

**MOBILE CITY PLANNING COMMISSION  
LETTER OF DECISION**

February 17, 2006

S.P.C. Holding, LLC  
Attn: Hal Crane  
P.O. Box 1633  
Destin, Florida 32540

**Re: Case #SUB2005-00271 (Subdivision)**  
**Silverpine Subdivision**  
North side of Silver Pine Road, ½ mile± West of Schillinger Road.  
1,322 Lots / 440.0± Acres

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

At its meeting on February 16, 2006, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- 1) **Dedications along Silver Pine Road to provide a minimum of 50' from centerline for that section which is adjacent to the proposed major street (to the section line), and dedication sufficient to provide 30' from centerline for the remainder of the Silver Pine Road frontage;**
- 2) **placement of a note on the final plat stating that Phase 1 is limited to a maximum of two curb cuts to Silver Pine Road, location and design to be approved by County Engineering;**
- 3) **placement of a note on the final plat stating that individual lots are denied curb cuts to Silver Pine Road;**
- 4) **due to the environmental sensitivity of the site, developer to obtain all applicable approvals from federal, state and local agencies prior to the issuance of permits or commencement of construction;**
- 5) **submission and approval of individual applications for each unit or phase subsequent to Phases 1 through 3.**

**It is further recommended that the applicant be made aware of the following possible recommendations for future applications (additional recommendations may be made at the time of each individual application as additional information is provided/discovered):**

- 1) revision to phases 4, 5 and 7 to provide two street stubs to the East (as stated in the previous staff report);
- 2) Phases 6-10 not be approved unless/until additional access points to a paved county standard street are provided, and specifically Phase 8 and the connection to Crary Road not be approved until such time as all of Crary Road is constructed to County Standards;
- 3) that any necessary approvals be obtained from federal, state and local agencies prior to the issuance of any permits; and
- 4) that lot sizes and number for Phases 4 through 10 will be subject to additional review to evaluate access and environmental impact issues.

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

It is also requested that a digital copy 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 [marti.watson@cityofmobile.org](mailto:marti.watson@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: Speaks & Associates Consulting Engineers, Inc.