

REVIEW OF PLANNING AND ZONING COMMISSION APPLICATIONS

- Consideration of a request for Sketch Plat approval of an 18-lot subdivision named "St. George Bay" formerly known as Shell Bay Subdivision lying in Section 35, Township 7 South, Range 5 West, Carrabelle, Franklin County, Florida. Request submitted by Garlick Environmental Associates, agent for William Simmons, applicant.

A portion of the site for St. George Bay subdivision is the former Shell Bay subdivision. The property is zoned R-1 Single Family Residential, which allows one single-family residence per acre. All of the lots in the subdivision are at least one acre in size. The number of lots in the subdivision has been revised down to 16.

Access will be via a combination of right-of-way and access easements. The accesses meet the requirements of the subdivision ordinance.

There are some wetlands on the eastern end of the subdivision, but it appears that all the lots will have adequate uplands on which to construct a single-family residence.

I recommend approving this sketch plat.



Mark C. Curenton
County Planner
June 10, 2020