



**Technical Review Committee**  
**February 9, 2023**  
**AGENDA**

- 1. Application for Temporary Use Permit:** **TU23-02**  
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** **SP22-35**  
Applicant: AV Brothers Investment, LLC  
Agents: Magnolia Engineering, LLC and Nash Shulkoff  
Proposal: Rudy's Salsa Bar & Grill – improvements to parking area and renovations to existing restaurant  
Tax ID Number: 33-2S-01E-000-04991-001  
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 0125E  
Parcel size: 0.59+/- acres  
Location: 14 Woodville Hwy  
**Hearings Required: Administrative Approval**
- 3. Application for Site Plan Approval** **SP23-01**  
Applicant: Gulf Specimen Company, Inc.  
Agent: Urban Catalyst Consultants, Inc./Sean Marston  
Proposal: Expansion of Marine Lab  
Tax ID Numbers: 25-5S-02W-046-03515-000 & 25-5S-02W-046-03516-000  
Existing FLU Map: Urban Core (FLUE Policy 1.2.9)  
Current Zoning: C-4 (Section 5-40, LDC)  
FEMA Flood Info: "AE" zone on Panel 0370E  
Parcel size: .526+/- acres  
Location: Mississippi Avenue  
**Hearings Required: Administrative Approval**
- 4. Application for Site Plan Approval** **SP23-02**  
Applicant: Wakulla County  
Agent: Dewberry Engineers, Inc.  
Proposal: Wakulla County Golf Course Improvements  
Tax ID Number: 00-00-086-421-11586-100  
Existing FLU Map: Agriculture (FLUE Policy 1.2.3)  
Current Zoning: PUD (Section 5-50, LDC)  
FEMA Flood Info: "2%"; "A"; "AE" & "X" zones on Panel 0250E  
Parcel size: 145.93+/- acres  
Location: 3874 Coastal Highway  
**Hearings Required: Administrative Approval**
- 5. Application for Change of Zoning:** **R23-01**  
Applicant: Wakulla County  
Proposal: remove restrictive regulation on RMH-1 zoning  
Tax ID Number: 00-00-078-113-10722-023  
Existing FLU Map: Urban Fringe (FLUE Policy 1.2.7)  
Current Zoning: RMH-1(R) (Section 5-43, LDC)



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Proposed Zoning: RMH-1 (Section 5-43, LDC)  
FEMA Flood Info: "X", "0.2PCT" & "AE" zones on Panel 0250E  
Parcel size: 3.40+/- acres  
Location: 73 Hines Street  
**Hearings Required:** **Planning Commission: Monday, March 13, 2023 @ 6:00 PM (Tentative Date)**  
**BOCC: Monday, March 20, 2023 @ 5:00 PM (Tentative Date)**  
**BOCC: Monday, April 3, 2023 @ 5:00 PM (Tentative Date)**

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

**R23-02**

Applicant: Wakulla County  
Proposal: remove restrictive regulation on RR-2 zoning  
Tax ID Number: 24-4S-02W-000-02064-011  
Existing FLU Map: Rural-2 (FLUE Policy 1.2.5)  
Current Zoning: RR-2(R) (Section 5-34, LDC)  
Proposed Zoning: RR-2 (Section 5-34, LDC)  
FEMA Flood Info: "X" & "A" zones on Panel 0360E  
Parcel size: 10.00+/- acres  
Location: Fish Hawk Trace  
**Hearings Required:** **Planning Commission: Monday, March 13, 2023 @ 6:00 PM (Tentative Date)**  
**BOCC: Monday, March 20, 2023 @ 5:00 PM (Tentative Date)**  
**BOCC: Monday, April 3, 2023 @ 5:00 PM (Tentative Date)**

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

**R23-03**

Applicant: Wakulla County  
Proposal: remove restrictive regulation on C-2 zoning  
Tax ID Number: 00-00-089-000-11608-000  
Existing FLU Map: Urban Fringe (FLUE Policy 1.2.7)  
Current Zoning: C-2(R) (Section 5-38, LDC)  
Proposed Zoning: C-2 (Section 5-38, LDC)  
FEMA Flood Info: "X" zones on Panel 0225E  
Parcel size: 9.800 +/- acres  
Location: 3278 Crawfordville Highway  
**Hearings Required:** **Planning Commission: Monday, March 13, 2023 @ 6:00 PM (Tentative Date)**  
**BOCC: Monday, March 20, 2023 @ 5:00 PM (Tentative Date)**  
**BOCC: Monday, April 3, 2023 @ 5:00 PM (Tentative Date)**