

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

October 2, 2009

Maurkit Properties  
7619 Lakeside Dr.  
Milton, FL 32583

**Re: Case #SUB2009-00136**

**Maurkit Subdivision**

600 St. Louis Street

(Northwest corner of St. Louis Street and North Warren Street extending to the Southwest corner North Warren Street and St. Anthony Street).

2 Lots / 0.7± Acres

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

At its meeting on October 1, 2009, the Planning Commission tentatively approved the above referenced subdivision subject to the following conditions:

- 1) **provision of labeling of the size of the lot, in square feet, or provision of a table on the plat with the same information;**
- 2) **dedication sufficient to comply with Section V.B.16 of the Subdivision Regulations at the intersection of St. Louis Street and Warren Street;**
- 3) **full compliance with all building and fire codes to separate the buildings prior to the signing of the final plat;**
- 4) **compliance with Engineering comments: *“Label each lot showing the required minimum finished floor elevation (MFFE). Must comply with all other storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. If a land disturbance permit is needed, any damaged sidewalk sections shall be replaced”*;**
- 5) **placement of a note on the final plat stating that approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits;**
- 6) **placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and,**
- 7) **full compliance with all municipal codes and ordinances.**

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, **seven** copies of the recorded plat (including map book and page number) must be submitted to the Land Use

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Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy (DXF or DWG – AutoCAD 2007 compatible) of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at [travisz@cityofmobile.org](mailto:travisz@cityofmobile.org).

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

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Dr. Victoria Rivizzigno, Secretary

By: \_\_\_\_\_  
Richard Olsen  
Deputy Director of Planning

cc: Byrd Surveying, Inc.