



**Technical Review Committee**  
**November 10, 2022**  
**AGENDA**

- 1. Application for Temporary Use Permit:** TU22-14  
Applicant: TNT Fireworks  
Agent: Laura Martin  
Proposal: Temporary Tent for Fireworks Sales  
Tax ID Number: 17-3S-01W-000-04454-000  
Existing FLU Map: Urban Fringe (FLUE Policy 1.2.7)  
Current Zoning: PUD (Section 5-50, LDC)  
FEMA Flood Info: "A" & "X" zones on Panel 0250E  
Parcel Size: 24.056+/- acres  
Location: 35 Mike Stewart Drive  
**Hearings Required: Administrative Approval**
- 2. Application for Site Plan Approval** SP22-28  
Applicant: L.F. Young, Jr.  
Agents: LEA, PC & Teramore Development, LLC  
Proposal: Dollar General  
Tax ID Number: part of 16-3S-01E-068-05229-000  
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 0275E  
Parcel size: 2.0+/- acres  
Location: southwest corner of Bloxham Cutoff Road and Woodville Hwy intersection  
**Hearings Required: Administrative Approval**
- 3. Application for Site Plan Approval** SP22-29  
Applicant: Custom Care Cleaners Tallahassee, Inc.  
Agent: Urban Catalyst Consultants, Inc./William Colbert  
Proposal: Custom Care Cleaners & Retail Units  
Tax ID Number: 00-00-074-404-10223-009  
Existing FLU Map: Urban Fringe (FLUE Policy 1.2.7)  
Current Zoning: LIC (Section 5-67, LDC)  
FEMA Flood Info: "X" zone on Panel 0250E  
Parcel size: 1.31+/- acres  
Location: Songbird Avenue, Lot 9 of Cutchin Town Center  
**Hearings Required: Administrative Approval**
- 4. Application for Site Plan Approval** SP22-30  
Applicant: Authentic Life Church, Inc.  
Agent: Michael Montague  
Proposal: parking improvements & new classrooms  
Tax ID Number: 00-00-054-000-09906-000  
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 0250E  
Parcel size: 21.50+/- acres  
Location: 824 Shadeville Road  
**Hearings Required: Administrative Approval**
- 5. Application for Conditional Use:** CU22-03  
Applicant: River of Life Church  
Agent: Travis Perez  
Proposal: storage & utility shed for church use  
Tax ID Number: 13-4S-02W-000-01933-007  
Existing FLU Map: Rural 2 (FLUE Policy 1.2.5)  
Current Zoning: RSU-1 (Section 5-28, LDC)  
FEMA Flood Info: "X" zone on Panel 0225E  
Parcel size: 0.47+/- acres  
Location: 19 Mo-Hill Lane  
**Hearings Required: Planning Commission: Monday, December 5, 2022 @ 6:00 PM (Tentative Date)**



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**6. Application for Site Plan Approval**

**SP22-31**

Applicant: River of Life Church  
Agent: Travis Perez  
Proposal: storage & utility shed for church use  
Tax ID Number: 13-4S-02W-000-01933-007  
Existing FLU Map: Rural 2 (FLUE Policy 1.2.5)  
Current Zoning: RSU-1 (Section 5-28, LDC)  
FEMA Flood Info: "X" zone on Panel 0225E  
Parcel size: 0.47+/- acres  
Location: 19 Mo-Hill Lane  
**Hearings Required: Administrative Approval**

**7. Application for Change of Zoning:**

**R22-24**

Applicant: Pafford Properties & Construction, LLC  
Agent: Edwin Brown & Associates, Inc./Wade Brown  
Proposal: rezone to planned unit development  
Tax ID Numbers: part of 06-3S-01W-000-04301-040 & part of 06-3S-01W-000-04301-041  
Existing FLU Map: Rural 3 (FLUE Policy 1.2.6)  
Current Zoning: AG (Section 5-25, LDC)  
Proposed Zoning: PUD (Section 5-50, LDC)  
FEMA Flood Info: "X" zone on Panel 0250E  
Parcel size: 45.39+/- acres  
Location: west side of Crawfordville Highway, abutting southern boundary of Edgewood Subdivision  
**Hearings Required: Planning Commission: Monday, December 5, 2022 @ 6:00 PM (Tentative Date)  
BOCC: Monday, December 12, 2022 @ 5:00 PM (Tentative Date)**

**8. Application for Comprehensive Plan Map Amendment:**

**CPM22-02**

Applicant: Hartsfield Construction, Inc.  
Agent: Urban Catalyst Consultants, Inc./William Colbert  
Proposal: Adoption of Amendment to Future Land Use Designation - Small-Scale  
Tax ID Number: 00-00-055-000-09929-000  
Existing FLU Map: Rural 2 (FLUE Policy 1.2.5)  
Proposed FLU Map: Urban Core (FLUE Policy 1.2.9)  
Current Zoning: AG (Section 5-25, LDC)  
Proposed Zoning: PUD (Section 5-50, LDC)  
FEMA Flood Info: "X" zone on Panel 0250E  
Parcel size: 9.99+/- acres  
Location: 68 Cajer Posey Road, west of Summerfield Phase II Subdivision  
**Hearings Required: Planning Commission: Monday, December 5, 2022 @ 6:00 PM (Tentative Date)  
BOCC: Monday, December 12, 2022 @ 5:00 PM (Tentative Date)**

**9. Application for Change of Zoning:**

**R22-25**

Applicant: Hartsfield Construction, Inc.  
Agent: Urban Catalyst Consultants, Inc./William Colbert  
Proposal: rezone to planned unit development  
Tax ID Number: 00-00-055-000-09929-000  
Existing FLU Map: Rural 2 (FLUE Policy 1.2.5)  
Proposed FLU Map: Urban Core (FLUE Policy 1.2.9)  
Current Zoning: AG (Section 5-25, LDC)  
Proposed Zoning: PUD (Section 5-50, LDC)  
FEMA Flood Info: "X" zone on Panel 0250E  
Parcel size: 9.99+/- acres  
Location: 68 Cajer Posey Road, west of Summerfield Phase II Subdivision  
**Hearings Required: Planning Commission: Monday, December 5, 2022 @ 6:00 PM (Tentative Date)  
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**10. Application for Change of Zoning:**

**R22-26**

Applicant: Morton M. Horn & Elizabeth F. Carter  
Proposal: rezone to residential  
Tax ID Number: 24-5S-02W-045-03012-000  
Existing FLU Map: Urban Core (FLUE Policy 1.2.9)  
Current Zoning: I-1 (Section 5-41, LDC)  
Proposed Zoning: R-1 (Section 5-30, LDC)  
FEMA Flood Info: "AE" & "VE" zones on Panel 0370E  
Parcel size: 0.264+/- acres  
Location: 28 Piney Street, Lot 9, Block B of Allens Addition Subdivision  
**Hearings Required: Planning Commission: Monday, December 5, 2022 @ 6:00 PM (Tentative Date)**  
**BOCC: Monday, December 12, 2022 @ 5:00 PM (Tentative Date)**

**11. Application for Preliminary Plat Approval:**

**PP22-03**

Applicant: Pafford Properties & Construction, Inc.  
Agent: Edwin Brown & Associates, Inc./Wade Brown  
Proposal: create 44-lot residential subdivision - Greystone  
Tax ID Number: part of 06-3S-01W-000-04301-040 & part of 06-3S-01W-000-04301-041  
Existing FLU Map: Rural 3 (FLUE Policy 1.2.6)  
Current Zoning: PUD (Section 5-50, LDC)  
FEMA Flood Info: "X" zone on Panel 0250E  
Parcel size: 45.39+/- acres  
Location: west side of Crawfordville Highway, abutting southern boundary of Edgewood Subdivision  
**Hearings Required: Planning Commission: Monday, January 9, 2023 @ 6:00 PM (Tentative Date)**

**12. Application for Preliminary Plat Approval:**

**PP22-04**

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 southern boundary of Edgewood Subdivision  
**Hearings Required: Planning Commission: Monday, December 5, 2022 @ 6:00 PM (Tentative Date)**

**13. Application for Preliminary Plat Approval:**

**PP22-05**

Applicant: Crawfordville Highway, LLC  
Agent: Urban Catalyst Consultants, Inc./Sean Marston  
Proposal: create 228-lot residential subdivision – Misting Springs  
Tax ID Numbers: part of 00-00-077-000-10365-000 & 00-00-077-000-10365-002  
Existing FLU Map: Urban Core (FLUE Policy 1.2.9)  
Current Zoning: PUD (Section 5-50, LDC)  
FEMA Flood Info: "X" zone on Panel 0250E  
Parcel size: 36.74+/- acres  
Location: east side of Crawfordville Highway, north of Council Moore Road  
**Hearings Required: Planning Commission: Monday, December 5, 2022 @ 6:00 PM (Tentative Date)**