



**Technical Review Committee**  
**April 13, 2023**  
**AGENDA**

**1. Application for Site Plan Approval**

**SP23-05**

Applicant: Crawford and Pines Storage, LLC  
Agent: Shane Holcomb  
Proposal: Crawfordville Self Storage Expansion  
Tax ID Number: part of 00-00-089-000-11598-004  
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: 8.61+/- acres  
Location: 3291 Crawfordville Highway, north side of Council Moore Road  
**Hearings Required:** **Planning Commission: Monday, May 8, 2023 @ 6:00 PM (Tentative Date)**  
**BOCC: Monday, May 15, 2023 @ 5:00 PM (Tentative Date)**

**2. Application for Site Plan Approval**

**SP23-06**

Applicant: Donna and Elmer Dickens  
Agent: Urban Catalyst Consultants, Inc./William Colbert  
Proposal: Wakulla Storage Expansion  
Tax ID Number: part of 00-00-059-000-10042-000  
Existing FLU Map: Urban Core (FLUE Policy 1.2.9)  
Current Zoning: C-2 (Section 5-38, LDC)  
FEMA Flood Info: "X" zone on Panel 0250E  
Parcel size: .50+/- acres  
Location: 289 Cajer Posey Road  
**Hearings Required:** **Administrative Approval**

**3. Application for Site Plan Approval**

**SP23-07**

Applicant: BWAY Enterprises, Inc.  
Agent: Urban Catalyst Consultants, Inc./William Colbert  
Proposal: Wakulla Station Boat Storage  
Tax ID Number: 04-3S-01E-000-05017-003  
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: 3.43+/- acres  
Location: west side of Woodville Highway, abutting north and west boundary of Jerry's Bait & Tackle  
**Hearings Required:** **Administrative Approval**

**4. Application for Conditional Use:**

**CU23-01**

Applicant: Wakulla County BOCC  
Proposal: Radio Communications Tower  
Tax ID Number: 00-00-075-000-10242-000  
Existing FLU Map: Public Facilities (FLUE Policy 1.2.12)  
Current Zoning: C-4 (Section 5-40, LDC)  
FEMA Flood Info: "X" zone on Panel 0225E  
Parcel size: 27.62+/- acres  
Location: 15 Oak Street, Wakulla County Sheriff's Department Complex  
**Hearings Required:** **Planning Commission: Monday, May 8, 2023 @ 6:00 PM (Tentative Date)**



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**5. Application for Site Plan Approval**

**SP23-08**

Applicant: Wakulla County BOCC  
Proposal: Radio Communications Tower  
Tax ID Number: 00-00-075-000-10242-000  
Existing FLU Map: Public Facilities (FLUE Policy 1.2.12)  
Current Zoning: C-4 (Section 5-40, LDC)  
FEMA Flood Info: "X" zone on Panel 0225E  
Parcel size: 27.62+/- acres  
Location: 15 Oak Street, Wakulla County Sheriff's Department Complex  
**Hearings Required: Administrative Approval**

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

**R23-05**

Applicant: Blue Collar Capital, LLC  
Agent: Urban Catalyst Consultants, Inc./Sean Marston  
Proposal: modifications to Wildwood RV Park PUD  
Tax ID Number: 00-00-086-421-11586-200  
Existing FLU Map: Agriculture (FLUE Policy 1.2.3) & Rural 1 (FLUE Policy 1.2.4)  
Current Zoning: PUD (Section 5-50, LDC)  
Proposed Zoning: PUD (Section 5-50, LDC)  
FEMA Flood Info: "X" zone on Panel 0250E  
Parcel size: 11.86+/- acres  
Location: 3874 Coastal Highway  
**Hearings Required: Planning Commission: Monday, May 8, 2023 @ 6:00 PM (Tentative Date)**  
**BOCC: Monday, May 15, 2023 @ 5:00 PM (Tentative Date)**

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

**R23-06**

Applicant: Belinda G. Noah  
Proposal: rezone to commercial and residential  
Tax ID Number: 04-5S-02W-000-02544-002  
Existing FLU Map: Rural 2 (FLUE Policy 1.2.5)  
Current Zoning: RR-1 (Section 5-27, LDC)  
Proposed Zoning: C-2 (Section 5-38, LDC) & RR-2 (Section 5-34, LDC))  
FEMA Flood Info: "X" zone on Panel 0360E  
Parcel size: 3.50+/- acres  
Location: north side of Sopchoppy Highway, across from Otter Creek Road  
**Hearings Required: Planning Commission: Monday, May 8, 2023 @ 6:00 PM (Tentative Date)**  
**BOCC: Monday, May 15, 2023 @ 5:00 PM (Tentative Date)**

**8. Application for Final Plat Approval**

**FP23-02**

Applicant: BCB FLP 1, LLC  
Agent: Ben Boynton  
Proposal: create 47-lot residential subdivision – Hammocks Phase III  
Tax ID Number: 00-00-073-000-10187-000  
Existing FLU Map: Urban Fringe (FLUE Policy 1.2.7)  
Current Zoning: PUD (Section 5-50, LDC)  
FEMA Flood Info: "X" zone on Panel 0250E  
Parcel size: 27.65+/- acres  
Location: east side of Songbird Avenue, abutting north boundary of Hammocks Phase II  
**Hearings Required: Planning Commission: Monday, May 8, 2023 @ 6:00 PM (Tentative Date)**  
**BOCC: Monday, May 15, 2023 @ 5:00 PM (Tentative Date)**