



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 23, 2026

Lamonti Gardner
LG7 Real Estate, LLC
250 Saint Joseph Street, Suite 579
Mobile, Alabama 36601

Re: 1801 Boykin Boulevard
SUB-003592-2025
Gardner Row Subdivision
Lamontis Gardner, LG7 Real Estate, LLC
District 3
Subdivision of 3 lots, 0.80± acres

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

At its meeting on February 19, 2026, the Planning Commission considered the above referenced application.

After discussion the Planning Commission Tentatively Approved the request, subject to the following conditions:

1. Retention of the 60-foot-wide right-of-way along Boykin Boulevard on the Final Plat, as depicted on the preliminary plat;
2. Retention of the 56-foot-wide right-of-way along Alta Vista Drive on the Final Plat, as depicted on the preliminary plat;
3. Correction of the street name to read "Alta Vista Drive";
4. Retention of the lot sizes in both square feet and acres, or provision of a table on the Final Plat with the same information;
5. Retention of the 25-foot minimum front yard setback line along all street frontages;
6. Compliance with all Engineering comments noted in the staff report;
7. Placement of a note on the Final Plat stating all Traffic Engineering comments noted in the staff report;
8. Compliance with all Urban Forestry comments noted in the staff report; and,
9. Compliance with all Fire Department comments noted in the staff report.

SUB-003592-2025 Gardner Row Subdivision
February 23, 2026

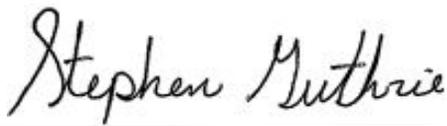
After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, a digital copy of the recorded plat (both CAD compatible [DXF] and pdf) must be submitted to the Planning and Zoning Department office. This may be submitted on disk, flash drive, memory stick, or via e-mail to planning@cityofmobile.gov. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

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