



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

June 17, 2022

Gerald Byrd
Byrd Surveying
2609 Halls Mill Road
Mobile, Alabama 36606

Re: 16, 18, 20, and 22 South Florida Street
(West side of South Florida Street, 325'± South of Dauphin Street).
Council District 1
SUB-002061-2022 (Subdivision)
Florida Street Flats Subdivision
Number of Lots / Acres: 5 Lots / 0.7± Acres
Engineer / Surveyor: Byrd Surveying, Inc.

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

At its meeting on June 16, 2022, the Planning Commission considered the above referenced Subdivision application.

After discussion, the Planning Commission Heldover the request to the July 21st meeting to allow for staff review of the revised preliminary plat.

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: Marie York
Marie York, Principal Planner



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MOBILE CITY PLANNING COMMISSION

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2609 Halls Mill Road
Mobile, Alabama 36606

Re: 16, 18, 20, and 22 South Florida Street
(West side of South Florida Street, 325'± South of Dauphin Street).
Council District 1
PUD-002063-2022 (Planned Unit Development)
Florida Street Flats Subdivision
Planned Unit Development approval to allow shared access and parking between multiple building sites.

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

At its meeting on June 16, 2022, the Planning Commission considered the above referenced Planned Unit Development application.

After discussion, the Planning Commission Heldover the request to the July 21st meeting to allow for staff review of the revised site plan.


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:



Marie York, Principal Planner



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2609 Halls Mill Road
Mobile, Alabama 36606

Re: 16, 18, 20, and 22 South Florida Street
(West side of South Florida Street, 325'± South of Dauphin Street).
Council District 1
ZON-002062-2022 (Rezoning)
Florida Street Flats
Rezoning from R-1, Single-Family Residential District and B-1, Buffer Business District, to R-3, Multi-Family Residential District.

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

At its meeting on June 16, 2022, the Planning Commission considered the above referenced Rezoning application.

After discussion, the Planning Commission determined that the following conditions prevail to support the rezoning request:

- a. there is a manifest error in the Ordinance; and
- b. the subdivision of land into building sites makes reclassification of the land necessary and desirable

As such, the Planning Commission voted to recommend Approval of the rezoning request to the City Council, subject to the following conditions:

- 1) completion of the Subdivision process; and
- 2) full compliance with all municipal codes and ordinances.


The advertising fee for this application is \$295.75. 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:


Marie York, Principal Planner