



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 26, 2024

Felix Reznick
4th Dimension Properties, LLC
1909 Tyler Street
Suite 403
Hollywood, Florida 33020

Re: 3201 Airport Boulevard, 410 & 450 Bel Air Boulevard
SUB-002792-2023
Resubdivision of Lot 1 of the Resubdivision of Lot 2 of Bel Air Mall Subdivision
Felix Reznick, 4th Dimension Properties, LLC
District 5
Subdivision of 2 lots, 43.01± acres

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

At its meeting on February 22, 2024, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission heldover the request to the March 21st meeting so that it can be considered with the Modification to the Planned Unit Development.

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: _____

Margaret Pappas
Deputy Director of Planning and Zoning



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION
February 26, 2024

Felix Reznick
4th Dimension Properties, LLC
1909 Tyler Street
Suite 403
Hollywood, Florida 33020

Re: 3201 Airport Boulevard, 410 & 450 Bel Air Boulevard
MOD-002804-2024
Resubdivision of Lot 1 of the Resubdivision of Lot 2 of Bel Air Mall Subdivision
Felix Reznick, 4th Dimension Properties, LLC
District 5
Modification of a previously approved Planned Unit Development allowing multiple buildings on a single building site, and shared access and parking between multiple building sites.

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

At its meeting on February 22, 2024, the Planning Commission considered the above referenced application.

After discussion, the Planning Commission heldover the request to the March 21st meeting, with revisions due by March 5th, to allow the applicant time to address the following:


- 1) Revision of the site plan to include Lots 3 and 4, Bel Air Mall Subdivision as required by the 2021 PUD;
- 2) Submittal of authorization of the property owners for Lots 2 and 3, Resubdivision of Lot 2, Bel Air Mall Subdivision and Lots 3 and 4, Bel Air Mall Subdivision; and
- 3) Revision of the site plan to clearly label adjacent lots and their associated Subdivision names as well as map book and page or instrument number.

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: 
Margaret Pappas
Deputy Director of Planning and Zoning