53 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF OLD SHELL ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF OLD SHELL ROAD, RUN N 66°32'30"E 176.64 FEET TO THE NORTHWEST CORNER OF A.N.B. SUBDIVISION AS RECORDED IN MAP BOOK 35, PAGE 50 OF SAID PROBATE COURT RECORDS; THENCE ALONG THE WEST BOUNDARY LINE OF SAID A.N.B. SUBDIVISION, RUN S 20°33'E 183.03 FEET TO THE SOUTHWEST CORNER OF SAID A.N.B. SUBDIVISION; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID A.N.B. SUBDIVISION, RUN N 66°32'30"E 166.94 FEET TO THE SOUTHEAST CORNER OF SAID A.N.B. SUBDIVISION; THENCE ALONG THE EAST BOUNDARY LINE OF SAID A.N.B. SUBDIVISION, RN N 08°12'E 214.74 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF OLD SHELL ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF OLD SHELL ROAD, RUN N 66°32'30"E 422.72 FEET OF THE P.C. OF A CURVE TO THE RIGHT; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE OF OLD SHELL ROAD, RUN NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE TO A POINT WHICH BEARS N 71°50'E 148.46 FEET FROM THE LAST DESCRIBED POINT; THENCE RUN S 00°01'43" E 442.52 FEET TO A POINT; THENCE RUN N 88°55'44" E 950.52 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COLLEGE LANE; THENCE ALONG SAID WEST RIGHT OF WAY LINE OF COLLEGE LANE RUN S 00°21'15" E 492.23 FEET; THENCE RUN N 89°38'45" E 40.0 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COLLEGE LANE; THENCE ALONG SAID EAST RIGHT OF WAY LINE RUN N 00°02'15" W 492.93 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF LOYOLA LANE; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF LOYOLA LANE RUN N 89°20'45" E 476.78 FEET; THENCE RUN S 00°21'15" E 503.97 FEET TO A POINT; THENCE RUN N 89°22'19" E 2586.42 FEET TO THE POINT OF BEGINNING. CONTAINING 353 ACRES, MORE OR LESS.

ALSO: LOTS 19, 20, 21, 22 & 23, COLLEGE PARK NORTHWESTERN QUADRANGLE, UNIT TWO ACCORDING TO PLAT RECORDED IN MAP BOOK 20, PAGE 61 OF THE PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA, ALSO LOT 24 A, COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO, RESUBDIVISION OF LOTS 24 AND 27 AS PER PLAT RECORDED IN MAP BOOK 69, PAGE 44 OF SAID PROBATE COURT RECORDS, CONTAINING 11.0191 ACRES.

PUD NOTES:

THE INFORMATION ON THIS PAGE IS PROVIDED BY THE PERSONS WHOSE NAMES ARE LISTED ON THE ABOVE REGISTERED NAME AND ADDRESS LIST. THE INFORMATION ON THIS PAGE IS PROVIDED BY THE PERSONS WHOSE NAMES ARE LISTED ON THE ABOVE REGISTERED NAME AND ADDRESS LIST. THE INFORMATION ON THIS PAGE IS PROVIDED BY THE PERSONS WHOSE NAMES ARE LISTED ON THE ABOVE REGISTERED NAME AND ADDRESS LIST.



PRELIMINARY - FOR
REVIEW ONLY

SPRING HILL HEALTH AND SCIENCE INNOVATION CENTER
SPRING HILL COLLEGE
6208 GROTTO ROAD, MOBILE, AL 36608
334-881

SPRING HILL COLLEGE
6208 GROTTO ROAD, MOBILE, AL 36608
23-081

23-081



1686-026-152

10/29/2024

54000-138

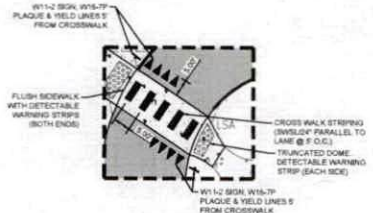
2019年12月23日

STILL UNIFORM

PLANNING APPROVAL

JOURNAL OF THE

PA-1



TREE PROTECTION NOTE:
SEE EXISTENCE CONTROL AND DETAIL SHEETS FOR TREE PROTECTION. EXTREME CAUTION SHALL BE TAKEN WHEN WORKING IN PROXIMITY OF ALL TREES WHICH ARE TO REMAIN. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CITY REQUIREMENTS AND NOTIFICATIONS TO THE URBAN FORESTOR WHEN REQUIRED. USE OF A CERTIFIED ARBORIST WHEN WORKING WITHIN THE CRITICAL ROOT ZONES OF ALL TREES TO REMAIN IS REQUIRED.

- SITE PLAN NOTES:**
1. CONTRACTOR SHALL REFER TO ARCHITECTURAL & MEIP PLANS FOR EXACT LOCATIONS & DIMENSIONS OF BUILDING, ARCHITECTURE, SIDEWALKS, EAT PORCHES, RAMPS, TRUCK DOCKS, & EXACT BUILDING UTILITY SERVICE ENTRANCE LOCATIONS AT THE BUILDING.
 2. ALL UNPAVED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED MULCH, OR SOO & WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED AS INDICATED ON THE LANDSCAPING PLAN.
 3. PROPERTY & TOPOGRAPHIC SURVEY WAS PREPARED ON OCTOBER 10, 2024 BY WATTEY SURVEYING, INC.
 4. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARKS.
 5. PRIOR TO THE START OF CONSTRUCTION ACTIVITIES THE CONTRACTOR MUST CALL 811 AND THE LOCAL UTILITY PROVIDERS TO HAVE ALL UTILITIES MARKED WITHIN THE PROJECT AREA. AFTER UTILITIES ARE MARKED, THE CONTRACTOR SHALL PERFORM A PLAN IN HAND WALK THRU OF THE ENTIRE PROJECT AREA AND SHALL CONTACT THE CIVIL ENGINEER IMMEDIATELY IF THERE ARE ANY DEVIATIONS IN THE LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLANS AND/OR THE PRESENCE OF UTILITIES THAT ARE NOT SHOWN IN THE PLANS.
 6. CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS & SPECIFICATIONS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, TELEPHONE & GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS & ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION & RE-CONNECTIONS TO THEIR FACILITIES.
 7. ALL DIMENSIONS SHOWN TO BUILDING ARE TO OUTSIDE FACE OF BUILDING AS PROVIDED BY THE PROJECT ARCHITECT.
 8. ALL NECESSARY PERMITS & APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
 9. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS AND ALL PROPERTY MARKERS. CONTRACTOR SHALL REPLACE ALL THIS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
 10. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE UTILITIES, PAVEMENT, STRIPING, CURBS, ETC.
 11. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL, CONDUIT, IRRIGATION SYSTEMS, & ANY OTHER MISC. UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, & THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
 12. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE & ALIGNMENT AT TEIN LOCATIONS.
 13. ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS.
 14. ALL STRIPING LOCATED ON SITE SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION UNLESS OTHERWISE NOTED). STRIPING IMPROVEMENTS LOCATED WITHIN THE ROAD RIGHT OF WAY CURRENT OR PROPOSED FUTURE SHALL COMPLY WITH THE REQUIREMENTS OF THE JURISDICTION.
 15. ANY WORK IN THE RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF MOBILE AND/OR THE ALABAMA DEPARTMENT OF TRANSPORTATION & DEVELOPMENT'S STANDARD DRAWINGS & SPECIFICATIONS (WHICHEVER IS MORE STRINGENT AND AS DIRECTED BY THE OWNER).
 16. THE PROPERTIES SHOWN HEREIN ARE WITHIN ZONE A UNHAGED ACCORDING TO FLOOD AREAS OF INSURANCE RATE MAPS PUBLISHED BY F.E.M.A. COMMUNITY PANEL NO. 51017C0003 (DATED 06/05/2020).
 17. DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 18. CONTRACTOR SHALL SUBMIT A SIDEWALK AND PAVEMENT JOINT PLAN FOR OWNER APPROVAL AS A SUBMITTAL.



SPRING HILL HEALTH AND SCIENCE INNOVATION CENTER
100% CONSTRUCTION DOCUMENTS
SPRING HILL COLLEGE
6208 GROTTO ROAD, MOBILE AL 36608
23-081

23-081

ENGINEER OF RECORD

DDG

3703 OLD SHELL ROAD
MOBILE, AL 36608
251.930.5891

ISSUE DATE
11/15/2024

NO.	DATE	DESCRIPTION

PROJECT NUMBER
WHA 23-081 00
DDG 23-1477

DRAWING TITLE
SITE PLAN

SCALE IN FEET
20 10 0 20

SHEET NUMBER
C-1

Z:\02023-1477\02023-1477-01 SITE PLAN.DWG

QUANTITY TAKEOFF DISCLAIMER:
QUANTITIES NOTED ON PLANS ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR FOR BID PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.

W&S
DESIGN

landscape architects
www.w-and-s-design.com



SPRING HILL HEALTH AND SCIENCE INNOVATION CENTER
100% CONSTRUCTION DOCUMENTS

SPRING HILL COLLEGE
6208 GROTTO ROAD, MOBILE, AL 36608
23-081

Q11

PROJECT ARCHITECTS:
**WILLIAMS
BLACKSTOCK
ARCHITECTS**

2204 FIRST AVENUE SOUTH, SUITE 200
BIRMINGHAM, ALABAMA 35223

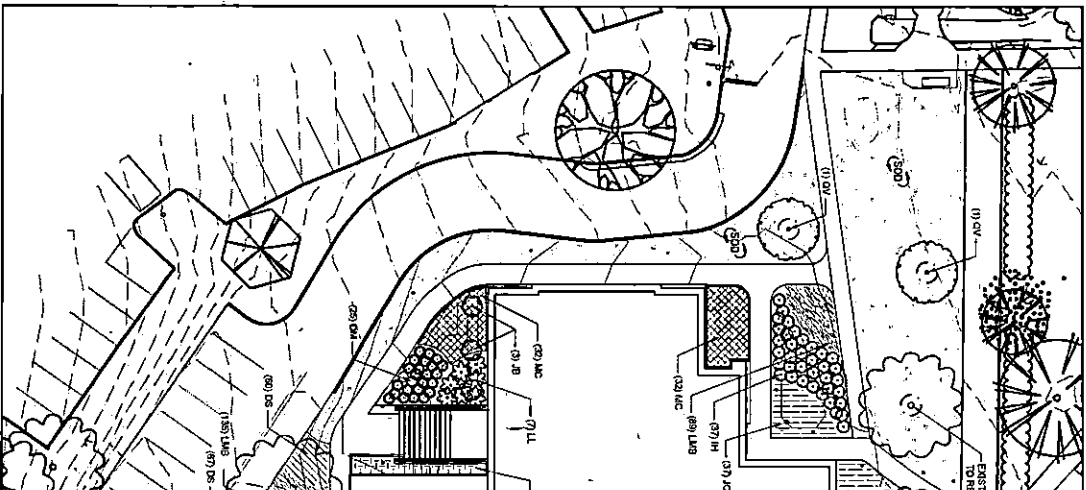
ISSUE DATE: 11/15/2024

	REVIEWS:	
NO.	DATE	SIGNATURE

PROJECT NUMBER
23-081

LANDSCAPE
PLANTING PLAN

LP100



1 LANDSCAPE PLANTING PLAN

Grade 1 = 20



November 18, 2024

Dear City of Mobile,

City of Mobile
Planning & Zoning

Spring Hill College -
Health and Science
Innovation Center

DDG Project #23-1673

DDG, on behalf of Spring Hill College, is submitting these PUD and PA modification requests. The requested modifications include the demolition of Walsh Hall and replacement with a new Health and Science Innovation Center. The proposed modifications are detailed further in the PUD and PA exhibit, site plan, and accompanying applications and checklists.

The proposed modifications are a re-development of existing developed area. The modifications will not only enhance the attractiveness of the campus both aesthetically and in program facilities, but will project the same attractiveness for the City of Mobile. All modifications are well within the internal areas of the campus and are not expected to have aesthetic or operational impacts on adjacent properties.

Should you require any additional information, please do not hesitate to contact us.

Sincerely,

Evan M. Geerts, PE
Duplant Design Group, PC



Planning Commission Application

For hard copy submissions, **SEVEN (7) COPIES** of all the necessary information as required by the Zoning Ordinance, including the site plan, must be submitted along with **seven (7) paper copies of this application by NOON** on the deadline filing date. Otherwise, this application will not be accepted. Separate application packets and fees are required for each application type. Digital submissions are required by noon on the deadline filing date.

Fees

Conditional Use Permit	\$500
Conditional Use Permit for Above-Ground Oil Storage Tank*	\$1,500
Conditional Use Permit for Hazardous Substance Storage Tank*	\$1,500
Rezoning, Text Amendment, or Specific Area Plan	\$500
Planned Development	\$500
Planning Approval or Planned Unit Development	\$500

Notification fees: First Class Postage per property owner within 300', and each applicant/owner.

Additional fees: A legal advertisement fee will be required for each application, after consideration by the Planning Commission and prior to consideration by the City Council. If approved by the City Council, documentation must be recorded in Mobile County Probate Court at the expense of the applicant.

* For Above-Ground Oil Storage Tank or Hazardous Substance Storage Tank applications, please contact staff for additional information regarding fee, legal ad and notification requirements.

APPLICATION TYPE Please select the application type. Please complete the appropriate checklist (A, B, C, or D) for a full list of application requirements.

☐ **Conditional Use Permits**

Checklist A

☐ **Rezoning, Text Amendment, or Specific Area Plan Amendments**

Checklist B

☐ **Planned Development**

Checklist C

☒ **Previously approved Planning Approvals or Planned Unit Development**

Checklist D

Have you provided the required information on the corresponding checklist? ☒ Yes ☐ No

1. APPLICANT INFORMATION If other than the property owner, must furnish written authorization from owner. Owner must submit evidence, such as deed or tax assessment that the person has right of possession to the land and any structures thereon.

	Applicant	Agent (If Applicable)
Name:	Brian Courtney, CPA, CMA - SHC CFO	Evan M. Geerts, P.E.
Firm:	Spring Hill College	Duplantis Design Group
Phone:	251-380-2255	251.930.5891
Email:	bcourtney@shc.edu	egeerts@ddgpc.com
Address:	4000 Dauphin Street, Mobile, AL 36608	3703 Old Shell Rd, Mobile, AL 36608

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895

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Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

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	Owner	Design Professional
Name:	Brian Courtney, CPA, CMA - SHC CFO	Evan M. Geerts, P.E.
Firm:	Spring Hill College	Duplant Design Group
Phone:	251-380-2255	251.930.5891
Email:	bcourtney@shc.edu	egeerts@ddgpc.com
Address:	4000 Dauphin Street, Mobile, AL 36608	3703 Old Shell Rd, Mobile, AL 36608

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.

6208 Grotto Rd, Mobile, AL 36608

2.81 ac

Property Address

Property Area (acres or square feet)

2806373000024.000

Parcel Number(s) or Key Number(s)

B-1 & R-1

N/A

Present Zoning or Transect District

Proposed Zoning or Transect District (if applicable)

3. NEIGHBORHOOD MEETING Attach the Neighborhood Meeting Documentation if applicable.

This requirement applies to any of the following applications:

- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

Have you provided the required Neighborhood Meeting Documentation, if applicable? ☐ Yes ☐ No

4. LABELS FOR NOTIFICATION Provide the names and complete addresses of owners of property lying within 300 feet of the property in this application, as shown by the latest assessment records of the Mobile County Revenue Commissioner's Office located in the plat and map room. ALL property ownership information provided for notification MUST be verified through Probate Court records. Each name and address must be TYPED on a standard size (approximately 1" x 2-5/8") white self-adhesive label. Include one (1) label with the APPLICANT'S name and address, plus one (1) label with the OWNER'S name and address (if applicant and owner differ). A PHOTOCOPY OF THE TYPED LABELS MUST ALSO BE SUBMITTED. (Please use 8_1/2" x 11" sheets of labels).

5. SIGNATURE It is warranted in good faith by the applicant whose name is signed hereto that all of the above facts are true and correct.

Brian Courtney
Digitally signed by Brian Courtney
Date: 2024.11.12 13:32:17 -06'00'

Owner Signature

11/12/24
Date

Brian Courtney
Digitally signed by Brian Courtney
Date: 2024.11.12 13:42:37 -06'00'

Applicant or Agent Signature (if applicable)

11/12/24
Date

AGREEMENT ALLOWING THE CITY OF MOBILE TO POST PUBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION

I hereby agree to allow the City of Mobile to post on my property, which is under consideration for Planning Commission/City Council approval, a sign notifying the general public of said request. I understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

Brian Courtney
Digitally signed by Brian Courtney
Date: 2024.11.12 13:33:45 -06'00'

Applicant or Agent Signature

11/12/24
Date

Build Mobile, PO Box 1827, Mobile, Alabama 36633

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CHECKLIST D

Previously approved Planning Approvals and Planned Unit Developments

The following are required to evaluate applications for Previously approved Planning Approvals and Planned Unit Developments. Please provide a statement for all items.

The following information is required for Planned Development Applications. Please refer to [Article 10](#) for a full description of the requirements and verify that the following documentation is provided:

- ☒ Planning Commission Application
- ☒ A site plan that shows existing and proposed improvements and indicates proposed modification of prior approval

1. Describe how the proposal aligns with the [Comprehensive Plan, Map for Mobile](#).

The comprehensive plan encourages redevelopment. The existing building is blighted and not in use. Demolition and reconstruction will not only improve the character of the community, but it will enhance the experience which the Spring Hill College campus provides to the City of Mobile.

Institutional

Future Land Use Map (FLUM) Designation

2. Describe how is the proposal and plan compatible with the character of the surrounding neighborhood.

This project would provide a new institutional building in place of a vacant building. The use remains educational which is consistent with the surrounding College campus.

3. Describe how the proposal prevents impacts on the development or improvement of adjacent property.

This redevelopment will have no impact on adjacent properties. It is surrounded by other institutional buildings and contained within an established campus.

4. Does the site design include adequate public facilities and utilities? ☒ Yes ☐ No

5. Does the plan provide appropriate ingress and egress? (Please provide a site plan showing ingress and egress)

☒ Yes ☐ No

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6. Please provide the following information:

☐ The location, type and height of buildings or structures: (e.g., The existing structure is 24 feet tall)
The existing building, Walsh Hall, is being demolished. The proposed building will be approximately 68' feet tall.

☐ The type and location of landscaping and screening: (e.g., A row of shrubs is located along the western edge of the property)

A conceptual landscape plan is included. However, note that this building is within the confines of the overall Spring Hill College Campus.

☐ Lighting:

Lighting will be provided but will not impact adjacent properties.

☐ Hours of operation:

☐ Other conditions that are unique to the use of the property:

This property is within the Spring Hill Campus and is unique in its lack of impacts to adjacent properties due to it's internal location.

7. Describe how the proposal will minimize elements that may be noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; or have elements that are detrimental to the public health, safety or general welfare.

The demolition project will provide remediation of existing environmental issues. No other detrimental effects are anticipated by the proposed redevelopment.

8. Describe how the proposal is in the City's or the larger community's best interest and what needs, benefits, or public purposes it serves.

It provides the ability to add a state of the art institutional building in the location of a vacant building which enhance the character of the community and attractiveness of Mobile as a destination for education and living.

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Revised February 2023



Corporate Letter of Authorization

I, Brian Courtney, give authority for the following person(s) to execute all documents and activities (including but not limited to: submitting and signing for associated applications for consideration by the Mobile City Planning Commission and/or Board of Zoning Adjustment) with the City of Mobile Planning & Zoning Department, on behalf of Spring Hill College, a corporation for the property located within the city limits of Mobile, Alabama at 6208 Grotto Rd, Mobile, AL 36608.

Furthermore, I hereby agree to allow the City of Mobile to post on my property, which is under consideration for a Planning Commission and/or Board of Zoning Adjustment application, a public notice sign notifying the general public of said request. I understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

Evan Geerts, Duplantis Design Group

Designee (1)

egeerts@ddgpc.com

Email

251.930.5891

Phone Number

Signature of Company Owner

Designee (2)

Email

Phone Number

11/18/2024

Date



Plan Submission Contact Information

Name of Project Spring Hill College - Health and Science Innovation Center

Address 6280 Grotto Road, Mobile, AL 36608

Owner Spring Hill College, Attn: Brian Courtney, CFO

Address 4000 Dauphin St, Mobile, AL Zip Code 36608

Phone 251-380-2255 Fax _____ Email bcourtney@shc.edu

Authorized Agent Dupantis Design Group

Address 3703 Old Shell Road, Mobile, AL Zip Code 36608

Phone 251-930-5891 Fax _____ Email egeerts@ddgpc.com

Contractor TBD

Address _____ Zip Code _____

Phone _____ Fax _____ Email _____

Civil Engineer Same as Agent

Address _____ Zip Code _____

Phone _____ Fax _____ Email _____

Architect WBA

Address _____ Zip Code _____

Phone _____ Fax _____ Email _____

Submitted by: 

Evan M. Geerts

Signature
11-18-2024

Print

Engineer and Agent

Date

Affiliation to project/Organization

ABBENE MICHAEL M AND DEA E
ABBENE TRUSTEES
PO BOX 160
SUMMERDALE, AL 36580

ALLEN ANDREW W & DIANA F
2166 DAUPHIN ST
MOBILE, AL 36606

BAGWELL CHARLDEEN J
1410 FAIRVIEW ST
GRUNDY, VA 24614

BAKER GEORGE ROBERT &
JOYCE P BAKER
4272 BIT AND SPUR RD APT 9
MOBILE, AL 36608

BARTER MICHAEL G & SUSAN S BARTER
446 CLUBHOUSE DR
FAIRHOPE, AL 36532

BEAN PROPERTIES LLC
PO BOX 376
MOBILE, AL 36601

BEASLEY SHARRON ANN
4009 OLD SHELL RD APT C5
MOBILE, AL 36608

BEDSOLE TRAVIS M JR & SUSAN D
BEDSOLE
310 LONG CT
MOBILE, AL 36609

BITTNER RENEE A & LAFFRE R CHERI
510 PINE ST
CAMDEN, SC 29020

BMAX LLC
4109 URSULINE DRIVE
MOBILE, AL 36608

BREVARD SIDNEY A III &
ELIZABETH B BREVARD AS
3766 SOUTH RHONDA DR
MOBILE, AL 36608

BRIDGES PAUL E & MARY
110 MYRTLE WOOD LN
MOBILE, AL 36608

CAZALAS DAVID A
4009 OLD SHELL RD APT C24
MOBILE, AL 36608

CLARK LARRY WINSTON &
KATHLEEN MARIE CLARK
15 LITTLE GATE WAY
KINGSTON, GA 30145

COLLINS HOMER R
P O BOX 376
MOBILE, AL 36601

COOK'S LANDING AT
BON SECOUR LLC
3755 MORDECAI LN
MOBILE, AL 36608

CREEL BRUCE & EVA CREEL
3762 MOFFETT RD STE E
MOBILE, AL 36618

CROFT JAMES STEVEN &
THERESA A THOMPSON
4009 OLD SHELL RD APT E7
MOBILE, AL 36608

DAHMER EDWARD C JR
12307 MARGUERITE DR
CODEN, AL 36523

DIAZ MARIA T
4009 OLD SHELL RD APT E20
MOBILE, AL 36608

DULANEY JOAN B
4009 OLD SHELL RD APT C13
MOBILE, AL 36608

FOUNTAIN KATHLEEN FRAZER
2449 VENETIA RD
MOBILE, AL 36605

FRANGOS DINO N & KATHERINE C
FRANGOS
3610 THE CEDARS AVE
MOBILE, AL 36608

FRANKLIN SUSAN B
10 DRURY LN
MOBILE, AL 36608

FREEMAN DAVID A
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FRIEDLANDER PAMELA SUSAN
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MOBILE, AL 36633

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MARGARET P GASTON
8120-K HWY 98
SEMMES, AL 36575

GERNHAUSER HENRY A &
ELAINE M GERNHAUSER
4324 HIGHWAY 311
HOUMA, LA 70360

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280 S AVENIDA CABALLEROS UNIT 126
PALM SPRINGS, CA 92262

GREGORY VICKI
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GUY JOHN STACY
4513 OLD SHELL RD STE C
MOBILE, AL 36608

HAMILTON CATHRINE V
8706 PATTERSON PATH
LILLIAN, AL 36549

HARKNESS MARGARET P
4009 OLD SHELL RD APT E6
MOBILE, AL 36608

HUFFSTUTLER NANCY M &
JAMES K HUFFSTUTLER JR
38 BUERGER RD
MOBILE, AL 36608

JACKSON ROBERT G &
WINIFRED S JACKSON
4009 OLD SHELL RD APT E9
MOBILE, AL 36608

JAYE VIRGINIA R
4009 OLD SHELL RD UNIT B10
MOBILE, AL 36608

JONES BERNICE C
18779 SCENIC HIGHWAY 98
FAIRHOPE, AL 36532

LANE DAVID & SUSAN LANE
4810 MUMS CT
MOBILE, AL 36608

LANE JOHN M & JOAN H LANE AS
CO-TRUSTEES OF
612 HERNANDO PL
DAUPHIN ISLAND, AL 36528

LANHAM DORIS C
4009 OLD SHELL RD APT D15
MOBILE, AL 36608

LEON LINDSAY MARGUERITE
4009 OLD SHELL RD APT E24
MOBILE, AL 36608

LUKE DAN D JR AS TRUSTEE OF THE
238 ROLLING HILL DR
DAPHNE, AL 36526

LURSEN KATHLEEN
4009 OLD SHELL RD APT B12
MOBILE, AL 36608

MAGGARD DELOIS C
4009 OLD SHELL RD APT E3
MOBILE, AL 36608

MCCOY AMY MCDUFFIE
30846 PARAPET CT
SPANISH FORT, AL 36527

MCDANIEL HUEY G &
BUNNIE S MCDANIEL
3754 THE CEDARS AVE
MOBILE, AL 36608

MCLEOD ELIZABETH SUZANNE
4009 OLD SHELL RD APT B2
MOBILE, AL 36608

MCRAE BRENDA C
4009 OLD SHELL RD APT C11
MOBILE, AL 36608

MEADOR ANNE MEREDITH
4272 BIT AND SPUR RD #17
MOBILE, AL 36608

MIRROR LAKE RAQUET CLUB
P O BOX 40004
MOBILE, AL 36604

MITCHELL ALICE SCHAFER
6065 BUCHANAN CIR
MCDONOUGH, GA 30252

MJDM LIVING TRUST
OF AUGUST 4, 2020
4009 OLD SHELL RD APT A5
MOBILE, AL 36608

ORLEANS FAMILY LLC
4009 OLD SHELL RD APT C22
MOBILE, AL 36608

PIERCE MICHAEL TRAVIS
140 SECRETARIAT PL
MADISON, AL 35756

POND SUE CALDWELL
4009 OLD SHELL RD APT C21
MOBILE, AL 36608

PRINGLE ANNA BELL
4009 OLD SHELL RD APT D5
MOBILE, AL 36608

RADCLIFF VIRGINIA STINSON
20 N REED AVE
MOBILE, AL 36604

REYNOLDS RUSSELL T
4009 OLD SHELL RD APT D10
MOBILE, AL 36608

RIIS JERI A & ERLING RIIS III
4009 OLD SHELL RD APT E22
MOBILE, AL 36608

ROEDDER GWENDOLYN A
211 LEVERT AVE
MOBILE, AL 36607

RTD DEVELOPERS LLC
3851 OLD SHELL RD
MOBILE, AL 36608

SAINT PAULS EPISCOPAL
161 DOGWOOD LN
MOBILE, AL 36608

SAINT PAULS EPISCOPAL
3811 OLD SHELL RD
MOBILE, AL 36608

SAINT PAULS EPISCOPAL
4051 OLD SHELL RD
MOBILE, AL 36608

SAINT-PAUL CARLA
771 HENCKLEY AVE
MOBILE, AL 36609

SCOTT PAUL ANTHONY &
SHELLY MAY SCOTT
4107 RIDGELAWN DR
MOBILE, AL 36608

SLEDGE ANNE T
121 RIDGELAWN DR E
MOBILE, AL 36608

SMITH BRENT M &
KENDALL S SMITH
354 TUTHILL LN
MOBILE, AL 36608

SPANISH VILLA VEST LLC
MICHAEL ELY
6111 PEACHTREE DUNWOODY RD
ATLANTA, GA 30328

BRIAN COURTNEY c/o
SPRING HILL COLLEGE
4000 DAUPHIN ST
MOBILE, AL 36608

SPRING HILL COLLEGE PRESIDENT &
TRUSTEES OF THE
4000 DAUPHIN ST
MOBILE, AL 36608

SPRINGHILL MANOR, LLC
740 MUSEUM DR
MOBILE, AL 36608

STOUT PAMELA N
AS TRUSTEE OF THE PAMELA N
3235 MCRAE DR
MOBILE, AL 36695

TEW MICHAEL B & RHONDA K TEW
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DAUPHIN ISLAND, AL 36528

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MOBILE, AL 36608

WALLER JOE P & MARTHA H
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MOBILE, AL 36608

WALTERS C L JR
650 RIDGEFIELD DRIVE
MOBILE, AL 36608

WELLS JUDSON W & BARBARA W WELLS
4009 OLD SHELL RD APT C19
MOBILE, AL 36608

WHETROCK LLC
10 AUDUBON PL
FAIRHOPE, AL 36532

WHIGHAM ROBERT E III &
MEAGHER LEE
51 OAKLAND AVE
MOBILE, AL 36608

WILHELM DAVID A &
GREER M WILHELM
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MOBILE, AL 36689

WILRAN NUMBER FIVE LLC
7 YESTER PL
MOBILE, AL 36608

WIZARD PROPERTIES LLC
89 TUTHILL LN
MOBILE, AL 36608

DUPLANTIS DESIGN GROUP, P.C.
3703 OLD SHELL RD
MOBILE, AL 36608



Agenda Item # 12

MOD-003155-2024 & MOD-003148-2024

View additional details on this proposal and all application materials using the following links:

[Applicant Materials for Consideration – Planning Approval Modification](#)

[Applicant Materials for Consideration – Planned Unit Development Modification](#)

DETAILS

Location:

6208 Grotto Road (Private Street)

Applicant / Agent:

Brian Courtney, Spring Hill College (Evan M. Geerts,
P.E., Duplantis Design Group, Agent)

Property Owner:

Spring Hill College

Current Zoning:

R-1, Single-Family Residential Suburban District

Future Land Use:

Institutional, Mixed Density Residential, and
Traditional Neighborhood Center

Applicable Codes, Policies, and Plans:

- Unified Development Code
- Subdivision Regulations
- Map for Mobile Comprehensive Plan

Schedule for Development:

- Not provided.

Proposal:

- Modification of a previously approved Planning Approval
- Modification of a previously approved Planned Unit Development

Considerations:

1. Modification of a previously approved Planning Approval with ten (10) conditions; and
2. Modification of a previously approved Planned Unit Development with ten (10) conditions.

Report Contents:

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PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by schools, and residential and commercial units.

APPLICATION NUMBER 12 DATE December 19, 2024
 APPLICANT Brian Courtney, Spring Hill College (Evan M. Geerts, P.E., Duplantis Design Group, Agent)
 REQUEST PUD Modification, Planning Approval Modification



SITE HISTORY

The site has been before the Planning Commission several times for Planned Unit Development approval to allow multiple buildings on a single property with shared access and parking, as well as Planning Approvals to allow a college to be located in an R-1 District. The site was most recently before the Planning Commission on June 4, 2015.

There have been no Board of Zoning Adjustment cases associated with the site.

STAFF COMMENTS

Engineering Comments:

ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Traffic Engineering Comments:

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Article 3, Section 64-3-12 of the City's Unified Development Code.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require

approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2021 International Fire Code). Fire apparatus access is required to be within 150' of all non-sprinklered commercial buildings and within 300' of all sprinklered commercial buildings. Fire water supply for all commercial buildings will be required to meet the guidance of Appendices B and C of the 2021 International Fire Code. The minimum requirement for fire hydrants is to be within 400' of non-sprinklered commercial buildings, within 600' of sprinklered commercial buildings, and within 100' of fire department connections (FDC) for both standpipes and sprinkler systems.

Planning Comments:

The applicant is proposing the demolition of an existing building, and the construction of a new building in the same location. Detailed descriptions of the request are available via the links on page 1 of this report.

The site is surrounded by properties that are mostly zoned R-1, Single Family Residential Suburban District and developed residentially. There is also St. Paul's Episcopal School, zoned R-1, which abuts the site, in addition to various commercially zoned and developed sites.

The site plan depicts the existing development, the proposed new building, and eight (8) additional parking spaces. The location of the proposed structure is interior to the existing college, and will comply with all setback and buffer requirements. The application states that 11 parking spaces are to be removed with the demolition of the existing building, making for a total loss of three (3) parking spaces, as proposed. If approved, the site plan should be revised to indicate that the site will still have a compliant amount of parking spaces overall.

A previously approved tree and landscape area plan is on file with the Planning and Zoning Department and will need to be amended to reflect the additional building and parking spaces. The revised plan should be submitted at the time requests for permits are made, and notes should be placed on the Planning Approval and PUD site plans stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC.

A dumpster is illustrated on the site plan. If approved, a complaint enclosure for the dumpster should be indicated on the site plan.

It should be noted that future development or redevelopment of the site may require additional modifications of the Planning Approval and PUD to be approved by the Planning Commission and City Council. A note stating as much should be placed on the recorded site plans, if approved.

PLANNING APPROVAL / PLANNED UNIT DEVELOPMENT MODIFICATION CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in Section 64-5-8-B.(5) states the following concerning Planning Approval / Planned Unit Development Modifications:

Approval Criteria. The Planning Commission shall not recommend a major modification for approval, and the City Council shall not approve the modification, unless the proposed modification:

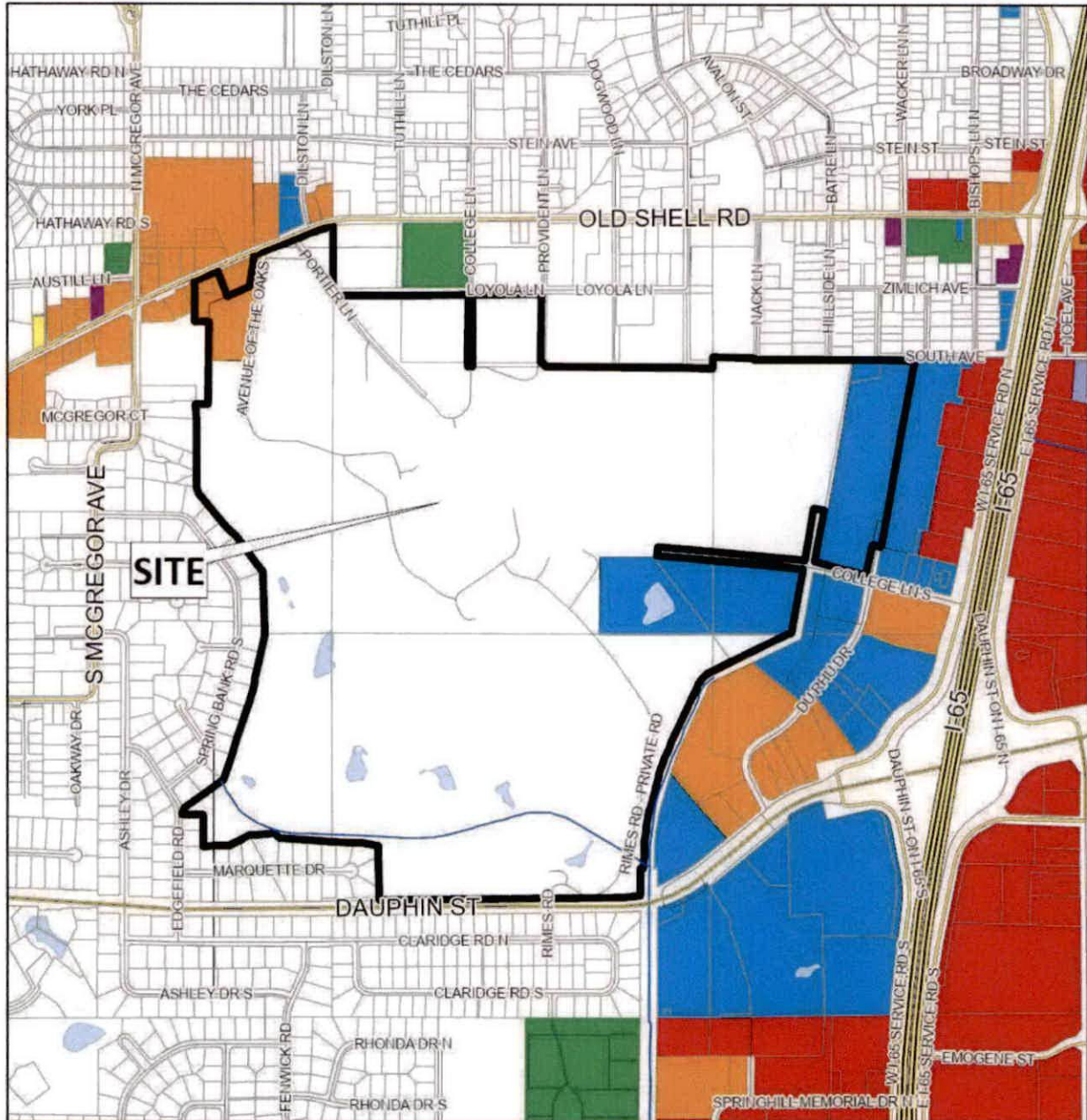
1. Is consistent with all applicable requirements of this Chapter;
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property;
4. Will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood:
 - a. In making this determination, the Planning Commission and City Council shall consider the location, type and height of buildings or structures, the type and extent of landscaping and screening, lighting, hours of operation or any other conditions that mitigate the impacts of the proposed development; and
 - b. Includes adequate public facilities and utilities;
5. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
6. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
7. Shall not be detrimental or endanger the public health, safety or general welfare.
8. **Benefits Consideration.** In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

Considerations:

If the Planning Commission considers a recommendation of approval of the Modified Planning Approval / Planned Unit Development, the following conditions should apply:

1. Provision of a note on the Planning Approval and PUD site plans stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
2. Revision of the site plan to indicate a complaint enclosure for the dumpster;
3. Revision of the site plan to indicate that the site will have a compliant amount of parking overall;
4. Provision of a note on the Final Planning Approval and PUD site plans stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
5. Compliance with all Engineering comments noted in this staff report;
6. Compliance with all Traffic Engineering comments noted in this staff report;
7. Compliance with all Urban Forestry comments noted in this staff report;
8. Compliance with all Fire Department comments noted in this staff report;
9. Provision of revised Planning Approval and PUD site plans for review by Planning and Zoning prior to recording, and provision of copies of the recorded site plans (hard copy and pdf) to Planning and Zoning; and,
10. Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP



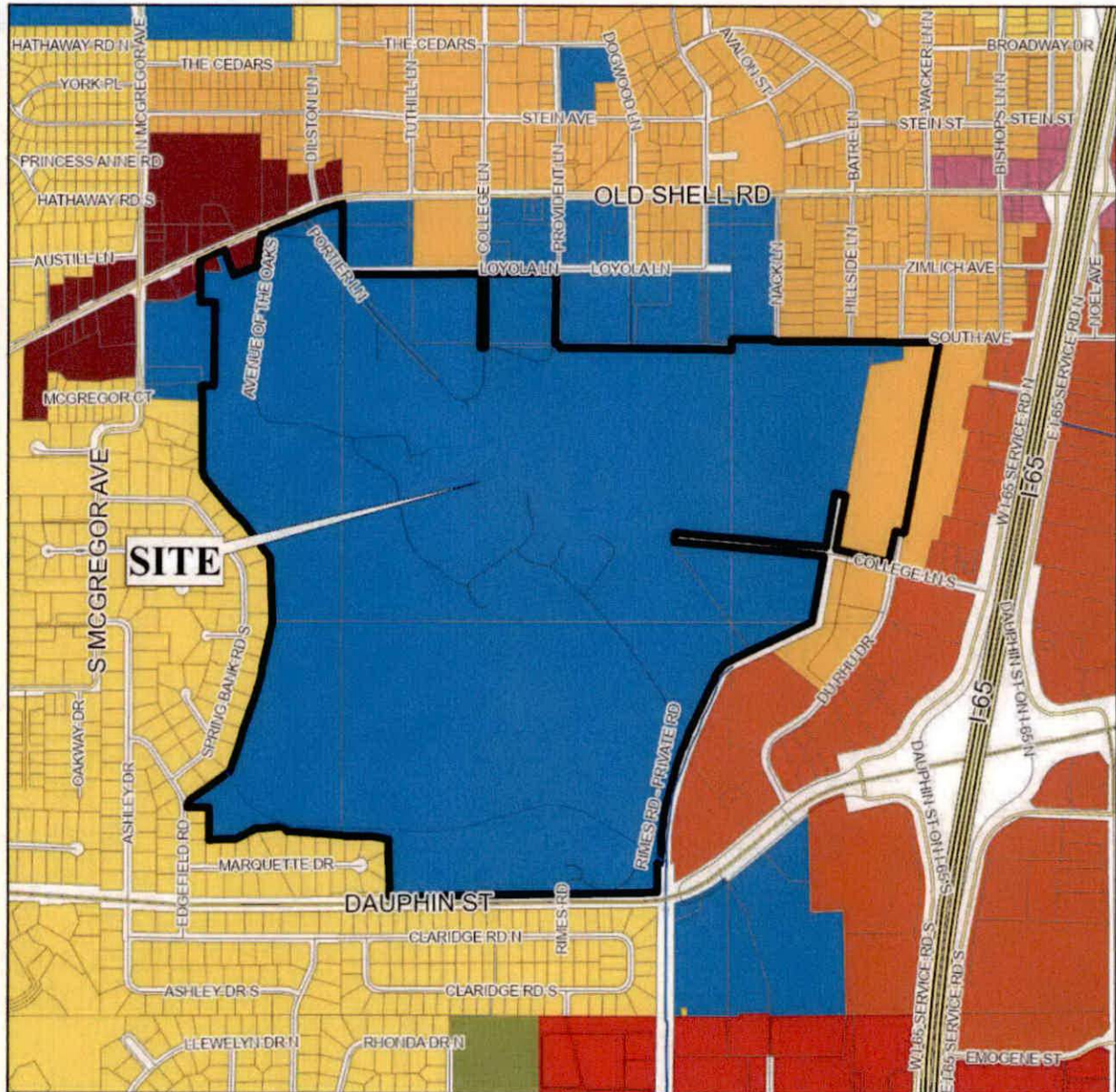
APPLICATION NUMBER 12 DATE December 19, 2024

APPLICANT Brian Courtney, Spring Hill College (Evan M. Geerts, P.E., Duplantis Design Group, Agent)

REQUEST PUD Modification, Planning Approval Modification



FLUM LOCATOR MAP



APPLICATION NUMBER 12 DATE December 19, 2024

APPLICANT Brian Courtney, Spring Hill College (Evan M. Geerts, P.E., Duplantis Design Group, Agent)

REQUEST PUD Modification, Planning Approval Modification

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	

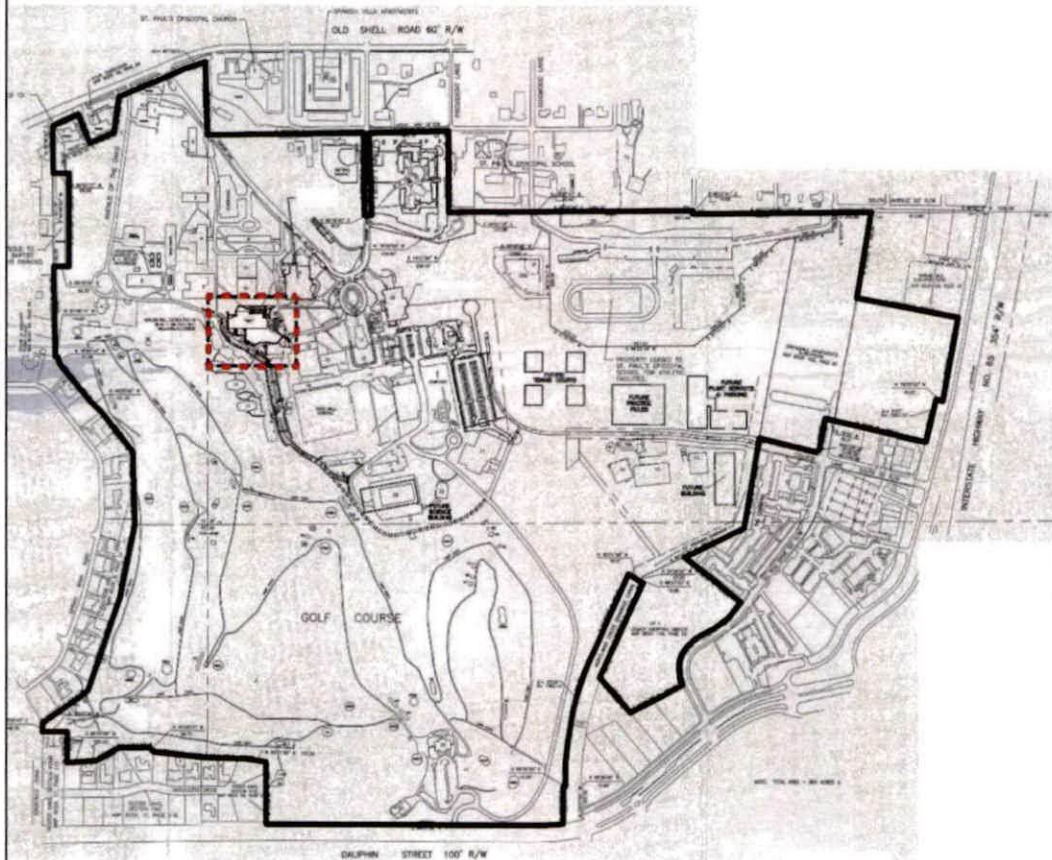


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APPLICATION NUMBER 12 DATE December 19, 2024
 APPLICANT Brian Courtney, Spring Hill College (Evan M. Geerts, P.E., Duplantis Design Group, Agent)
 REQUEST PUD Modification, Planning Approval Modification

N
NTS

SITE PLAN

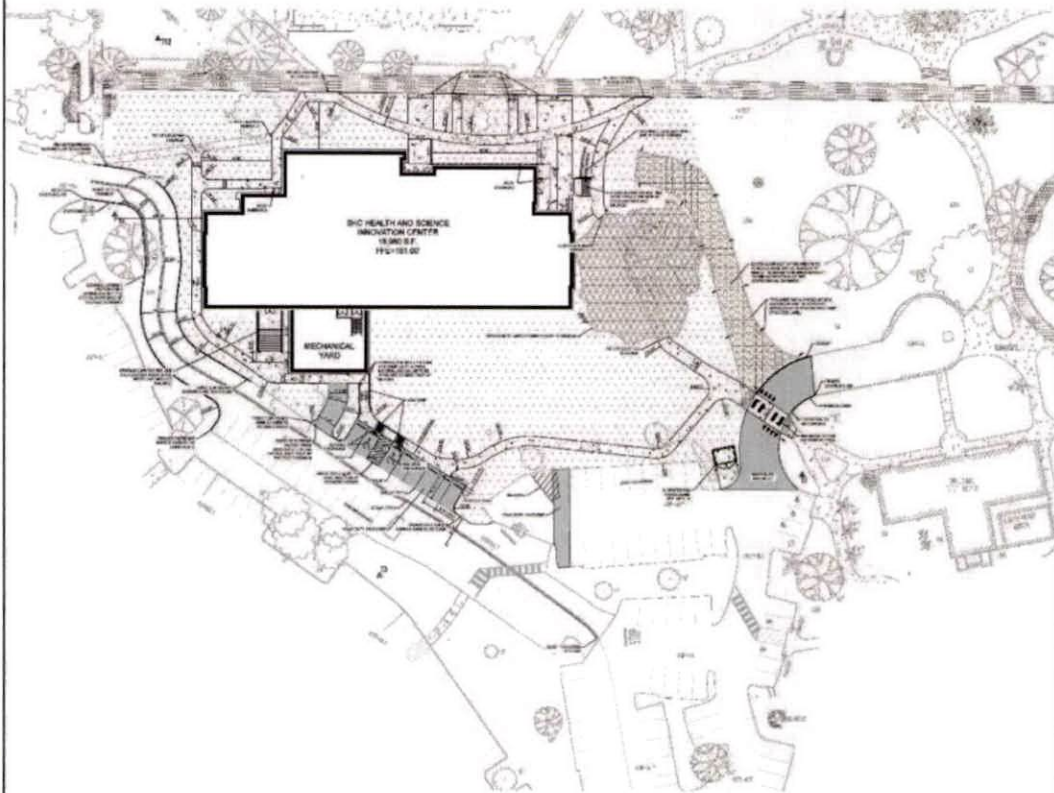


The site plan illustrates the existing building, and area for a proposed building.

APPLICATION NUMBER 12 DATE December 19, 2024
 APPLICANT Brian Courtney, Spring Hill College (Evan M. Geerts, P.E., Duplantis Design Group, Agent)
 REQUEST PUD Modification, Planning Approval Modification



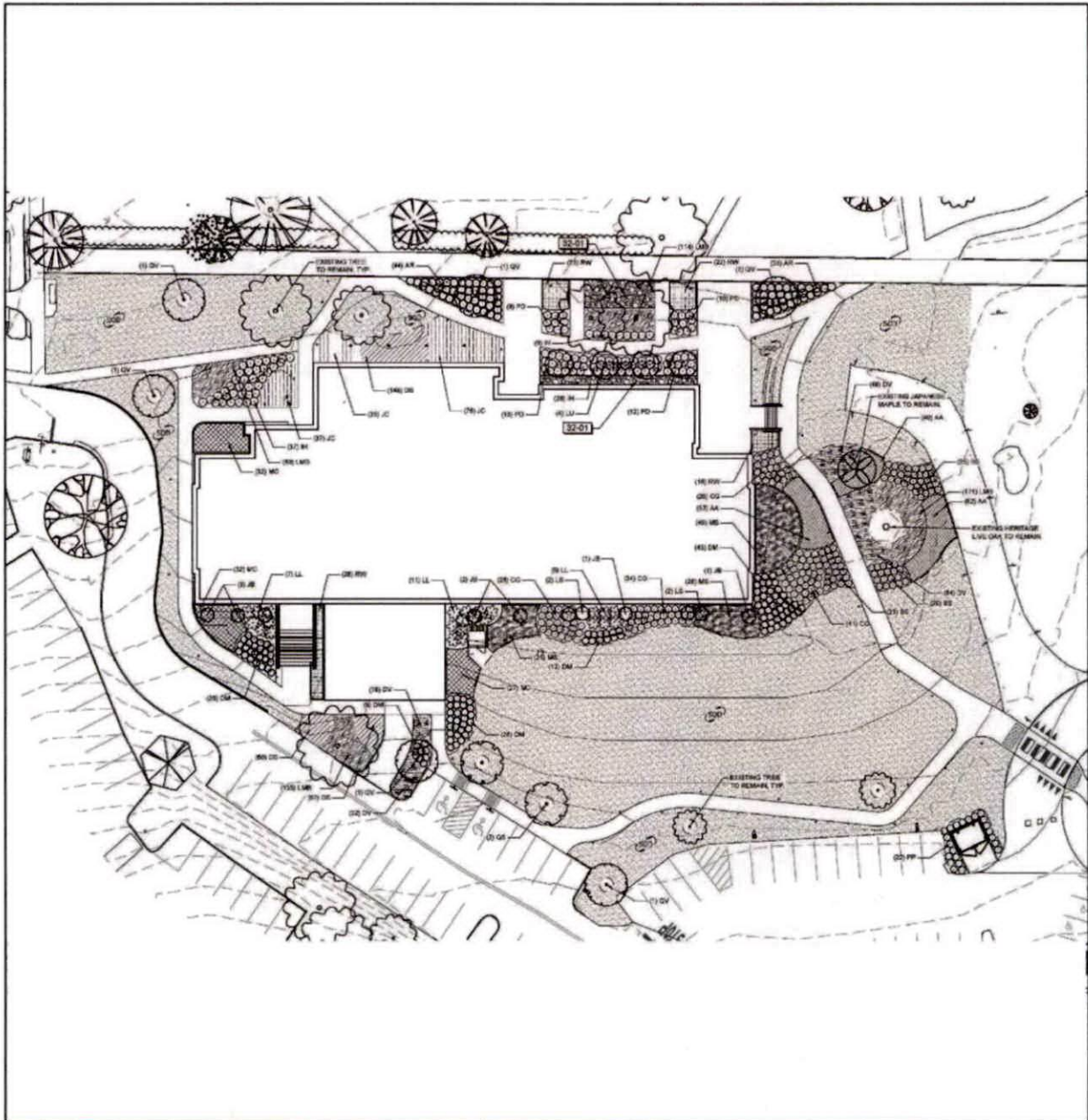
DETAIL SITE PLAN



APPLICATION NUMBER	12	DATE	December 19, 2024
APPLICANT	Brian Courtney, Spring Hill College (Evan M. Geerts, P.E., Duplantis Design Group, Agent)		
REQUEST	PUD Modification, Planning Approval Modification		



DETAIL SITE PLAN



APPLICATION NUMBER 12 DATE December 19, 2024

APPLICANT Brian Courtney, Spring Hill College (Evan M. Geerts, P.E., Duplantis Design Group, Agent)

REQUEST PUD Modification, Planning Approval Modification



ZONING DISTRICT CORRESPONDENCE MATRIX

		LOW DENSITY RESIDENTIAL (LDR)	MIXED DENSITY RESIDENTIAL (MXDR)	DOWNTOWN (DT)	DISTRICT CENTER (DC)	NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	TRADITIONAL CORRIDOR (TC)	MIXED COMMERCIAL CORRIDOR (MCC)	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRY (HI)	INSTITUTIONAL LAND USE (INS)	PARKS & OPEN SPACE (POS)	DOWNTOWN WATERFRONT (DW)	WATER DEPENDENT USES (WDWU)
RESIDENTIAL - AG	R-A														
ONE-FAMILY RESIDENCE	R-1	■				■	■						■		
TWO-FAMILY RESIDENCE	R-2	■				■							■		
MULTIPLE-FAMILY	R-3	○	■			■	■						■	○	
RESIDENTIAL-BUSINESS	R-B		○			■		■					■	○	
TRANSITIONAL-BUSINESS	T-B		○		■	■	■	■					■		
HISTORIC BUSINESS	H-B			■		■		■					■		
VILLAGE CENTER	TCD					■	■						■		
NEIGH. CENTER	TCD					■		■					■		
NEIGH. GENERAL	TCD					■							■		
DOWNTOWN DEV. DDD	T-6			■									■		
DOWNTOWN DEV. DDD	T-5.1			■		■							■		
DOWNTOWN DEV. DDD	T-5.2			■		■							■		
DOWNTOWN DEV. DDD	T-4			■		■		■					■		
DOWNTOWN DEV. DDD	T-3			■		■							■		
DOWNTOWN DEV. DDD	SD-WH									○	○		■		
DOWNTOWN DEV. DD	SD	○	○	○	○	○	○	○		○	○		■		
BUFFER BUSINESS	B-1		■			■	■	■					■		
NEIGH. BUSINESS	B-2		○			■	■	■					■		
LIMITED BUSINESS	LB-2		○			■	■	■					■		
COMMUNITY BUSINESS	B-3				■			■					■		
GEN. BUSINESS	B-4			■				■				○	■		
OFFICE-DISTRIBUTION	B-5									■			■		
LIGHT INDUSTRY	I-1									■			■		
HEAVY INDUSTRY	I-2										■		■		

Zoning District Correspondence Matrix

- Directly Related
- Elements of the zoning category are related to the future LU category, but with qualifications (such as a development plan with conditions)
- Land use category is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

Institutional Land Use (INS)

This designation includes land and buildings occupied by municipal and other governmental agencies for the exercise of their functions, to serve the public or provide a civic use or amenity. These include major libraries, airports, public schools and public safety facilities, but exclude parks and public open space which are identified under a separate land use classification (see below). Semi-public uses such as grammar and high schools, colleges and universities, hospitals, and other major institutions that serve the public and/or operate in a public function are included.

Note: Small-scale properties (less than 2 acres) accommodating subsidiary public and semi-public facilities, such as branch libraries, substations, satellite clinics, etc., may not be specifically called out in the FLUM under this land use designation, but may instead be considered part of the array of integrated complementary uses typically found in a residential neighborhood or a mixed-use center or corridor. The specific location and design of these complementary uses is subject to zoning.



MIXED DENSITY RESIDENTIAL (MxDR)

This designation applies mostly to residential areas located between Downtown and the Beltline, where the predominant character is that of a traditional neighborhood laid out on an urban street grid.

These residential areas should offer a mix of single family homes, townhouses, 2- to 4- residential unit buildings, accessory dwellings, and low- and mid-rise multifamily apartment buildings. The density varies between 6 and 10 du/ac, depending on the mix, types, and locations of the housing as specified by zoning.

Like LDR areas, MxDR areas may incorporate compatibly scaled and sited complementary uses such as neighborhood retail and office uses, schools, playgrounds and parks, and churches and other amenities that create a complete neighborhood fabric and provide safe and convenient access to daily necessities.

NEIGHBORHOOD CENTER (NC)

This land use designation applies to smaller hubs of mixed commercial, community, and recreational activity that cater to adjacent residential areas. Many of these centers exist today in some form. Therefore, the following common principles apply not just to the future development of new centers, but also to the redevelopment (wholesale or incremental) of existing centers.

General Principles for Neighborhood Centers:

- › NC should support a limited amount of commercial employment
 - › NC should incorporate some residential use, which may vary in type from detached single family, townhouse, accessory and live-work units in mixed use and low-rise multifamily structures.
 - › The residential density in NC designations –ranging from 4 to 10 du/ac– must be compatible in character with that of surrounding residential development, providing appropriate transitions in height, massing and other buffering from one land use district to the next.
 - › The retail and housing uses should merge around vibrant, compact, accessible nodes, located at key neighborhood intersections or along short road segments.
- › The NC nodes should be connected to the surrounding neighborhood and nearby public uses (e.g., schools, parks, etc.) via well-designed sidewalks and complete streets.

While the above-listed principles are common to all NC districts, the design attributes of neighborhood centers generally vary depending on whether a center is in a more “traditional” or more “suburban” context.

Additional Attributes of Neighborhood Centers:

- › **NC in traditional contexts:** These tend to be in those areas east of the Beltline and correspond to MxDR neighborhoods. In these NCs, buildings should orient to the street, with on-site parking typically pushed to the back of the site. The design qualities of the public realm are emphasized, including the provision of continuous sidewalks, tree canopy, pedestrian amenities, on-street parking and bicycle facilities where appropriate.
- › **NC in suburban contexts:** These generally are located among the LDR land use designations in the areas west of the Beltline. Where they exist, these centers currently have a more pronounced vehicular orientation. Therefore, the emphasis is on retrofitting to improve internal walkability (e.g., through the addition of sidewalks, tree canopy, protection from the elements) and external connectivity to the surrounding areas (via sidewalks, paths and trails, street crossings, transit stops, etc.) and to increase the mix and density of uses (e.g., infill of outparcels, addition of housing, etc.).

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOBILE, ALABAMA, that the City Clerk be, and she hereby is, instructed to publish in a newspaper of general circulation within the municipality the attached notice stating the time and place a proposed amendment to the Zoning Ordinance is to be considered by the City Council and further stating that at such time and place all persons who desire shall have an opportunity of being heard in opposition to or in favor of the proposed amendment.

Adopted:

City Clerk

Notice of Public Hearing for the Proposed Modification
of a Previously Approved Planned Unit Development
for Property located at 6208 Grotto Road

Pursuant to Resolution of the Mobile, Alabama City Council adopted September 6, 2022, a public hearing will be held on the 18th day of February, 2025, at 10:30 a.m., to consider adoption of an ordinance for the proposed modification of a previously approved Planned Unit Development for property located at 6208 Grotto Road.

The public hearing will be held in the Auditorium of Government Plaza, 205 Government Street, Mobile, Alabama. All persons who desire shall have an opportunity to be heard in favor of or in opposition to the proposed amendment at such time and place. Further, the City Council may consider further modifications other than the ones sought by the applicant, and may take other actions allowed by the law.

Lisa C. Lambert
City Clerk

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE

Sponsored by: Councilmember Gina Gregory

WHEREAS, a Planned Unit Development was approved on June 4, 2015 to amend the Master Plan of an existing college in an R-1, Single-Family Residential Suburban District, on property located at 6208 Grotto Road (Private Street) and described as follows:

COMMENCING AT THE S.E. CORNER OF SECTION 37, T4S-R2W, MOBILE COUNTY ALABAMA; THENCE ALONG THE EAST LINE OF SAID SECTION 37, RUN N 00°45'40"W 1869.12 FEET TO A POINT; THENCE RUN S 89°22'19"W 621.46 FEET TO A POINT; SAID POINT BEING AT THE SOUTHWEST CORNER OF INTERSTATE HIGHWAY NO. 65 AND SOUTH AVENUE; THENCE CONTINUING S 89°22'19"W RUN ALONG THE SOUTH RIGHT OF WAY LINE OF SAID SOUTH AVENUE A DISTANCE OF 610.82 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN S 10°10'W 535.54 FEET TO A POINT; SAID POINT BEING ON A WESTWARD PROJECTION OF THE SOUTH BOUNDARY LINE OF SPRING HILL BUSINESS PARK, AS RECORDED IN MAP BOOK 56, PAGE 70 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE COURT OF MOBILE COUNTY, ALABAMA; THENCE ALONG SAID WESTWARD PROJECTION AND ALONG SAID SOUTH BOUNDARY LINE OF SPRING HILL BUSINESS PARK, RUN S 79°50'E 600.0 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY NO. 65; THENCE ALONG SAID WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 65, RUN S 10°10'W 519.88 FEET TO A POINT; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 65, RUN N 79°50'W 44.0 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHWESTWARDLY AND HAVING A RADIUS OF 7351.73 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 65, RUN SOUTHWESTWARDLY ALONG SAID ARC OF CURVE A DISTANCE OF 264.0 FEET TO THE NORTHEAST CORNER OF COLLEGE

PARK, NORTHWESTERN QUADRANGLE, UNIT TWO AS RECORDED IN MAP BOOK 20, PAGE 61 OF SAID PROBATE COURT RECORDS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO, RUN N 76°49'W 552.21 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH BOUNDARY LINE OF COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO, RUN N 79°50'W 430.0 FEET TO THE NORTHWEST CORNER OF SAID COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO; THENCE ALONG THE WEST BOUNDARY LINE OF SAID COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO, RUN AS FOLLOWS: S 10°05'30"W 743.01 FEET, S 64°40'30"W 680.22 FEET, S 24°39'W 27.25 FEET TO A POINT ON THE NORTH TERMINUS OF MONTLIMAR DRAINAGE CANAL; THENCE ALONG SAID NORTH TERMINUS, RUN N 65°21'W 85.0 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID MONTLIMAR DRAINAGE CANAL; THENCE ALONG SAID WEST RIGHT OF WAY LINE OF MONTLIMAR DRAINAGE CANAL, RUN S 24°39'W 493.80 FEET TO THE P.C. OF A CURVE TO THE LEFT; SAID CURVE HAVING A CENTRAL ANGLE OF 25°00' AND A RADIUS OF 1960.10 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF MONTLIMAR DRAINAGE CANAL, RUN SOUTHWESTWARDLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 855.25 FEET TO THE P.T. OF SAID CURVE; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF MONTLIMAR DRAINAGE CANAL, RUN S 89°39'W 10.0 FEET TO A POINT; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF MONTLIMAR DRAINAGE CANAL, RUN S 00°21'E 220 FEET, MORE OR LESS, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF DAUPHIN STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF DAUPHIN STREET, RUN WESTWARDLY 1815 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF YESTER OAKS, SECTION NINE AS RECORDED IN MAP BOOK 59, PAGE 64 OF SAID PROBATE COURT RECORDS; THENCE ALONG THE EAST BOUNDARY LINE OF SAID YESTER OAKS, SECTION NINE, RUN N 01°02'30"W 370.0 FEET TO THE NORTHEAST CORNER OF SAID YESTER OAKS, SECTION NINE; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID YESTER OAKS, SECTION NINE, RUN N 80°01'20"W 107.34 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH BOUNDARY LINE OF SAID YESTER OAKS, SECTION NINE, RUN N 80°01'20"W 107.34 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH BOUNDARY LINE OF YESTER OAKS, SECTION NINE, RUN N 88°10'45"W 290.0 FEET TO THE NORTHWEST CORNER OF SAID YESTER OAKS, SECTION NINE; SAID POINT ALSO BEING THE NORTHEAST CORNER OF YESTER OAKS, SECTION FIVE AS RECORDED IN MAP BOOK 17, PAGE 116 OF SAID PROBATE COURT RECORDS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID YESTER OAKS, SECTION FIVE, RUN AS FOLLOWS: N 83°55'W 291.76 FEET, N 41°46'W 39.70 FEET, S 87°51'W 180.0 FEET, S 59°36'30"W 158.35 FEET, S 85°47'00"W 180.40 FEET TO A POINT ON THE EAST BOUNDARY LINE OF YESTER OAKS, SECTION FOUR AS RECORDED IN MAP BOOK 17, PAGE 115 OF SAID PROBATE COURT RECORDS; THENCE ALONG SAID EAST BOUNDARY LINE OF YESTER OAKS, SECTION FOUR, RUN N 00°05'45"E 220.0 FEET ON THE NORTHEAST CORNER OF SAID YESTER OAKS, SECTION FOUR; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID YESTER OAKS, SECTION FOUR, RUN S 88°57'30"W 150.0 FEET TO A POINT; THENCE RUN N 00°05'45"E 49.75 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SECTION ONE, YESTER OAKS AS RECORDED IN MAP BOOK 9, PAGE 14 OF SAID PROBATE COURT RECORDS; THENCE ALONG SAID EAST BOUNDARY LINE OF SECTION ONE, YESTER OAKS, RUN AS FOLLOWS: N 54°14'40"E 334.01 FEET, N 18°49'40"E 581.56 FEET, N 11°57'42"E 464.43 FEET, N 01°32'18"W 439.09 FEET, N 38°20'11"W 311.20 FEET, N 46°25'06"W 101.34 FEET, N 38°51'41"W 282.85 FEET, N 18°44'44"W 41.40 FEET TO THE NORTHEAST CORNER OF SAID SECTION ONE,

YESTER OAKS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION ONE, YESTER OAKS, RUN N 81°08'14"W 14.22 FEET TO A POINT; SAID POINT BEING THE SOUTHEAST CORNER OF RESUBDIVIDED AND AMENDED PERRY PLACE AS RECORDED IN MAP BOOK 85, PAGE 55 OF SAID PROBATE COURT RECORDS; THENCE ALONG THE EAST BOUNDARY LINE OF SAID RESUBDIVIDED AND AMENDED PERRY PLACE AND A NORTHWARD PROJECTION THEREOF, RUN N 01°13'22"W 550.97 FEET TO A POINT; THENCE RUN S 89°45'22" E 92.30 FEET TO A POINT; THENCE RUN N 00°14'30" E 562.12 FEET TO A POINT; THENCE RUN N 89°53'17" W 96.54 FEET TO A POINT; THENCE RUN N 00°06'43" E 284.53 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF OLD SHELL ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF OLD SHELL ROAD, RUN N 66°32'30"E 176.64 FEET TO THE NORTHWEST CORNER OF A.N.B. SUBDIVISION AS RECORDED IN MAP BOOK 35, PAGE 50 OF SAID PROBATE COURT RECORDS; THENCE ALONG THE WEST BOUNDARY LINE OF SAID A.N.B. SUBDIVISION, RUN S 20°33'E 183.03 FEET TO THE SOUTHWEST CORNER OF SAID A.N.B. SUBDIVISION; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID A.N.B. SUBDIVISION, RUN N 66°32'30"E 166.94 FEET TO THE SOUTHEAST CORNER OF SAID A.N.B. SUBDIVISION; THENCE ALONG THE EAST BOUNDARY LINE OF SAID A.N.B. SUBDIVISION, RN N 08°12'E 214.74 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF OLD SHELL ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF OLD SHELL ROAD, RUN N 66°32'30"E 422.72 FEET OF THE P.C. OF A CURVE TO THE RIGHT; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE OF OLD SHELL ROAD, RUN NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE TO A POINT WHICH BEARS N 71°50'E 148.46 FEET FROM THE LAST DESCRIBED POINT; THENCE RUN S 00°01'43" E 442.52 FEET TO A POINT; THENCE RUN N 88°55'44" E 950.52 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COLLEGE LANE; THENCE ALONG SAID WEST RIGHT OF WAY LINE OF COLLEGE LANE RUN S 00°21'15" E 492.23 FEET; THENCE RUN N 89°38'45" E 40.0 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COLLEGE LANE; THENCE ALONG SAID EAST RIGHT OF WAY LINE RUN N 00°02'15" W 492.93 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF LOYOLA LANE; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF LOYOLA LANE RUN N 89°20'45" E 476.78 FEET; THENCE RUN S 00°21'15" E 503.97 FEET TO A POINT; THENCE RUN N 89°22'19" E 2586.42 FEET TO THE POINT OF BEGINNING. CONTAINING 353 ACRES, MORE OR LESS.

ALSO: LOTS 19, 20, 21, 22 & 23, COLLEGE PARK NORTHWESTERN QUADRANGLE, UNIT TWO ACCORDING TO PLAT RECORDED IN MAP BOOK 20, PAGE 61 OF THE PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA, ALSO LOT 24 A, COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO, RESUBDIVISION OF LOTS 24 AND 27 AS PER PLAT RECORDED IN MAP BOOK 69, PAGE 44 OF SAID PROBATE COURT RECORDS, CONTAINING 11.0191 ACRES.

WHEREAS, the owner of said property applied for a Major Modification of the Planned Unit Development (PUD) on November 18, 2024, allowing the expansion of an existing college in an R-1, Single-Family Residential Suburban District.

WHEREAS, the Planning Commission held a public hearing on the requested Major Modification on December 19, 2024 and recommended approval of the Major Modification of the PUD subject to the following conditions:

1. Provision of a note on the PUD site plan stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;

2. Revision of the site plan to indicate a compliant enclosure for the dumpster;
3. Provision of a note on the Final Planning PUD site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
4. Compliance with all Engineering comments noted in the staff report;
5. Compliance with all Traffic Engineering comments noted in the staff report;
6. Compliance with all Urban Forestry comments noted in the staff report;
7. Compliance with all Fire Department comments noted in the staff report;
8. Provision of a revised PUD site plan for review by Planning and Zoning prior to recording, and provision of a copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
9. Full compliance with all municipal codes and ordinances.

WHEREAS, the City Council finds that the proposed modification:

- A. Is consistent with all applicable requirements of this Chapter;
- B. Is compatible with the character of the surrounding neighborhood;
- C. Will not impede the orderly development and improvement of surrounding property;
- D. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- E. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- F. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- G. Shall not be detrimental or endanger the public health, safety or general welfare.
- H. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

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

Section One: That the modification of the PUD is hereby approved with the following required conditions:

1. Provision of a note on the PUD site plan stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
2. Revision of the site plan to indicate a compliant enclosure for the dumpster;
3. Provision of a note on the Final PUD site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
4. Compliance with all Engineering comments noted in the staff report;
5. Compliance with all Traffic Engineering comments noted in the staff report;
6. Compliance with all Urban Forestry comments noted in the staff report;
7. Compliance with all Fire Department comments noted in the staff report;
8. Provision of a revised PUD site plan for review by Planning and Zoning prior to recording, and provision of a copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
9. Full compliance with all municipal codes and ordinances.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

NOTICE OF HEARING OF PROPOSED AMENDMENT TO THE UNIFIED DEVELOPMENT CODE

Notice is hereby given that the Mobile City Council proposes to consider the adoption of the below synopsisized amendment to the Ordinance adopted on the 12th day of July, 2022, and known as the "Unified Development Code". The adoption of such amendment will be considered by the Mobile City Council in the Auditorium of the Government Plaza in Mobile, Alabama on the 18th day of February, 2025, at 10:30 AM. At such time and place all persons who desire shall have an opportunity to be heard in opposition to or in favor of the amendment.

Synopsis of Proposed Amendment to the Unified Development Code

The proposed amendment to the Unified Development Code was published in full on the 22nd day of January, 2025 in the Lagniappe.

The proposed amendment to the Unified Development Code concerns the property within the City of Mobile, located at 6208 Grotto Road (Private Street). The proposed amendment will modify a Planned Unit Development (PUD) that was approved for said location on June 4, 2015. The owner of said property has applied for a Major Modification of the PUD amending the Master Plan of an existing college in an R-1, Single-Family Residential Suburban District. If approved, the major modification amending the Master Plan of an existing college in an R-1, Single-Family Residential Suburban District is subject to the following proposed conditions: 1. Provision of a note on the PUD site plan stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC; 2. Revision of the site plan to indicate a compliant enclosure for the dumpster; 3. Provision of a note on the Final PUD site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council; 4. Compliance with all Engineering comments noted in the staff report; 5. Compliance with all Traffic Engineering comments noted in the staff report; 6. Compliance with all Urban Forestry comments noted in the staff report; 7. Compliance with all Fire Department comments noted in the staff report; 8. Provision of revised PUD site plan for review by Planning and Zoning prior to recording, and provision of a copy of the recorded site plan. (hard copy and pdf) to Planning and Zoning; and, 9. Full compliance with all municipal codes and ordinances.

This proposed amendment to the Unified Development Code will be in full force and effect from after its publication and adoption by the Mobile City Council.

AN ORDINANCE AMENDING THE ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF MOBILE ON THE 12TH DAY OF JULY, 2022, SAID ORDINANCE BEING COMMONLY KNOWN AS THE UNIFIED DEVELOPMENT CODE

Sponsored by: Councilmember Gina Gregory

WHEREAS, a Planned Unit Development was approved on June 4, 2015 to amend the Master Plan of an existing college in an R-1, Single-Family Residential Suburban District, on property located at 6208 Grotto Road (Private Street) and described as follows:

COMMENCING AT THE S.E. CORNER OF SECTION 37, T4S-R2W, MOBILE COUNTY ALABAMA; THENCE ALONG THE EAST LINE OF SAID SECTION 37, RUN N 00°45'40"W 1869.12 FEET TO A POINT; THENCE RUN S 89°22'19"W 621.46 FEET TO A POINT; SAID POINT BEING AT THE SOUTHWEST CORNER OF INTERSTATE HIGHWAY NO. 65 AND SOUTH AVENUE; THENCE CONTINUING S 89°22'19"W RUN ALONG THE SOUTH RIGHT OF WAY LINE OF SAID SOUTH AVENUE A DISTANCE OF 610.82 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN S 10°10'W 535.54 FEET TO A POINT; SAID POINT BEING ON A WESTWARD PROJECTION OF THE SOUTH BOUNDARY LINE OF SPRING HILL BUSINESS PARK, AS RECORDED IN MAP BOOK 56, PAGE 70 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE COURT OF MOBILE COUNTY, ALABAMA; THENCE ALONG SAID WESTWARD PROJECTION AND ALONG SAID SOUTH BOUNDARY LINE OF SPRING HILL BUSINESS PARK, RUN S 79°50'E 600.0 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY NO. 65; THENCE ALONG SAID WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 65, RUN S 10°10'W 519.88 FEET TO A POINT; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 65, RUN N 79°50'W 44.0 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHWESTWARDLY AND HAVING A RADIUS OF 7351.73 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 65, RUN SOUTHWESTWARDLY ALONG SAID ARC OF CURVE A DISTANCE OF 264.0 FEET TO THE NORTHEAST CORNER OF COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO AS RECORDED IN MAP BOOK 20, PAGE 61 OF SAID PROBATE COURT RECORDS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO, RUN N 76°49'W 552.21 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH BOUNDARY LINE OF COLLEGE PARK , NORTHWESTERN QUADRANGLE, UNIT TWO, RUN N 79°50'W 430.0 FEET TO THE NORTHWEST CORNER OF SAID COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO; THENCE ALONG THE WEST BOUNDARY LINE OF SAID COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO, RUN AS FOLLOWS: S 10°05'30"W 743.01 FEET, S 64°40'30"W 680.22 FEET, S 24°39'W 27.25 FEET TO A POINT ON THE NORTH TERMINUS OF MONTLIMAR DRAINAGE

CANAL; THENCE ALONG SAID NORTH TERMINUS, RUN N 65°21'W 85.0 FEET TO A POINT ON THE WEST RIGHT OF RIGHT OF WAY LINE OF SAID MONTLIMAR DRAINAGE CANAL; THENCE ALONG SAID WEST RIGHT OF WAY LINE OF MONTLIMAR DRAINAGE CANAL, RUN S 24°39'W 493.80 FEET TO THE P.C. OF A CURVE TO THE LEFT; SAID CURVE HAVING A CENTRAL ANGLE OF 25°00' AND A RADIUS OF 1960.10 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF MONTLIMAR DRAINAGE CANAL, RUN SOUTHWESTWARDLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 855.25 FEET TO THE P.T. OF SAID CURVE; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF MONTLIMAR DRAINAGE CANAL, RUN S 89°39'W 10.0 FEET TO APPOINT; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF MONTLIMAR DRAINAGE CANAL, RUN S 00°21'E 220 FEET, MORE OR LESS, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF DAUPHIN STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF DAUPHIN STREET, RUN WESTWARDLY 1815 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF YESTER OAKS, SECTION NINE AS RECORDED IN MAP BOOK 59, PAGE 64 OF SAID PROBATE COURT RECORDS; THENCE ALONG THE EAST BOUNDARY LINE OF SAID YESTER OAKS, SECTION NINE, RUN N 01°02'30"W 370.0 FEET TO THE NORTHEAST CORNER OF SAID YESTER OAKS, SECTION NINE; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID YESTER OAKS, SECTION NINE, RUN N 80°01'20"W 107.34 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH BOUNDARY LINE OF SAID YESTER OAKS, SECTION NINE, RUN N 80°01'20"W 107.34 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH BOUNDARY LINE OF YESTER OAKS, SECTION NINE, RUN N 88°10'45"W 290.0 FEET TO THE NORTHWEST CORNER OF SAID YESTER OAKS, SECTION NINE; SAID POINT ALSO BEING THE NORTHEAST CORNER OF YESTER OAKS, SECTION FIVE AS RECORDED IN MAP BOOK 17, PAGE 116 OF SAID PROBATE COURT RECORDS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID YESTER OAKS, SECTION FIVE, RUN AS FOLLOWS: N 83°55'W 291.76 FEET, N 41°46'W 39.70 FEET, S 87°51'W 180.0 FEET, S 59°36'30"W 158.35 FEET, S 85°47'00"W 180.40 FEET TO A POINT ON THE EAST BOUNDARY LINE OF YESTER OAKS, SECTION FOUR AS RECORDED IN MAP BOOK 17, PAGE 115 OF SAID PROBATE COURT RECORDS; THENCE ALONG SAID EAST BOUNDARY LINE OF YESTER OAKS, SECTION FOUR, RUN N 00°05'45"E 220.0 FEET ON THE NORTHEAST CORNER OF SAID YESTER OAKS, SECTION FOUR; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID YESTER OAKS, SECTION FOUR, RUN S 88°57'30"W 150.0 FEET TO A POINT; THENCE RUN N 00°05'45"E 49.75 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SECTION ONE, YESTER OAKS AS RECORDED IN MAP BOOK 9, PAGE 14 OF SAID PROBATE COURT RECORDS; THENCE ALONG SAID EAST BOUNDARY LINE OF SECTION ONE, YESTER OAKS, RUN AS FOLLOWS: N 54°14'40"E 334.01 FEET, N 18°49'40"E 581.56 FEET, N 11°57'42"E 464.43 FEET, N 01°32'18"W 439.09 FEET, N 38°20'11"W 311.20 FEET, N 46°25'06"W 101.34 FEET, N 38°51'41" 282.85 FEET, N 18°44'44"W 41.40 FEET TO THE NORTHEAST CORNER OF SAID SECTION ONE, YESTER OAKS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION ONE, YESTER OAKS, RUN N 81°08'14"W 14.22 FEET TO A POINT; SAID POINT BEING THE SOUTHEAST CORNER OF RESUBDIVIDED AND

AMENDED PERRY PLACE AS RECORDED IN MAP BOOK 85, PAGE 55 OF SAID PROBATE COURT RECORDS; THENCE ALONG THE EAST BOUNDARY LINE OF SAID RESUBDIVIDED AND AMENDED PERRY PLACE AND A NORTHWARD PROJECTION THEREOF, RUN N 01°13'22"W 550.97 FEET TO A POINT; THENCE RUN S 89°45'22" E 92.30 FEET TO A POINT; THENCE RUN N 00°14'30" E 562.12 FEET TO A POINT; THENCE RUN N 89°53'17" W 96.54 FEET TO A POINT; THENCE RUN N 00°06'43" E 284.53 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF OLD SHELL ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF OLD SHELL ROAD, RUN N 66°32'30"E 176.64 FEET TO THE NORTHWEST CORNER OF A.N.B. SUBDIVISION AS RECORDED IN MAP BOOK 35, PAGE 50 OF SAID PROBATE COURT RECORDS; THENCE ALONG THE WEST BOUNDARY LINE OF SAID A.N.B. SUBDIVISION, RUN S 20°33'E 183.03 FEET TO THE SOUTHWEST CORNER OF SAID A.N.B. SUBDIVISION; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID A.N.B. SUBDIVISION, RUN N 66°32'30"E 166.94 FEET TO THE SOUTHEAST CORNER OF SAID A.N.B. SUBDIVISION; THENCE ALONG THE EAST BOUNDARY LINE OF SAID A.N.B. SUBDIVISION, RUN N 08°12'E 214.74 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF OLD SHELL ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF OLD SHELL ROAD, RUN N 66°32'30"E 422.72 FEET OF THE P.C. OF A CURVE TO THE RIGHT; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE OF OLD SHELL ROAD, RUN NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE TO A POINT WHICH BEARS N 71°50'E 148.46 FEET FROM THE LAST DESCRIBED POINT; THENCE RUN S 00°01'43" E 442.52 FEET TO A POINT; THENCE RUN N 88°55'44" E 950.52 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COLLEGE LANE; THENCE ALONG SAID WEST RIGHT OF WAY LINE OF COLLEGE LANE RUN S 00°21'15" E 492.23 FEET; THENCE RUN N 89°38'45" E 40.0 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COLLEGE LANE; THENCE ALONG SAID EAST RIGHT OF WAY LINE RUN N 00°02'15" W 492.93 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF LOYOLA LANE; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF LOYOLA LANE RUN N 89°20'45" E 476.78 FEET; THENCE RUN S 00°21'15" E 503.97 FEET TO A POINT; THENCE RUN N 89°22'19" E 2586.42 FEET TO THE POINT OF BEGINNING. CONTAINING 353 ACRES, MORE OR LESS.

ALSO: LOTS 19, 20, 21, 22 & 23, COLLEGE PARK NORTHWESTERN QUADRANGLE, UNIT TWO ACCORDING TO PLAT RECORDED IN MAP BOOK 20, PAGE 61 OF THE PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA, ALSO LOT 24 A, COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO, RESUBDIVISION OF LOTS 24 AND 27 AS PER PLAT RECORDED IN MAP BOOK 69, PAGE 44 OF SAID PROBATE COURT RECORDS, CONTAINING 11.0191 ACRES.

WHEREAS, the owner of said property applied for a Major Modification of the Planned Unit Development (PUD) on November 18, 2024, allowing the expansion of an existing college in an R-1, Single-Family Residential Suburban District.

WHEREAS, the Planning Commission held a public hearing on the requested Major Modification on December 19, 2024 and recommended approval of the Major Modification of the PUD subject to the following conditions:

1. Provision of a note on the PUD site plan stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
2. Revision of the site plan to indicate a compliant enclosure for the dumpster;
3. Provision of a note on the Final Planning PUD site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
4. Compliance with all Engineering comments noted in the staff report;
5. Compliance with all Traffic Engineering comments noted in the staff report;
6. Compliance with all Urban Forestry comments noted in the staff report;
7. Compliance with all Fire Department comments noted in the staff report;
8. Provision of a revised PUD site plan for review by Planning and Zoning prior to recording, and provision of a copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
9. Full compliance with all municipal codes and ordinances.

WHEREAS, the City Council finds that the proposed modification:

- A. Is consistent with all applicable requirements of this Chapter;
- B. Is compatible with the character of the surrounding neighborhood;
- C. Will not impede the orderly development and improvement of surrounding property;
- D. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- E. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- F. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- G. Shall not be detrimental or endanger the public health, safety or general welfare.
- H. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

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

Section One: That the modification of the PUD is hereby approved with the following required conditions:

1. Provision of a note on the PUD site plan stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
2. Revision of the site plan to indicate a compliant enclosure for the dumpster;
3. Provision of a note on the Final PUD site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;

4. Compliance with all Engineering comments noted in the staff report;
5. Compliance with all Traffic Engineering comments noted in the staff report;
6. Compliance with all Urban Forestry comments noted in the staff report;
7. Compliance with all Fire Department comments noted in the staff report;
8. Provision of a revised PUD site plan for review by Planning and Zoning prior to recording, and provision of a copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
9. Full compliance with all municipal codes and ordinances.

Section Two: This Ordinance shall be in force and effect from and after its adoption and publication.

Adopted:

Lisa Lambert, City Clerk

**Brian Courtney, Spring Hill College
(Even M. Geerts, P.E., Duplantis Design Group, Agent)
6208 Grotto Road (Private Street)
Council District 7
Gina Gregory**



THE CITY OF MOBILE, ALABAMA
PLANNING & ZONING DEPARTMENT
MOBILE CITY PLANNING COMMISSION

January 3, 2025
City Council
Mobile Government Plaza
Mobile, Alabama 36644

Dear Council Members:

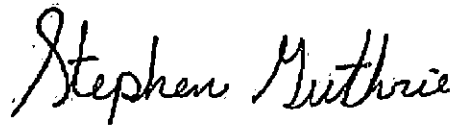
The Mobile City Planning Commission at its meeting on December 19, 2024, considered the request of Brian Courtney, Spring Hill College, for a Major Modification of a previously approved Planned Unit Development (PUD) amending the Master Plan of an existing college in an R-1, Single-Family Residential Suburban District for the property located at 6208 Grotto Road (Private Street).

After discussion it was decided to recommend approval of the modification request to the City Council subject to the following conditions:

1. Provision of a note on the PUD site plan stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
2. Revision of the site plan to indicate a compliant enclosure for the dumpster;
3. Provision of a note on the Final Planning PUD site plan stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
4. Compliance with all Engineering comments noted in the staff report;
5. Compliance with all Traffic Engineering comments noted in the staff report;
6. Compliance with all Urban Forestry comments noted in the staff report;
7. Compliance with all Fire Department comments noted in the staff report;
8. Provision of a revised PUD site plan for review by Planning and Zoning prior to recording, and provision of a copy of the recorded site plan (hard copy and pdf) to Planning and Zoning; and,
9. Full compliance with all municipal codes and ordinances.

Copies of the application and reports are attached.

Sincerely,

A handwritten signature in black ink that reads "Stephen Guthrie". The signature is written in a cursive style with a large, stylized 'S' and 'G'.

Stephen Guthrie
Deputy Director, Planning & Zoning Department

dla
Attachments



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION
December 26, 2024
"CORRECTED"

Brian Courtney, CPA, CMA – SHC CFO
Spring Hill College
4000 Dauphin Street
Mobile, Alabama 36608

Re: 6208 Grotto Road (Private Street)
MOD-003148-2024
Brian Courtney, Spring Hill College (Evan Geerts, P.E., Duplantis Design Group, Agent)
District 7
Major Modification of a previously approved Planned Unit Development amending the Master Plan
of an existing college in an R-1, Single-Family Residential Suburban District

Dear Applicant(s)/ Property Owner (s):

At its meeting on December 19, 2024, the Planning Commission considered the above referenced application.

After discussion the Planning Commission determined the following Findings of Fact to support modification of the previously approved Planned Unit Development:

- a. The request is consistent with all applicable requirements of this Chapter;
- b. The request is compatible with the character of the surrounding neighborhood;
- c. The request will not impede the orderly development and improvement of surrounding property;
- d. Having considered the applicable factors, the request will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood;
- e. The request is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
- f. The request is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- g. The request shall not be detrimental or endanger the public health, safety or general welfare.
- h. Benefits Consideration. In addition, consideration was given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

As such, the Planning Commission voted to recommend approval of the Major Planned Unit Development Modification to the City Council, subject to the following conditions:

1. Provision of a note on the Planning Approval and PUD site plans stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
2. Revision of the site plan to indicate a compliant enclosure for the dumpster;
3. Provision of a note on the Final Planning Approval and PUD site plans stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
4. Compliance with all Engineering comments noted in the staff report;
5. Compliance with all Traffic Engineering comments noted in the staff report;
6. Compliance with all Urban Forestry comments noted in the staff report;
7. Compliance with all Fire Department comments noted in the staff report;
8. Provision of revised Planning Approval and PUD site plans for review by Planning and Zoning prior to recording, and provision of copies of the recorded site plans (hard copy and pdf) to Planning and Zoning; and,
9. Full compliance with all municipal codes and ordinances.

The advertising fee for this application based on the current legal description is **\$957.60**. Upon receipt of this fee (*check made out to the "City of Mobile"*), your application will be forwarded to the City Clerk's office to be scheduled for public hearing by the City Council.

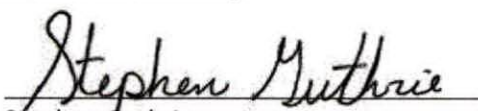
Once the application has been approved by the City Council, the approved site plan illustrating compliance with all required conditions must be recorded in Probate Court. A copy of the recorded document in pdf format must be submitted to the Planning and Zoning Department via email (planning@cityofmobile.org) or uploaded to the case via CSS. If no construction permit is obtained to implement the approved modification within two (2) years of approval, the modification shall expire, unless an extension request is filed and approved by the Planning Commission and City Council.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary

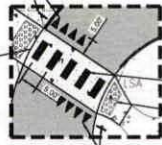
By: 
Stephen Guthrie
Deputy Director of Planning and Zoning

COMMENCING AT THE S.E. CORNER OF SECTION 37, T4S-R2W, MOBILE COUNTY ALABAMA; THENCE ALONG THE EAST LINE OF SAID SECTION 37, RUN N 00°45'40"W 1869.12 FEET TO A POINT; THENCE RUN S 89°22'19"W 621.46 FEET TO A POINT; SAID POINT BEING AT THE SOUTHWEST CORNER OF INTERSTATE HIGHWAY NO. 65 AND SOUTH AVENUE; THENCE CONTINUING S 89°22'19"W RUN ALONG THE SOUTH RIGHT OF WAY LINE OF SAID SOUTH AVENUE A DISTANCE OF 610.82 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN S 10°10'W 535.54 FEET TO A POINT; SAID POINT BEING ON A WESTWARD PROJECTION OF THE SOUTH BOUNDARY LINE OF SPRING HILL BUSINESS PARK, AS RECORDED IN MAP BOOK 56, PAGE 70 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE COURT OF MOBILE COUNTY, ALABAMA; THENCE ALONG SAID WESTWARD PROJECTION AND ALONG SAID SOUTH BOUNDARY LINE OF SPRING HILL BUSINESS PARK, RUN S 79°50'E 600.0 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY NO. 65; THENCE ALONG SAID WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 65, RUN S 10°10'W 519.88 FEET TO A POINT; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 65, RUN N 79°50'W 44.0 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHWESTWARDLY AND HAVING A RADIUS OF 7351.73 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 65, RUN SOUTHWESTWARDLY ALONG SAID ARC OF CURVE A DISTANCE OF 264.0 FEET TO THE NORTHEAST CORNER OF COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO AS RECORDED IN MAP BOOK 20, PAGE 61 OF SAID PROBATE COURT RECORDS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO, RUN N 76°49'W 552.21 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH BOUNDARY LINE OF COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO, RUN N 79°50'W 430.0 FEET TO THE NORTHWEST CORNER OF SAID COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO; THENCE ALONG THE WEST BOUNDARY LINE OF SAID COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO, RUN AS FOLLOWS: S 10°05'30"W 743.01 FEET, S 64°40'30"W 680.22 FEET, S 24°39'W 27.25 FEET TO A POINT ON THE NORTH TERMINUS OF MONTLIMAR DRAINAGE CANAL; THENCE ALONG SAID NORTH TERMINUS, RUN N 65°21'W 85.0 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID MONTLIMAR DRAINAGE CANAL; THENCE ALONG SAID WEST RIGHT OF WAY LINE OF MONTLIMAR DRAINAGE CANAL, RUN S 24°39'W 493.80 FEET TO THE P.C. OF A CURVE TO THE LEFT; SAID CURVE HAVING A CENTRAL ANGLE OF 25°00' AND A RADIUS OF 1960.10 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF MONTLIMAR DRAINAGE CANAL, RUN SOUTHWESTWARDLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 855.25 FEET TO THE P.T. OF SAID CURVE; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF MONTLIMAR DRAINAGE CANAL, RUN S 89°39'W 10.0 FEET TO A POINT; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF MONTLIMAR DRAINAGE CANAL, RUN S 00°21'E 220 FEET, MORE OR LESS, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF DAUPHIN STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF DAUPHIN STREET, RUN WESTWARDLY 1815 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF YESTER OAKS, SECTION NINE AS RECORDED IN MAP BOOK 59, PAGE 64 OF SAID PROBATE COURT RECORDS; THENCE ALONG THE EAST BOUNDARY LINE OF SAID YESTER OAKS, SECTION NINE, RUN N 01°02'30"W 370.0 FEET TO THE NORTHEAST CORNER OF SAID YESTER OAKS, SECTION NINE; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID YESTER OAKS, SECTION NINE, RUN N 80°01'20"W 107.34 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH BOUNDARY LINE OF SAID YESTER OAKS, SECTION NINE, RUN N 80°01'20"W 107.34 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH BOUNDARY LINE OF YESTER OAKS, SECTION NINE, RUN N 88°10'45"W 290.0 FEET TO THE NORTHWEST CORNER OF SAID YESTER OAKS, SECTION NINE; SAID POINT ALSO BEING THE NORTHEAST CORNER OF YESTER OAKS, SECTION FIVE AS RECORDED IN MAP BOOK 17, PAGE 116 OF SAID

PROBATE COURT RECORDS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID YESTER OAKS, SECTION FIVE, RUN AS FOLLOWS: N 83°55'W 291.76 FEET, N 41°46'W 39.70 FEET, S 87°51'W 180.0 FEET, S 59°36'30"W 158.35 FEET, S 85°47'00"W 180.40 FEET TO A POINT ON THE EAST BOUNDARY LINE OF YESTER OAKS, SECTION FOUR AS RECORDED IN MAP BOOK 17, PAGE 115 OF SAID PROBATE COURT RECORDS; THENCE ALONG SAID EAST BOUNDARY LINE OF YESTER OAKS, SECTION FOUR, RUN N 00°05'45"E 220.0 FEET ON THE NORTHEAST CORNER OF SAID YESTER OAKS, SECTION FOUR; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID YESTER OAKS, SECTION FOUR, RUN S 88°57'30"W 150.0 FEET TO A POINT; THENCE RUN N 00°05'45"E 49.75 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SECTION ONE, YESTER OAKS AS RECORDED IN MAP BOOK 9, PAGE 14 OF SAID PROBATE COURT RECORDS; THENCE ALONG SAID EAST BOUNDARY LINE OF SECTION ONE, YESTER OAKS, RUN AS FOLLOWS: N 54°14'40"E 334.01 FEET, N 18°49'40"E 581.56 FEET, N 11°57'42"E 464.43 FEET, N 01°32'18"W 439.09 FEET, N 38°20'11"W 311.20 FEET, N 46°25'06"W 101.34 FEET, N 38°51'41" 282.85 FEET, N 18°44'44"W 41.40 FEET TO THE NORTHEAST CORNER OF SAID SECTION ONE, YESTER OAKS; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION ONE, YESTER OAKS, RUN N 81°08'14"W 14.22 FEET TO A POINT; SAID POINT BEING THE SOUTHEAST CORNER OF RESUBDIVIDED AND AMENDED PERRY PLACE AS RECORDED IN MAP BOOK 85, PAGE 55 OF SAID PROBATE COURT RECORDS; THENCE ALONG THE EAST BOUNDARY LINE OF SAID RESUBDIVIDED AND AMENDED PERRY PLACE AND A NORTHWARD PROJECTION THEREOF, RUN N 01°13'22"W 550.97 FEET TO A POINT; THENCE RUN S 89°45'22" E 92.30 FEET TO A POINT; THENCE RUN N 00°14'30" E 562.12 FEET TO A POINT; THENCE RUN N 89°53'17" W 96.54 FEET TO A POINT; THENCE RUN N 00°06'43" E 284.53 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF OLD SHELL ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF OLD SHELL ROAD, RUN N 66°32'30"E 176.64 FEET TO THE NORTHWEST CORNER OF A.N.B. SUBDIVISION AS RECORDED IN MAP BOOK 35, PAGE 50 OF SAID PROBATE COURT RECORDS; THENCE ALONG THE WEST BOUNDARY LINE OF SAID A.N.B. SUBDIVISION, RUN S 20°33'E 183.03 FEET TO THE SOUTHWEST CORNER OF SAID A.N.B. SUBDIVISION; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID A.N.B. SUBDIVISION, RUN N 66°32'30"E 166.94 FEET TO THE SOUTHEAST CORNER OF SAID A.N.B. SUBDIVISION; THENCE ALONG THE EAST BOUNDARY LINE OF SAID A.N.B. SUBDIVISION, RN N 08°12'E 214.74 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF OLD SHELL ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF OLD SHELL ROAD, RUN N 66°32'30"E 422.72 FEET OF THE P.C. OF A CURVE TO THE RIGHT; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE OF OLD SHELL ROAD, RUN NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE TO A POINT WHICH BEARS N 71°50'E 148.46 FEET FROM THE LAST DESCRIBED POINT; THENCE RUN S 00°01'43" E 442.52 FEET TO A POINT; THENCE RUN N 88°55'44" E 950.52 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COLLEGE LANE; THENCE ALONG SAID WEST RIGHT OF WAY LINE OF COLLEGE LANE RUN S 00°21'15" E 492.23 FEET; THENCE RUN N 89°38'45" E 40.0 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COLLEGE LANE; THENCE ALONG SAID EAST RIGHT OF WAY LINE RUN N 00°02'15" W 492.93 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF LOYOLA LANE; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF LOYOLA LANE RUN N 89°20'45" E 476.78 FEET; THENCE RUN S 00°21'15" E 503.97 FEET TO A POINT; THENCE RUN N 89°22'19" E 2586.42 FEET TO THE POINT OF BEGINNING. CONTAINING 353 ACRES, MORE OR LESS.

ALSO: LOTS 19, 20, 21, 22 & 23, COLLEGE PARK NORTHWESTERN QUADRANGLE, UNIT TWO ACCORDING TO PLAT RECORDED IN MAP BOOK 20, PAGE 61 OF THE PROBATE COURT RECORDS OF MOBILE COUNTY, ALABAMA, ALSO LOT 24 A, COLLEGE PARK, NORTHWESTERN QUADRANGLE, UNIT TWO, RESUBDIVISION OF LOTS 24 AND 27 AS PER PLAT RECORDED IN MAP BOOK 69, PAGE 44 OF SAID PROBATE COURT RECORDS, CONTAINING 11.0191 ACRES.

811

Know what's below.
Call before you dig.W11-2 SIGN, W11-7P
PLAQUE & YIELD LINES 5'
FROM CROSSWALKFLUSH SIDEWALK
WITH DETECTABLE
WARNING STRIPS
(BOTH ENDS)CROSSWALK STRIPING
(24"X24" PARALLEL TO
LANE @ 2" D.C.)
TRUNCATED DOME
DETECTABLE WARNING
STRIP (EACH SIDE)DETAIL "A"
1" = 30'**TREE PROTECTION NOTE:**

SEE EROSION CONTROL AND DETAIL SHEETS FOR TREE PROTECTION. EXTREME CAUTION SHALL BE TAKEN WHEN WORKING IN PROXIMITY OF ALL TREES WHICH ARE TO REMAIN. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CITY REQUIREMENTS AND NOTIFICATIONS TO THE URBAN FORESTER WHEN REQUIRED. USE OF A CERTIFIED ARBORIST WHEN WORKING WITHIN THE CRITICAL ROOT ZONES OF ALL TREES TO REMAIN IS REQUIRED.

SITE PLAN NOTES:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL & MEP PLANS FOR EXACT LOCATIONS & DIMENSIONS OF BUILDING, ARCHITECTURE, SIDEWALKS, EXIT PORCHES, RAMPS, TRUCK DOCKS, & EXACT BUILDING UTILITY SERVICE ENTRANCE LOCATIONS AT THE BUILDING.
2. ALL UNPAVED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, OR SOIL & WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED AS INDICATED ON THE LANDSCAPING PLAN.
3. PROPERTY & TOPOGRAPHIC SURVEY WAS PREPARED ON OCTOBER 10, 2024 BY WATTEY SURVEYING, INC.
4. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARKS.
5. PRIOR TO THE START OF CONSTRUCTION ACTIVITIES THE CONTRACTOR MUST CALL 811 AND THE LOCAL UTILITY PROVIDERS TO HAVE ALL UTILITIES MARKED WITHIN THE PROJECT AREA. AFTER UTILITIES ARE MARKED, THE CONTRACTOR SHALL PERFORM A PLAIN IN HAND WALK THRU OF THE ENTIRE PROJECT AREA AND SHALL CONTACT THE CIVIL ENGINEER IMMEDIATELY IF THERE ARE ANY DEVIATIONS IN THE LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLAN AND/OR THE PRESENCE OF UTILITIES THAT ARE NOT SHOWN IN THE PLAN.
6. CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS & SPECIFICATIONS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, TELEPHONE & GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS & ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION & RE-INTERCONNECTIONS TO THEIR FACILITIES.
7. ALL DIMENSIONS SHOWN TO BUILDING ARE TO OUTSIDE FACE OF BUILDING AS PROVIDED BY THE PROJECT ARCHITECT.
8. ALL NECESSARY PERMITS & APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS AND ALL PROPERTY MARKERS. CONTRACTOR SHALL REPLACE ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO: DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
11. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL, CONDUIT, IRRIGATION SYSTEMS, & ANY OTHER MISC. UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL & THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
12. CONTRACTOR SHALL MATCH EXISTING PAVEMENT BY GRADE & ALIGNMENT AT TIE-IN LOCATIONS.
13. ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS.
14. ALL STRIPING LOCATED ON SITE SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION UNLESS OTHERWISE NOTED. STRIPING IMPROVEMENTS LOCATED WITHIN THE ROAD RIGHT OF WAY (CURRENT OR PROPOSED FUTURE) SHALL COMPLY WITH THE REQUIREMENTS OF THE JURISDICTION.
15. ANY WORK IN THE RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF MOBILE AND/OR THE ALABAMA DEPARTMENT OF TRANSPORTATION & DEVELOPMENT'S STANDARD DRAWINGS & SPECIFICATIONS (WHICHEVER IS MORE STRINGENT AND AS DIRECTED BY THE OWNER).
16. THE PROPERTIES SHOWN HEREIN LIE WITHIN ZONE A UNSHADED ACCORDING TO FLOOD AREAS OF INSURANCE RATE MAPS PUBLISHED BY F.E.M.A. COMMUNITY PANEL NO. 500702051 DATED 06/05/2020.
17. DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
18. CONTRACTOR SHALL SUBMIT A SIDEWALK AND PAVEMENT JOINT PLAN FOR OWNER APPROVAL AS A SUBMITTAL.



SPRING HILL HEALTH AND SCIENCE INNOVATION CENTER
100% CONSTRUCTION DOCUMENTS

SPRING HILL COLLEGE
 6208 GROTTO ROAD, MOBILE, AL 36608
 23-081

ENGINEER OF RECORD

DDG

3703 OLD SHELL ROAD
 MOBILE, AL 36608
 251.930.5891

ISSUE DATE

11/15/2024

REVISIONS

NO. DATE DESCRIPTION

PROJECT NUMBER

WBA: 23-081.00

DDG: 23-1673

DRAWING TITLE

SITE PLAN

SCALE IN FEET



SHEET NUMBER

C-1

QUANTITIES NOTED ON PLANS ARE OFFERED AS A CONFORMANCE TO THE CONTRACTOR FOR BID PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.

[illegible]

SPRING HILL COLLEGE
6208 GROTTO ROAD, MOBILE, AL 36608
23-081

ADVERTISING :
WILLIAMS
BLACKSTOCK
ARCHITECTS

1204 FIRST AVENUE SOUTH, SUITE 204
BIRMINGHAM, ALABAMA 35203

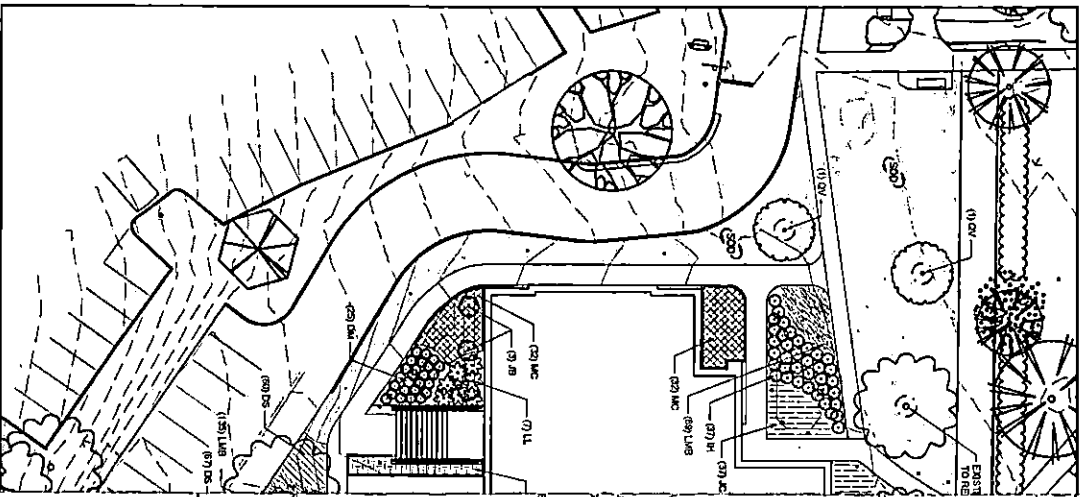
11/15/2024

REF ID:	DATE	REVISION

PROJECT NUMBER:
23-081

LANDSCAPE PLANTING PLAN

LP100



LANDSCAPE PLANTING PLAN



November 18, 2024

Dear City of Mobile,

City of Mobile
Planning & Zoning

DDG, on behalf of Spring Hill College, is submitting this PUD modification request. The requested modifications include the demolition of Walsh Hall and replacement with a new Health and Science Innovation Center. The proposed modifications are detailed further in the PUD plan, site plan, and accompanying application and checklist.

Spring Hill College -
Health and Science
Innovation Center

The proposed modifications are a re-development of existing developed area. The modifications will not only enhance the attractiveness of the campus both aesthetically and in program facilities, but will project the same attractiveness for the City of Mobile. All modifications are well within the internal areas of the campus and are not expected to have aesthetic or operational impacts on adjacent properties.

DDG Project #23-1673

Should you require any additional information, please do not hesitate to contact us.

Sincerely,

Evan M. Geerts, PE
Duplant Design Group, PC



Planning Commission Application

For hard copy submissions, **SEVEN (7) COPIES** of all the necessary information as required by the Zoning Ordinance, including the site plan, must be submitted along with **seven (7) paper copies of this application by NOON** on the deadline filing date. Otherwise, this application will not be accepted. Separate application packets and fees are required for each application type. Digital submissions are required by noon on the deadline filing date.

Fees

Conditional Use Permit	\$500
Conditional Use Permit for Above-Ground Oil Storage Tank*	\$1,500
Conditional Use Permit for Hazardous Substance Storage Tank*	\$1,500
Rezoning, Text Amendment, or Specific Area Plan	\$500
Planned Development	\$500
Planning Approval or Planned Unit Development	\$500

Notification fees: First Class Postage per property owner within 300', and each applicant/owner.

Additional fees: A legal advertisement fee will be required for each application, after consideration by the Planning Commission and prior to consideration by the City Council. If approved by the City Council, documentation must be recorded in Mobile County Probate Court at the expense of the applicant.

* For Above-Ground Oil Storage Tank or Hazardous Substance Storage Tank applications, please contact staff for additional information regarding fee, legal ad and notification requirements.

APPLICATION TYPE Please select the application type. Please complete the appropriate checklist (A, B, C, or D) for a full list of application requirements.

☐ **Conditional Use Permits**

Checklist A

☐ **Planned Development**

Checklist C

☐ **Rezoning, Text Amendment, or Specific Area Plan Amendments**

Checklist B

☒ **Previously approved Planning Approvals or Planned Unit Development**

Checklist D

Have you provided the required information on the corresponding checklist? ☒ Yes ☐ No

1. APPLICANT INFORMATION If other than the property owner, must furnish written authorization from owner. Owner must submit evidence, such as deed or tax assessment that the person has right of possession to the land and any structures thereon.

	Applicant	Agent (If Applicable)
Name:	Brian Courtney, CPA, CMA - SHC CFO	Evan M. Geerts, P.E.
Firm:	Spring Hill College	Duplantis Design Group
Phone:	251-380-2255	251.930.5891
Email:	bcourtney@shc.edu	egeerts@ddgpc.com
Address:	4000 Dauphin Street, Mobile, AL 36608	3703 Old Shell Rd, Mobile, AL 36608

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895

Visit our help window: Mobile Government Plaza, 205 Government Street, Third Floor South Tower

Monday, Tuesday, Thursday, Friday: 8 am – 3 pm; Wednesday: 8 am – 1 pm

Revised February 2023

	Owner	Design Professional
Name:	Brian Courtney, CPA, CMA - SHC CFO	Evan M. Geerts, P.E.
Firm:	Spring Hill College	Duplantis Design Group
Phone:	251-380-2255	251.930.5891
Email:	bcourtney@shc.edu	egeerts@ddgpc.com
Address:	4000 Dauphin Street, Mobile, AL 36608	3703 Old Shell Rd, Mobile, AL 36608

2. PROPERTY INFORMATION Attach a brief description of the property location, parcel number, and legal description.

6208 Grotto Rd, Mobile, AL 36608

2.81 ac

Property Address

Property Area (acres or square feet)

2806373000024.000

Parcel Number(s) or Key Number(s)

B-1 & R-1

N/A

Present Zoning or Transect District

Proposed Zoning or Transect District (if applicable)

3. NEIGHBORHOOD MEETING Attach the Neighborhood Meeting Documentation if applicable.

This requirement applies to any of the following applications:

- a) Any Rezoning to a higher classification;
- b) Any application to create or modify a Planned Development; or
- c) Any Conditional Use Permit.

Have you provided the required Neighborhood Meeting Documentation, if applicable? ☐ Yes ☐ No

4. LABELS FOR NOTIFICATION Provide the names and complete addresses of owners of property lying within 300 feet of the property in this application, as shown by the latest assessment records of the Mobile County Revenue Commissioner's Office located in the plat and map room. ALL property ownership information provided for notification MUST be verified through Probate Court records. Each name and address must be TYPED on a standard size (approximately 1" x 2-5/8") white self-adhesive label. Include one (1) label with the APPLICANT'S name and address, plus one (1) label with the OWNER'S name and address (if applicant and owner differ). A PHOTOCOPY OF THE TYPED LABELS MUST ALSO BE SUBMITTED. (Please use 8 1/2" x 11" sheets of labels).

5. SIGNATURE It is warranted in good faith by the applicant whose name is signed hereto that all of the above facts are true and correct.

Brian Courtney
Digitally signed by Brian Courtney
Date: 2024.11.12 13:32:17 -06'00'
Owner Signature

11/12/24
Date

Brian Courtney
Digitally signed by Brian Courtney
Date: 2024.11.12 13:42:37 -06'00'
Applicant or Agent Signature (if applicable)

11/12/24
Date

AGREEMENT ALLOWING THE CITY OF MOBILE TO POST PUBLIC NOTICE SIGNS ON PROPERTY PENDING BEFORE THE MOBILE CITY PLANNING COMMISSION

I hereby agree to allow the City of Mobile to post on my property, which is under consideration for Planning Commission/City Council approval, a sign notifying the general public of said request. I understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

Brian Courtney
Digitally signed by Brian Courtney
Date: 2024.11.12 13:33:45 -06'00'
Applicant or Agent Signature

11/12/24
Date

Build Mobile, PO Box 1827, Mobile, Alabama 36633

For more information: www.BuildMobile.org | planning@cityofmobile.org | 251.208.5895

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Revised February 2023

CHECKLIST D

Previously approved Planning Approvals and Planned Unit Developments

The following are required to evaluate applications for Previously approved Planning Approvals and Planned Unit Developments. Please provide a statement for all items.

The following information is required for Planned Development Applications. Please refer to [Article 10](#) for a full description of the requirements and verify that the following documentation is provided:

- ☒ Planning Commission Application
- ☒ A site plan that shows existing and proposed improvements and indicates proposed modification of prior approval

1. Describe how the proposal aligns with the [Comprehensive Plan, Map for Mobile](#).

The comprehensive plan encourages redevelopment. The existing building is blighted and not in use. Demolition and reconstruction will not only improve the character of the community, but it will enhance the experience which the Spring Hill College campus provides to the City of Mobile.

Institutional

Future Land Use Map (FLUM) Designation

2. Describe how is the proposal and plan compatible with the character of the surrounding neighborhood.

This project would provide a new institutional building in place of a vacant building. The use remains educational which is consistent with the surrounding College campus.

3. Describe how the proposal prevents impacts on the development or improvement of adjacent property.

This redevelopment will have no impact on adjacent properties. It is surrounded by other institutional buildings and contained within an established campus.

4. Does the site design include adequate public facilities and utilities? ☒ Yes ☐ No

5. Does the plan provide appropriate ingress and egress? (Please provide a site plan showing ingress and egress)

☒ Yes ☐ No

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Revised February 2023

6. Please provide the following information:

☐ The location, type and height of buildings or structures: (e.g., The existing structure is 24 feet tall)
The existing building, Walsh Hall, is being demolished. The proposed building will be approximately 68' feet tall.

☐ The type and location of landscaping and screening: (e.g., A row of shrubs is located along the western edge of the property)
A conceptual landscape plan is included. However, note that this building is within the confines of the overall Spring Hill College Campus.

☐ Lighting:
Lighting will be provided but will not impact adjacent properties.

☐ Hours of operation:

☐ Other conditions that are unique to the use of the property:
This property is within the Spring Hill Campus and is unique in its lack of impacts to adjacent properties due to it's internal location.

7. Describe how the proposal will minimize elements that may be noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; or have elements that are detrimental to the public health, safety or general welfare.
The demolition project will provide remediation of existing environmental issues. No other detrimental effects are anticipated by the proposed redevelopment.

8. Describe how the proposal is in the City's or the larger community's best interest and what needs, benefits, or public purposes it serves.

It provides the ability to add a state of the art institutional building in the location of a vacant building which enhance the character of the community and attractiveness of Mobile as a destination for education and living.



Corporate Letter of Authorization

I, Brian Courtney, give authority for the following person(s) to execute all documents and activities (including but not limited to: submitting and signing for associated applications for consideration by the Mobile City Planning Commission and/or Board of Zoning Adjustment) with the City of Mobile Planning & Zoning Department, on behalf of Spring Hill College, a corporation for the property located within the city limits of Mobile, Alabama at 6208 Grotto Rd. Mobile, AL 36608.

Furthermore, I hereby agree to allow the City of Mobile to post on my property, which is under consideration for a Planning Commission and/or Board of Zoning Adjustment application, a public notice sign notifying the general public of said request. I understand that the City of Mobile will erect and maintain said sign for the prescribed period of time.

Evan Geerts, Duplantis Design Group
Designee (1)

egeerts@ddgpc.com
Email

251.930.5891
Phone Number

Signature of Company Owner

Designee (2)

Email

Phone Number

11/18/2024
Date



Plan Submission Contact Information

Name of Project Spring Hill College - Health and Science Innovation Center

Address 6280 Grotto Road, Mobile, AL 36608

Owner Spring Hill College, Attn: Brian Courtney, CFO

Address 4000 Dauphin St, Mobile, AL Zip Code 36608

Phone 251-380-2255 Fax _____ Email bcourtney@shc.edu

Authorized Agent Dupantis Design Group

Address 3703 Old Shell Road, Mobile, AL Zip Code 36608

Phone 251-930-5891 Fax _____ Email egeerts@ddgpc.com

Contractor TBD

Address _____ Zip Code _____

Phone _____ Fax _____ Email _____

Civil Engineer Same as Agent

Address _____ Zip Code _____

Phone _____ Fax _____ Email _____

Architect WBA

Address _____ Zip Code _____

Phone _____ Fax _____ Email _____

Submitted by:

Evan M. Geerts

Signature

Print

11-18-2024

Engineer and Agent

Date

Affiliation to project/Organization

ABBENE MICHAEL M AND DEA E
ABBENE TRUSTEES
PO BOX 160
SUMMERDALE, AL 36580

ALLEN ANDREW W & DIANA F
2166 DAUPHIN ST
MOBILE, AL 36606

BAGWELL CHARLDEEN J
1410 FAIRVIEW ST
GRUNDY, VA 24614

BAKER GEORGE ROBERT &
JOYCE P BAKER
4272 BIT AND SPUR RD APT 9
MOBILE, AL 36608

BARTER MICHAEL G & SUSAN S BARTER
446 CLUBHOUSE DR
FAIRHOPE, AL 36532

BEAN PROPERTIES LLC
PO BOX 376
MOBILE, AL 36601

BEASLEY SHARRON ANN
4009 OLD SHELL RD APT C5
MOBILE, AL 36608

BEDSOLE TRAVIS M JR & SUSAN D
BEDSOLE
310 LONG CT
MOBILE, AL 36609

BITTNER RENEE A & LAFFRE R CHERI
510 PINE ST
CAMDEN, SC 29020

BMAX LLC
4109 URSULINE DRIVE
MOBILE, AL 36608

BREVARD SIDNEY A III &
ELIZABETH B BREVARD AS
3766 SOUTH RHONDA DR
MOBILE, AL 36608

BRIDGES PAUL E & MARY
110 MYRTLE WOOD LN
MOBILE, AL 36608

CAZALAS DAVID A
4009 OLD SHELL RD APT C24
MOBILE, AL 36608

CLARK LARRY WINSTON &
KATHLEEN MARIE CLARK
15 LITTLE GATE WAY
KINGSTON, GA 30145

COLLINS HOMER R
P O BOX 376
MOBILE, AL 36601

COOK'S LANDING AT
BON SECOUR LLC
3755 MORDECAI LN
MOBILE, AL 36608

CREEL BRUCE & EVA CREEL
3762 MOFFETT RD STE E
MOBILE, AL 36618

CROFT JAMES STEVEN &
THERESA A THOMPSON
4009 OLD SHELL RD APT E7
MOBILE, AL 36608

DAHMER EDWARD C JR
12307 MARGUERITE DR
CODEN, AL 36523

DIAZ MARIA T
4009 OLD SHELL RD APT E20
MOBILE, AL 36608

DULANEY JOAN B
4009 OLD SHELL RD APT C13
MOBILE, AL 36608

FOUNTAIN KATHLEEN FRAZER
2449 VENETIA RD
MOBILE, AL 36605

FRANGOS DINO N & KATHERINE C
FRANGOS
3610 THE CEDARS AVE
MOBILE, AL 36608

FRANKLIN SUSAN B
10 DRURY LN
MOBILE, AL 36608

FREEMAN DAVID A
3762 MORDECAI LN
MOBILE, AL 36608

FRIEDLANDER PAMELA SUSAN
4014 OLD SHELL RD
MOBILE, AL 36608

FRIEND JOHN H III
PO BOX 1645
MOBILE, AL 36633

GASTON GEARY A &
MARGARET P GASTON
8120-K HWY 98
SEMMEES, AL 36575

GERNHAUSER HENRY A &
ELAINE M GERNHAUSER
4324 HIGHWAY 311
HOUMA, LA 70360

GONZALEZ PAUL JOHN
280 S AVENIDA CABALLEROS UNIT 126
PALM SPRINGS, CA 92262

GREGORY VICKI
4009 OLD SHELL RD UNIT B5
MOBILE, AL 36608

GUY JOHN STACY
4513 OLD SHELL RD STE C
MOBILE, AL 36608

HAMILTON CATHRINE V
8706 PATTERSON PATH
LILLIAN, AL 36549

HARKNESS MARGARET P
4009 OLD SHELL RD APT E6
MOBILE, AL 36608

HUFFSTUTLER NANCY M &
JAMES K HUFFSTUTLER JR
38 BUERGER RD
MOBILE, AL 36608

JACKSON ROBERT G &
WINIFRED S JACKSON
4009 OLD SHELL RD APT E9
MOBILE, AL 36608

JAYE VIRGINIA R
4009 OLD SHELL RD UNIT B10
MOBILE, AL 36608

JONES BERNICE C
18779 SCENIC HIGHWAY 98
FAIRHOPE, AL 36532

LANE DAVID & SUSAN LANE
4810 MUMS CT
MOBILE, AL 36608

LANE JOHN M & JOAN H LANE AS
CO-TRUSTEES OF
612 HERNANDO PL
DAUPHIN ISLAND, AL 36528

LANHAM DORIS C
4009 OLD SHELL RD APT D15
MOBILE, AL 36608

LEON LINDSAY MARGUERITE
4009 OLD SHELL RD APT E24
MOBILE, AL 36608

LUKE DAN D JR AS TRUSTEE OF THE
238 ROLLING HILL DR
DAPHNE, AL 36526

LURSEN KATHLEEN
4009 OLD SHELL RD APT B12
MOBILE, AL 36608

MAGGARD DELOIS C
4009 OLD SHELL RD APT E3
MOBILE, AL 36608

MCCOY AMY MCDUFFIE
30846 PARAPET CT
SPANISH FORT, AL 36527

MCDANIEL HUEY G &
BUNNIE S MCDANIEL
3754 THE CEDARS AVE
MOBILE, AL 36608

MCLEOD ELIZABETH SUZANNE
4009 OLD SHELL RD APT B2
MOBILE, AL 36608

MCRAE BRENDA C
4009 OLD SHELL RD APT C11
MOBILE, AL 36608

MEADOR ANNE MEREDITH
4272 BIT AND SPUR RD #17
MOBILE, AL 36608

MIRROR LAKE RAQUET CLUB
P O BOX 40004
MOBILE, AL 36604

MITCHELL ALICE SCHAFER
6065 BUCHANAN CIR
MCDONOUGH, GA 30252

MJDM LIVING TRUST
OF AUGUST 4, 2020
4009 OLD SHELL RD APT A5
MOBILE, AL 36608

ORLEANS FAMILY LLC
4009 OLD SHELL RD APT C22
MOBILE, AL 36608

PIERCE MICHAEL TRAVIS
140 SECRETARIAT PL
MADISON, AL 35756

POND SUE CALDWELL
4009 OLD SHELL RD APT C21
MOBILE, AL 36608

PRINGLE ANNA BELL
4009 OLD SHELL RD APT D5
MOBILE, AL 36608

RADCLIFF VIRGINIA STINSON
20 N REED AVE
MOBILE, AL 36604

REYNOLDS RUSSELL T
4009 OLD SHELL RD APT D10
MOBILE, AL 36608

RIIS JERI A & ERLING RIIS III
4009 OLD SHELL RD APT E22
MOBILE, AL 36608

ROEDDER GWENDOLYN A
211 LEVERT AVE
MOBILE, AL 36607

RTD DEVELOPERS LLC
3851 OLD SHELL RD
MOBILE, AL 36608

SAINT PAULS EPISCOPAL
161 DOGWOOD LN
MOBILE, AL 36608

SAINT PAULS EPISCOPAL
3811 OLD SHELL RD
MOBILE, AL 36608

SAINT PAULS EPISCOPAL
4051 OLD SHELL RD
MOBILE, AL 36608

SAINT-PAUL CARLA
771 HENCKLEY AVE
MOBILE, AL 36609

SCOTT PAUL ANTHONY &
SHELLY MAY SCOTT
4107 RIDGELAWN DR
MOBILE, AL 36608

SLEDGE ANNE T
121 RIDGELAWN DR E
MOBILE, AL 36608

SMITH BRENT M &
KENDALL S SMITH
354 TUTHILL LN
MOBILE, AL 36608

SPANISH VILLA VEST LLC
MICHAEL ELY
6111 PEACHTREE DUNWOODY RD
ATLANTA, GA 30328

BRIAN COURTNEY c/o
SPRING HILL COLLEGE
4000 DAUPHIN ST
MOBILE, AL 36608

SPRING HILL COLLEGE PRESIDENT &
TRUSTEES OF THE
4000 DAUPHIN ST
MOBILE, AL 36608

SPRINGHILL MANOR, LLC
740 MUSEUM DR
MOBILE, AL 36608

STOUT PAMELA N
AS TRUSTEE OF THE PAMELA N
3235 MCRAE DR
MOBILE, AL 36695

TEW MICHAEL B & RHONDA K TEW
516 BUCHANAN DR
DAUPHIN ISLAND, AL 36528

THE PROTESTANT EPISCOPAL
3811 OLD SHELL RD
MOBILE, AL 36608

TOOMEY PATRICK DOBBIN
P O BOX 530484
BIRMINGHAM, AL 35253

VICKERS NOAH GATES
4009 OLD SHELL RD APT A6
MOBILE, AL 36608

WALLER JOE P & MARTHA H
4009 OLD SHELL RD UNIT D-11
MOBILE, AL 36608

WALTERS C L JR
650 RIDGEFIELD DRIVE
MOBILE, AL 36608

WELLS JUDSON W & BARBARA W WELLS
4009 OLD SHELL RD APT C19
MOBILE, AL 36608

WHETROCK LLC
10 AUDUBON PL
FAIRHOPE, AL 36532

WHIGHAM ROBERT E III &
MEAGHER LEE
51 OAKLAND AVE
MOBILE, AL 36608

WILHELM DAVID A &
GREER M WILHELM
P O BOX 81241
MOBILE, AL 36689

WILRAN NUMBER FIVE LLC
7 YESTER PL
MOBILE, AL 36608

WIZARD PROPERTIES LLC
89 TUTHILL LN
MOBILE, AL 36608

DUPLANTIS DESIGN GROUP, P.C.
3703 OLD SHELL RD
MOBILE, AL 36608



Agenda Item # 12
MOD-003155-2024 & MOD-003148-2024

View additional details on this proposal and all application materials using the following links:

[**Applicant Materials for Consideration – Planning Approval Modification**](#)

[**Applicant Materials for Consideration – Planned Unit Development Modification**](#)

DETAILS

Location:
6208 Grotto Road (Private Street)

Applicant / Agent:
Brian Courtney, Spring Hill College (Evan M. Geerts,
P.E., Duplantis Design Group, Agent)

Property Owner:
Spring Hill College

Current Zoning:
R-1, Single-Family Residential Suburban District

Future Land Use:
Institutional, Mixed Density Residential, and
Traditional Neighborhood Center

- Applicable Codes, Policies, and Plans:**
- Unified Development Code
 - Subdivision Regulations
 - Map for Mobile Comprehensive Plan

- Schedule for Development:**
- Not provided.

- Proposal:**
- Modification of a previously approved Planning Approval
 - Modification of a previously approved Planned Unit Development

- Considerations:**
1. Modification of a previously approved Planning Approval with ten (10) conditions; and
 2. Modification of a previously approved Planned Unit Development with ten (10) conditions.

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PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL



The site is surrounded by schools, and residential and commercial units.

APPLICATION NUMBER	12	DATE	December 19, 2024
APPLICANT	Brian Courtney, Spring Hill College (Evan M. Geerts, P.E., Duplantis Design Group, Agent)		
REQUEST	PUD Modification, Planning Approval Modification		



SITE HISTORY

The site has been before the Planning Commission several times for Planned Unit Development approval to allow multiple buildings on a single property with shared access and parking, as well as Planning Approvals to allow a college to be located in an R-1 District. The site was most recently before the Planning Commission on June 4, 2015.

There have been no Board of Zoning Adjustment cases associated with the site.

STAFF COMMENTS

Engineering Comments:

ADD THE FOLLOWING NOTES TO THE PUD SITE PLAN:

1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
4. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
5. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
6. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

Traffic Engineering Comments:

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Article 3, Section 64-3-12 of the City's Unified Development Code.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require

approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2021 International Fire Code). Fire apparatus access is required to be within 150' of all non-sprinklered commercial buildings and within 300' of all sprinklered commercial buildings. Fire water supply for all commercial buildings will be required to meet the guidance of Appendices B and C of the 2021 International Fire Code. The minimum requirement for fire hydrants is to be within 400' of non-sprinklered commercial buildings, within 600' of sprinklered commercial buildings, and within 100' of fire department connections (FDC) for both standpipes and sprinkler systems.

Planning Comments:

The applicant is proposing the demolition of an existing building, and the construction of a new building in the same location. Detailed descriptions of the request are available via the links on page 1 of this report.

The site is surrounded by properties that are mostly zoned R-1, Single Family Residential Suburban District and developed residentially. There is also St. Paul's Episcopal School, zoned R-1, which abuts the site, in addition to various commercially zoned and developed sites.

The site plan depicts the existing development, the proposed new building, and eight (8) additional parking spaces. The location of the proposed structure is interior to the existing college, and will comply with all setback and buffer requirements. The application states that 11 parking spaces are to be removed with the demolition of the existing building, making for a total loss of three (3) parking spaces, as proposed. If approved, the site plan should be revised to indicate that the site will still have a compliant amount of parking spaces overall.

A previously approved tree and landscape area plan is on file with the Planning and Zoning Department and will need to be amended to reflect the additional building and parking spaces. The revised plan should be submitted at the time requests for permits are made, and notes should be placed on the Planning Approval and PUD site plans stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC.

A dumpster is illustrated on the site plan. If approved, a complaint enclosure for the dumpster should be indicated on the site plan.

It should be noted that future development or redevelopment of the site may require additional modifications of the Planning Approval and PUD to be approved by the Planning Commission and City Council. A note stating as much should be placed on the recorded site plans, if approved.

PLANNING APPROVAL / PLANNED UNIT DEVELOPMENT MODIFICATION CONSIDERATIONS

Standards of Review:

The Unified Development Code (UDC) in Section 64-5-8-B.(5) states the following concerning Planning Approval / Planned Unit Development Modifications:

Approval Criteria. The Planning Commission shall not recommend a major modification for approval, and the City Council shall not approve the modification, unless the proposed modification:

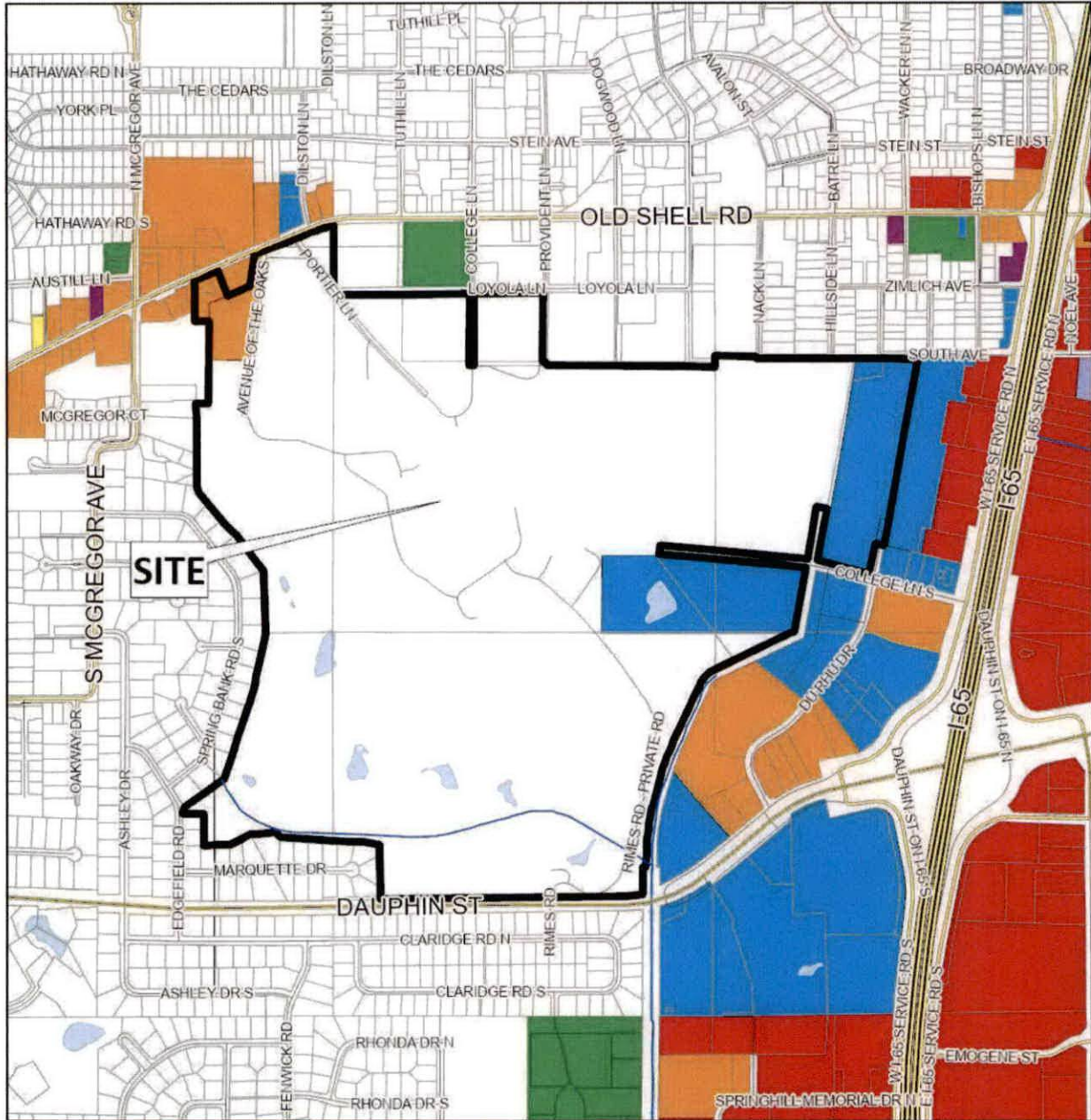
1. Is consistent with all applicable requirements of this Chapter;
2. Is compatible with the character of the surrounding neighborhood;
3. Will not impede the orderly development and improvement of surrounding property;
4. Will not adversely affect the health, safety or welfare of persons living or working in the surrounding neighborhood, or be more injurious to property or improvements in the neighborhood:
 - a. In making this determination, the Planning Commission and City Council shall consider the location, type and height of buildings or structures, the type and extent of landscaping and screening, lighting, hours of operation or any other conditions that mitigate the impacts of the proposed development; and
 - b. Includes adequate public facilities and utilities;
5. Is subject to adequate design standards to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads;
6. Is not noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
7. Shall not be detrimental or endanger the public health, safety or general welfare.
8. Benefits Consideration. In addition, consideration should also be given to the City's and the larger community's best interests and the need, benefit, or public purpose of the proposed request.

Considerations:

If the Planning Commission considers a recommendation of approval of the Modified Planning Approval / Planned Unit Development, the following conditions should apply:

1. Provision of a note on the Planning Approval and PUD site plans stating the site will maintain compliance with the tree planting and landscape area requirements of Article 3, Section 64-3-7 of the UDC;
2. Revision of the site plan to indicate a complaint enclosure for the dumpster;
3. Revision of the site plan to indicate that the site will have a compliant amount of parking overall;
4. Provision of a note on the Final Planning Approval and PUD site plans stating future development or redevelopment of the property may require approval by the Planning Commission and City Council;
5. Compliance with all Engineering comments noted in this staff report;
6. Compliance with all Traffic Engineering comments noted in this staff report;
7. Compliance with all Urban Forestry comments noted in this staff report;
8. Compliance with all Fire Department comments noted in this staff report;
9. Provision of revised Planning Approval and PUD site plans for review by Planning and Zoning prior to recording, and provision of copies of the recorded site plans (hard copy and pdf) to Planning and Zoning; and,
10. Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP



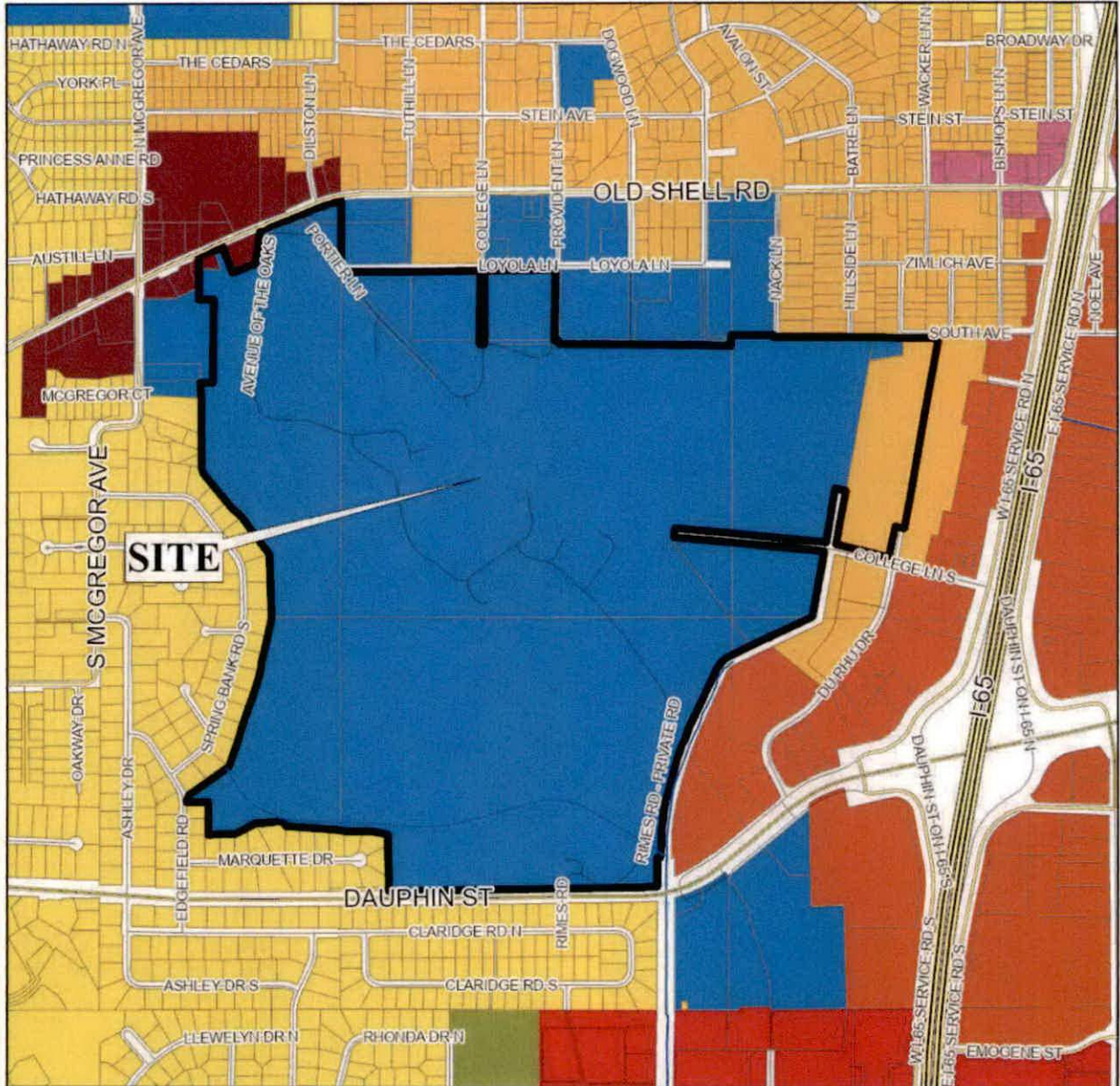
APPLICATION NUMBER 12 DATE December 19, 2024

APPLICANT Brian Courtney, Spring Hill College (Evan M. Geerts, P.E., Duplantis Design Group, Agent)

REQUEST PUD Modification, Planning Approval Modification



FLUM LOCATOR MAP



APPLICATION NUMBER 12 DATE December 19, 2024

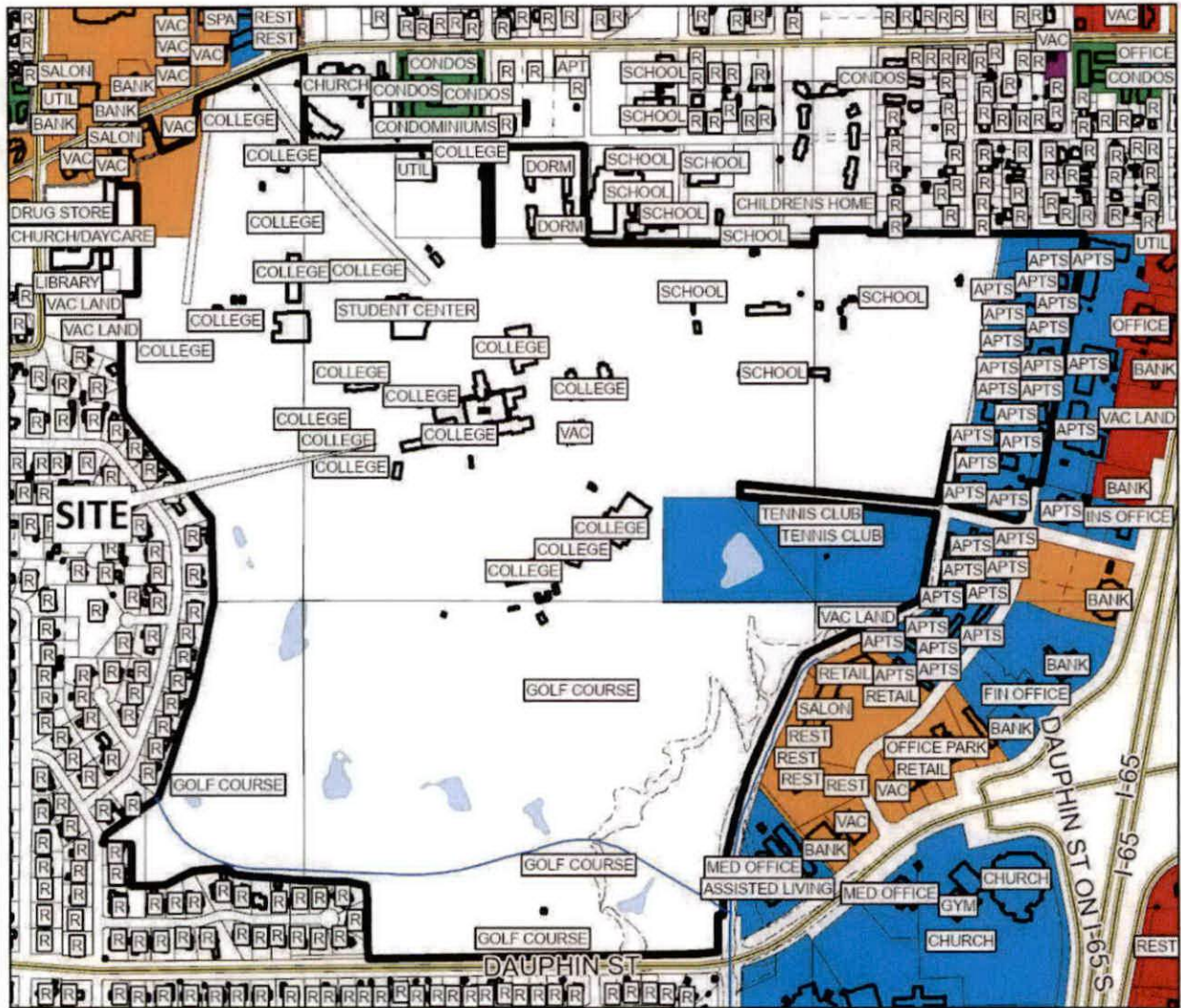
APPLICANT Brian Courtney, Spring Hill College (Evan M. Geerts, P.E., Duplantis Design Group, Agent)

REQUEST PUD Modification, Planning Approval Modification

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by schools, and residential and commercial units.

APPLICATION NUMBER 12 DATE December 19, 2024

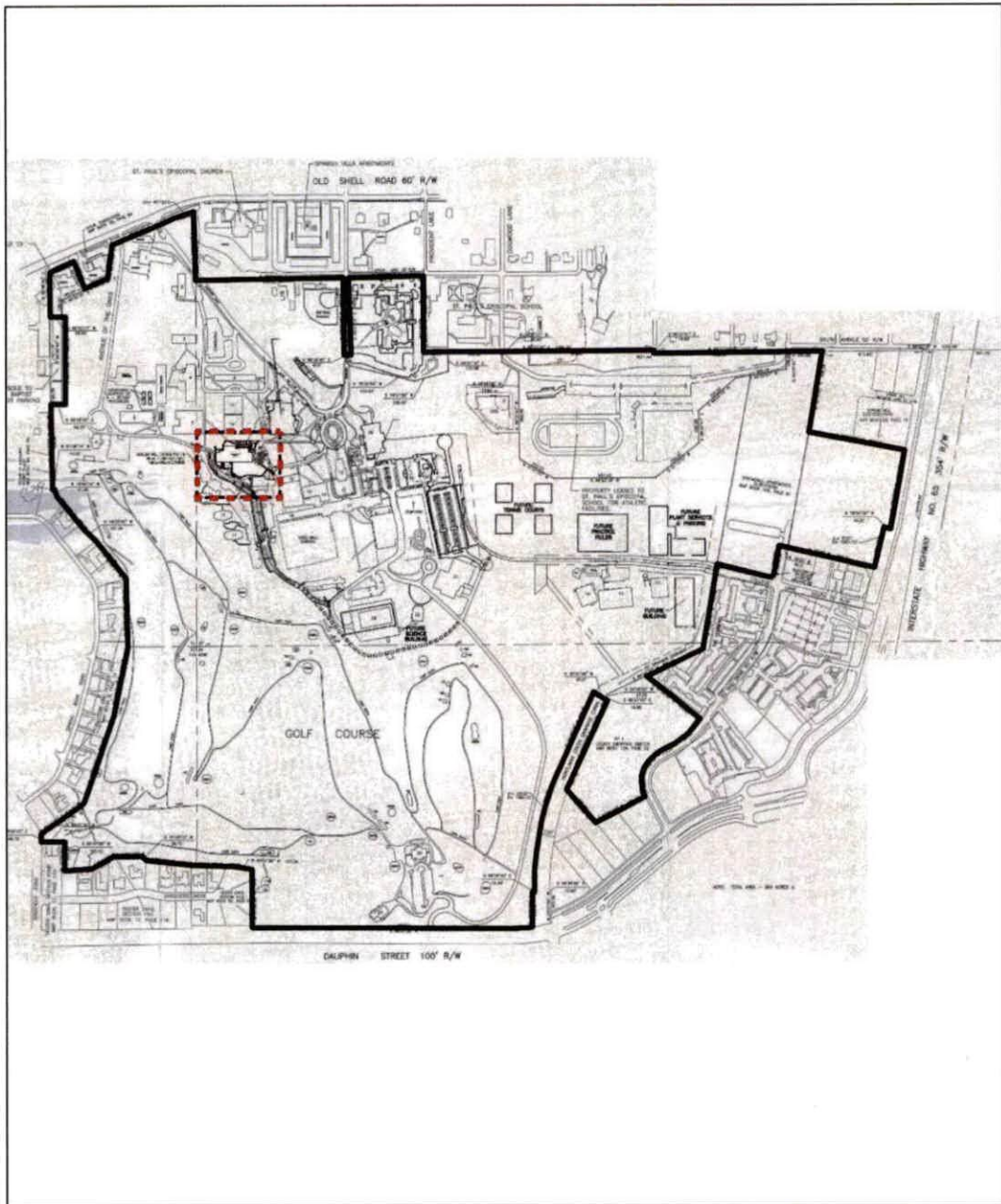
APPLICANT Brian Courtney, Spring Hill College (Evan M. Geerts, P.E., Duplantis Design Group, Agent)

REQUEST PUD Modification, Planning Approval Modification

R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



SITE PLAN

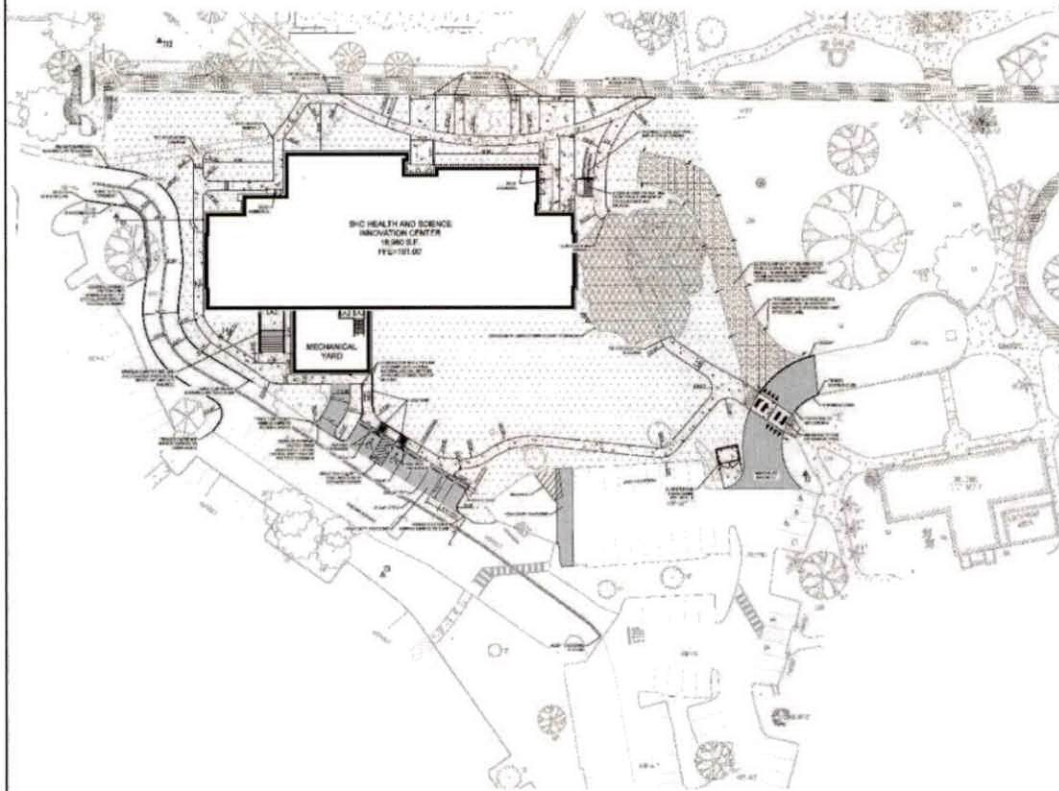


The site plan illustrates the existing building, and area for a proposed building.

APPLICATION NUMBER	12	DATE	December 19, 2024
APPLICANT	Brian Courtney, Spring Hill College (Evan M. Geerts, P.E., Duplantis Design Group, Agent)		
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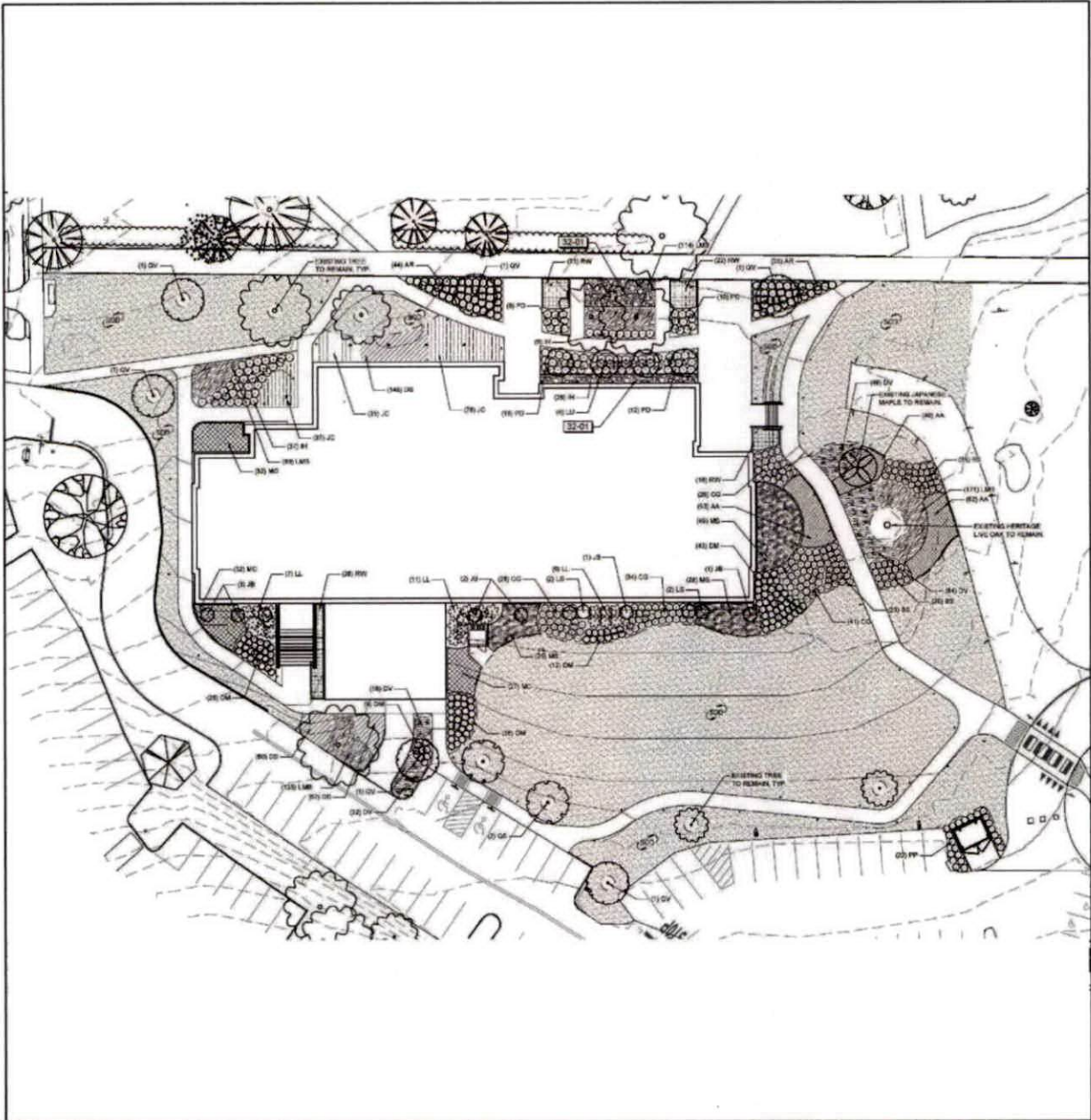
DETAIL SITE PLAN



APPLICATION NUMBER	12	DATE	December 19, 2024
APPLICANT	Brian Courtney, Spring Hill College (Evan M. Geerts, P.E., Duplantis Design Group, Agent)		
REQUEST	PUD Modification, Planning Approval Modification		



DETAIL SITE PLAN



APPLICATION NUMBER 12 DATE December 19, 2024

APPLICANT Brian Courtney, Spring Hill College (Evan M. Geerts, P.E., Duplantis Design Group, Agent)

REQUEST PUD Modification, Planning Approval Modification



ZONING DISTRICT CORRESPONDENCE MATRIX															
		LOW DENSITY RESIDENTIAL (LDR)	MIXED DENSITY RESIDENTIAL (MXDR)	DOWNTOWN (DT)	DISTRICT CENTER (DC)	NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	TRADITIONAL CORRIDOR (TC)	MIXED COMMERCIAL CORRIDOR (MCC)	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRY (HI)	INSTITUTIONAL LAND USE (INS)	PARKS & OPEN SPACE (POS)	DOWNTOWN WATERFRONT (DW)	WATER DEPENDENT USES (WDWRU)
RESIDENTIAL - AG	R-A														
ONE-FAMILY RESIDENCE	R-1	■				■		■						□	
TWO-FAMILY RESIDENCE	R-2	■				■		■						□	○
MULTIPLE-FAMILY	R-3	○	■			■	■							□	○
RESIDENTIAL-BUSINESS	R-B		○			■		■						□	○
TRANSITIONAL-BUSINESS	T-B		○		■	■	■	■						□	
HISTORIC BUSINESS	H-B			■		■		■						□	
VILLAGE CENTER	TCD					■	■							□	
NEIGH. CENTER	TCD					■	■							□	
NEIGH. GENERAL	TCD					■								□	
DOWNTOWN DEV. DDD	T-6			■										□	
DOWNTOWN DEV. DDD	T-5.1			■		■		□						□	
DOWNTOWN DEV. DDD	T-5.2			■		■								□	
DOWNTOWN DEV. DDD	T-4			■		■		□						□	
DOWNTOWN DEV. DDD	T-3			■		■								□	
DOWNTOWN DEV. DDD	SD-WH									○	○			□	
DOWNTOWN DEV. DD	SD	○	○	○	○	○	○	○		○	○			□	
BUFFER BUSINESS	B-1		□			□	■	■	■					□	○
NEIGH. BUSINESS	B-2		○			□	■	■	■					□	○
LIMITED BUSINESS	LB-2		○			□	■	■	■					□	○
COMMUNITY BUSINESS	B-3				■				■			○		□	○
GEN. BUSINESS	B-4			■					■			○		□	○
OFFICE-DISTRIBUTION	B-5								■	■				□	□
LIGHT INDUSTRY	I-1									■				□	□
HEAVY INDUSTRY	I-2										■			□	

Zoning District Correspondence Matrix

- Directly Related
- Elements of the zoning category are related to the future LU category, but with qualifications (such as a development plan with conditions)
- Land use category is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

Institutional Land Use (INS)

This designation includes land and buildings occupied by municipal and other governmental agencies for the exercise of their functions, to serve the public or provide a civic use or amenity. These include major libraries, airports, public schools and public safety facilities, but exclude parks and public open space which are identified under a separate land use classification (see below). Semi-public uses such as grammar and high schools, colleges and universities, hospitals, and other major institutions that serve the public and/or operate in a public function are included.

Note: Small-scale properties (less than 2 acres) accommodating subsidiary public and semi-public facilities, such as branch libraries, substations, satellite clinics, etc., may not be specifically called out in the FLUM under this land use designation, but may instead be considered part of the array of integrated complementary uses typically found in a residential neighborhood or a mixed-use center or corridor. The specific location and design of these complementary uses is subject to zoning.

MIXED DENSITY RESIDENTIAL (MxDR)

This designation applies mostly to residential areas located between Downtown and the Beltline, where the predominant character is that of a traditional neighborhood laid out on an urban street grid.

These residential areas should offer a mix of single family homes, townhouses, 2- to 4- residential unit buildings, accessory dwellings, and low- and mid-rise multifamily apartment buildings. The density varies between 6 and 10 du/ac, depending on the mix, types, and locations of the housing as specified by zoning.

Like LDR areas, MxDR areas may incorporate compatibly scaled and sited complementary uses such as neighborhood retail and office uses, schools, playgrounds and parks, and churches and other amenities that create a complete neighborhood fabric and provide safe and convenient access to daily necessities.

NEIGHBORHOOD CENTER (NC)

This land use designation applies to smaller hubs of mixed commercial, community, and recreational activity that cater to adjacent residential areas. Many of these centers exist today in some form. Therefore, the following common principles apply not just to the future development of new centers, but also to the redevelopment (wholesale or incremental) of existing centers.

General Principles for Neighborhood Centers:

- › NC should support a limited amount of commercial employment
- › NC should incorporate some residential use, which may vary in type from detached single family, townhouse, accessory and live-work units in mixed use and low-rise multifamily structures.
- › The residential density in NC designations –ranging from 4 to 10 du/ac— must be compatible in character with that of surrounding residential development, providing appropriate transitions in height, massing and other buffering from one land use district to the next.
- › The retail and housing uses should merge around vibrant, compact, accessible nodes, located at key neighborhood intersections or along short road segments.

- › The NC nodes should be connected to the surrounding neighborhood and nearby public uses (e.g., schools, parks, etc.) via well-designed sidewalks and complete streets.

While the above-listed principles are common to all NC districts, the design attributes of neighborhood centers generally vary depending on whether a center is in a more “traditional” or more “suburban” context.

Additional Attributes of Neighborhood Centers:

- › **NC in traditional contexts:** These tend to be in those areas east of the Beltline and correspond to MxDR neighborhoods. In these NCs, buildings should orient to the street, with on-site parking typically pushed to the back of the site. The design qualities of the public realm are emphasized, including the provision of continuous sidewalks, tree canopy, pedestrian amenities, on-street parking and bicycle facilities where appropriate.
- › **NC in suburban contexts:** These generally are located among the LDR land use designations in the areas west of the Beltline. Where they exist, these centers currently have a more pronounced vehicular orientation. Therefore, the emphasis is on retrofitting to improve internal walkability (e.g., through the addition of sidewalks, tree canopy, protection from the elements) and external connectivity to the surrounding areas (via sidewalks, paths and trails, street crossings, transit stops, etc.) and to increase the mix and density of uses (e.g., infill of outparcels, addition of housing, etc.).