



**Technical Review Committee  
January 12, 2023  
AGENDA**

**1. Application for Final Plat Approval**

**FP22-10**

Applicants: John & Paula Johnson  
Proposal: create 3-lot residential subdivision – Paula’s Subdivision  
Tax ID Numbers: 02-4S-02W-000-01859-002 & 02-4S-02W-000-01859-003  
Existing FLU Map: Rural 2 (FLUE Policy 1.2.5)  
Current Zoning: AG (Section 5-25, LDC)  
FEMA Flood Info: “X” & “A” zones on Panel 0225E  
Parcel size: 75.05+/- acres  
Location: 157 Lawhon Mill Road  
**Hearings Required: BOCC: Tuesday, February 21, 2023 @ 5:00 PM (Tentative Date)**

**2. Application for Final Plat Approval**

**FP22-11**

Applicant: Pafford Properties & Construction, Inc.  
Agent: Edwin Brown & Associates, Inc./Wade Brown  
Proposal: create 6-lot commercial subdivision – Wakulla Square  
Tax ID Number: part of 06-3S-01W-000-04301-040 & part of 06-3S-01W-000-04301-041  
Existing FLU Map: Rural 2 (FLUE Policy 1.2.5)  
Current Zoning: C-2 (Section 5-38, LDC)  
FEMA Flood Info: “X” zone on Panel 0250E  
Parcel size: 7.77+/- acres  
Location: west side of Crawfordville Highway, abutting the southern boundary of Edgewood Subdivision  
**Hearings Required: Planning Commission: Monday, February 13, 2023 @ 6:00 PM (Tentative Date)  
BOCC: Tuesday, February 21, 2023 @ 5:00 PM (Tentative Date)**

**3. Application for Final Plat Approval**

**FP22-12**

Applicant: The Retreat at Wakulla County, LLC  
Agent: Urban Catalyst Consultants, Inc./William Colbert  
Proposal: create 30-lot residential subdivision – Retreat at Wakulla  
Tax ID Number: 00-00-034-000-06606-001  
Existing FLU Map: Rural 3 (FLUE Policy 1.2.6)  
Current Zoning: PUD (Section 5-50, LDC)  
FEMA Flood Info: “X” & “AE” zones on Panel 0250E  
Parcel size: 30.0+/- acres  
Location: north side of Dr. Martin Luther King Jr Road, north and east of Wakulla Gardens Subdivision  
**Hearings Required: Planning Commission: Monday, February 13, 2023 @ 6:00 PM (Tentative Date)  
BOCC: Tuesday, February 21, 2023 @ 5:00 PM (Tentative Date)**

**4. Application for Site Plan Approval**

**SP22-34**

Applicant: Backwoods Bistro, LLC  
Agents: Tyler & Jesse Rice  
Proposal: Trident Restaurant – improvements to parking area and renovations to existing restaurant  
Tax ID Number: 25-5S-02W-000-03237-001  
Existing FLU Map: Urban Core (FLUE Policy 1.2.9)  
Current Zoning: C-3 (Section 5-39, LDC)  
FEMA Flood Info: “AE” & “VE” zones on Panel 0370E  
Parcel size: 2.05+/- acres  
Location: 107 Mississippi Avenue, Panacea, FL  
**Hearings Required: Administrative Approval**