



**Technical Review Committee
December 8, 2022
AGENDA**

1. Application for Temporary Use Permit: TU22-15

Applicant: John Kever's Fireworks
Agent: John Kever
Proposal: Temporary Tent for Fireworks Sales
Tax ID Number: 25-4S-02W-000-02112-001
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 0360E
Parcel Size: 0.50+/- acres
Location: 3161 Coastal Hwy
Hearings Required: Administrative Approval

2. Application for Temporary Use Permit: TU22-16

Applicant: Wakulla Fireworks
Agent: Carla Gauden
Proposal: Temporary Tent for Fireworks Sales
Tax ID Number: 29-2S-01W-051-04122-000
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 0100E
Parcel Size: 1.950+/- acres
Location: 525 Crawfordville Hwy
Hearings Required: Administrative Approval

3. Application for Preliminary Plat Approval: PP22-07

Applicant: Flowers Property Development, LLC
Agent: Urban Catalyst Consultants, Inc./Sean Marston
Proposal: create 59-lot residential subdivision – The Flowers Phases II-IV
Tax ID Number: part of 31-2S-01W-000-04177-006
Existing FLU Map: Rural 3 (FLUE Policy 1.2.6)
Current Zoning: PUD (Section 5-50, LDC)
FEMA Flood Info: "A" & "X" zones on Panel 0100E
Parcel Size: 54.0+/- acres
Location: south side of Bloxham Cutoff Road, west of The Flowers Phase I Subdivision
Hearings Required: Planning Commission: Monday, January 9, 2023 @ 6:00 PM (Tentative Date)

4. Application for Final Plat Approval: FP22-08

Applicant: Shadeville of Wakulla County, LLC.
Agent: Urban Catalyst Consultants, Inc./William Colbert
Proposal: create 107-lot residential subdivision – Wesley Park Phase 1
Tax ID Number: part of 00-00-073-000-10188-000
Existing FLU Map: Suburban Transitioning (FLUE Policy 1.2.8)
Current Zoning: LDR (Section 5-68, LDC)
FEMA Flood Info: "X" zone on Panel 0250E
Parcel size: 43.54+/- acres
Location: north side of Shadeville Road, south of The Hammocks Subdivision
Hearings Required: Planning Commission: Monday, January 9, 2023 @ 6:00 PM (Tentative Date)
BOCC: Tuesday, January 17, 2023 @ 5:00 PM (Tentative Date)

5. Application for Final Plat Approval: FP22-09

Applicant: St. Marks Holdings, LLC
Agent: Sonya Hall
Proposal: create 2-lot residential subdivision – St. Marks Holding Subdivision
Tax ID Numbers: 00-00-077-015-10710-000 & 00-00-077-015-10710-003
Existing FLU Map: Urban Fringe (FLUE Policy 1.2.7)



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Current Zoning: RSU-1 (Section 5-28, LDC)
FEMA Flood Info: "X" zone on Panel 0250E
Parcel size: 0.41+/-
Location: 15 & 21 Dispennette Drive, Raker Addition Block D, Lots 3 & 4
Hearings Required: BOCC: Tuesday, January 17, 2023 @ 5:00 PM (Tentative Date)

6. Application for Change of Zoning:

R22-27

Applicants: Jeffrey A. & Patricia M. Geissler
Proposal: rezone to residential
Tax ID Number: 25-5S-02W-046-03313-001
Existing FLU Map: Urban Fringe (FLUE Policy 1.2.7)
Current Zoning: P-2 (Section 5-24, LDC)
Proposed Zoning: RSU-2 (Section 5-28.1, LDC)
FEMA Flood Info: "VE" zone on Panel 0370E
Parcel size: 0.86+/- acres
Location: Levy Bay Road, Aqua De Vida Subdivision, Block C, Lot 7
**Hearings Required: Planning Commission: Monday, January 9, 2023 @ 6:00 PM (Tentative Date)
BOCC: Tuesday, January 17, 2023 @ 5:00 PM (Tentative Date)**

7. Application for Change of Zoning:

R22-28

Applicant: TMTJ Investments, LLC
Agent: Travis Bozeman
Proposal: rezone to agricultural
Tax ID Number: 25-2S-01W-000-04036-000
Existing FLU Map: Rural 1 (FLUE Policy 1.2.4)
Current Zoning: RR-1 (Section 5-27, LDC)
Proposed Zoning: AG (Section 5-25, LDC)
FEMA Flood Info: "X", "0.2 PCT", & "AE" zones on Panel 0100E
Parcel size: 13.25+/- acres
Location: McPhaul Road, north of Bloxham Cutoff Road, between Wakulla Springs Road and Old Woodville Highway
**Hearings Required: Planning Commission: Monday, January 9, 2023 @ 6:00 PM (Tentative Date)
BOCC: Tuesday, January 17, 2023 @ 5:00 PM (Tentative Date)**

8. Application for Change of Zoning:

R22-29

Applicant: Wakulla County
Proposal: remove restrictive regulation on RR-5 zoning
Tax ID Number: 35-2S-01W-246-04222-001; 35-2S-01W-246-04222-002; 35-2S-01W-246-04222-003; 35-2S-01W-246-04222-004;
35-2S-01W-246-04222-005; 35-2S-01W-246-04222-006; 35-2S-01W-246-04222-06A; 35-2S-01W-246-04222-007;
35-2S-01W-246-04222-008; 35-2S-01W-246-04222-009; 35-2S-01W-246-04222-010; 35-2S-01W-246-04222-011;
35-2S-01W-246-04222-012; 35-2S-01W-246-04222-013; 35-2S-01W-246-04222-014; 35-2S-01W-246-04222-015
Existing FLU Map: Rural 1 (FLUE Policy 1.2.4)
Current Zoning: RR-5(R) (Section 5-26, LDC)
Proposed Zoning: RR-5 (Section 5-26, LDC)
FEMA Flood Info: "X" & "A" zones on Panel 0100E
Parcel size: 91.64+/- acres
Location: east side of Wakulla Springs Road, Strattonwood Place Subdivision
**Hearings Required: Planning Commission: Monday, January 9, 2023 @ 6:00 PM (Tentative Date)
BOCC: Tuesday, January 17, 2023 @ 5:00 PM (Tentative Date)
BOCC: Monday, February 6, 2023 @ 5:00 PM (Tentative Date)**



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9. Application for Site Plan Approval

SP22-32

Applicant: Harpers Heritage II, LLC
Agent: CWB Engineering, LLC/Caleb Brown
Proposal: Downtown Storage Expansion
Tax ID Number: 00-00-077-000-10377-000
Existing FLU Map: Urban Fringe (FLUE Policy 1.2.7)
Current Zoning: C-2 (Section 5-38, LDC)
FEMA Flood Info: "X" zone on Panel 0225E
Parcel size: 6.02+/- acres
Location: 57 High Drive
Hearings Required: Administrative Approval

10. Application for Conditional Use:

CU22-04

Applicant: Scenic Florida RV Land, LLC
Agent: Urban Catalyst Consultants, Inc./Sean Marston
Proposal: convenience store, without fuel sales - amusement and recreation services-outdoors
Tax ID Numbers: 00-00-050-191-09892-B33
Existing FLU Map: Rural 2 (FLUE Policy 1.2.5)
Current Zoning: C-2 (Section 5-38, LDC) & CTPP (Section 5-36, LDC)
FEMA Flood Info: "X", "A", & "0.2PCT" zones on Panel 0250E
Parcel size: 7.86+/- acres
Location: east side of Spring Creek Highway, north of Coastal Highway 98
Hearings Required: Planning Commission: Monday, January 9, 2023 @ 6:00 PM (Tentative Date)

11. Application for Site Plan Approval

SP22-33

Applicant: Scenic Florida RV Land, LLC
Agent: Urban Catalyst Consultants, Inc./Sean Marston
Proposal: Scenic Florida RV Resort
Tax ID Numbers: 00-00-050-191-09892-A31; 00-00-050-191-09892-A32; 00-00-050-191-09892-B33
Existing FLU Map: Rural 2 (FLUE Policy 1.2.5)
Current Zoning: C-2 (Section 5-38, LDC) & CTPP (Section 5-36, LDC)
FEMA Flood Info: "X", "A", & "0.2PCT" zones on Panel 0250E
Parcel size: 21.0+/- acres
Location: east side of Spring Creek Highway, north of Coastal Highway 98
Hearings Required: Administrative Approval