



**Technical Review Committee
May 11, 2023
AGENDA**

1. Application for Temporary Use Permit:

TU23-04

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 Site Plan Approval

SP23-10

Applicant: Pafford Properties & Construction, LLC
Agent: Southeastern Consulting Services, LLC/Edward Bass, III
Proposal: construct 224-unit multi-family development – Park Place Apartments
Tax ID Number: 00-00-072-000-10160-000
Existing FLU Map: Urban Core (FLUE Policy 1.2.9)
Current Zoning: R-3 (Section 5-32, LDC)
FEMA Flood Info: "X" & "A" zones on Panel 0250E
Parcel size: 28.29+/- acres
Location: south side of Dr MLK Jr Memorial Road, south of Mallard Pond Subdivision

**Hearings Required: Planning Commission: Monday, June 12, 2023 @ 6:00 PM (Tentative Date)
BOCC: Monday, June 19, 2023 @ 5:00 PM (Tentative Date)**

3. Application for Site Plan Approval

SP23-11

Applicant: Songbird of Wakulla County, LLC
Agent: Urban Catalyst Consultants, Inc./William Colbert
Proposal: construct Songbird Retail Center
Tax ID Number: 00-00-074-404-10223-007 & 00-00-074-404-10223-008
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: 4.75+/- acres
Location: west side of Songbird Avenue, Cutchin Town Center, Lots 7 & 8

**Hearings Required: Planning Commission: Monday, June 12, 2023 @ 6:00 PM (Tentative Date)
BOCC: Monday, June 19, 2023 @ 5:00 PM (Tentative Date)**

4. Application for Preliminary Plat Approval:

PP23-01

Applicant: Floyd Gray Properties, LLC
Agent: David McQuary
Proposal: create 5-lot residential subdivision – Canopy Oaks
Tax ID Number: 36-4S-02W-000-02394-000
Existing FLU Map: Rural 2 (FLUE Policy 1.2.5)
Current Zoning: AG (Section 5-25, LDC) & RR-5 (Section 5-26, LDC)
FEMA Flood Info: "X" & "A" zones on Panel 0360E
Parcel size: 27.92+/- acres
Location: 2930 Coastal Highway, west side of Coastal Highway, south side of Floyd Gray Road

Hearings Required: Planning Commission: Monday, June 12, 2023 @ 6:00 PM (Tentative Date)



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5. Application for Final Plat Approval

FP23-03

Applicant: Floyd Gray Properties, LLC
Agent: David McQuary
Proposal: create 5-lot residential subdivision – Canopy Oaks
Tax ID Number: 36-4S-02W-000-02394-000
Existing FLU Map: Rural 2 (FLUE Policy 1.2.5)
Current Zoning: AG (Section 5-25, LDC) & RR-5 (Section 5-26, LDC)
FEMA Flood Info: “X” & “A” zones on Panel 0360E
Parcel size: 27.92+/- acres
Location: 2930 Coastal Highway, west side of Coastal Highway, south side of Floyd Gray Road
Hearings Required: **Planning Commission: Monday, July 10, 2023 @ 6:00 PM (Tentative Date)**
BOCC: Monday, July 17, 2023 @ 5:00 PM (Tentative Date)

6. Application for Final Plat Approval

FP23-04

Applicant: LF Young, Jr. & Benus Properties, LLC
Agent: LEA, PC and Teramore Development, LLC
Proposal: create 2-lot commercial subdivision – TBD
Tax ID Number: 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: “0.2PCT” zone on Panel 0275E
Parcel size: 4.947+/- acres
Location: southwest corner of Bloxham Cutoff Road and Woodville Highway intersection
Hearings Required: **Planning Commission: Monday, June 12, 2023 @ 6:00 PM (Tentative Date)**
BOCC: Monday, June 19, 2023 @ 5:00 PM (Tentative Date)

7. Application for Change of Zoning:

R23-07

Applicant: Sandra Lynn McBride
Proposal: rezone from residential to agricultural
Tax ID Number: 00-00-038-000-09742-000
Existing FLU Map: Rural 1 (FLUE Policy 1.2.4)
Current Zoning: R-1 (Section 5-30, LDC)
Proposed Zoning: AG (Section 5-25, LDC)
FEMA Flood Info: “X” zone on Panel 0250E
Parcel size: 9.9+/- acres
Location: east side of Spring Creek Highway, north of Wakulla Arran Road (dirt)
Hearings Required: **Planning Commission: Monday, June 12, 2023 @ 6:00 PM (Tentative Date)**
BOCC: Monday, June 19, 2023 @ 5:00 PM (Tentative Date)

8. Application for Comprehensive Plan Map Amendment:

CPM23-04

Applicant: Jack in the Box Mini Storage 2, LLC
Agent: Edwin Brown & Associates, Inc./Wade Brown
Proposal: adoption of Amendment to Future Land Use Designation - Small-Scale
Tax ID Number: 00-00-077-000-10351-002
Existing FLU Map: Urban Fringe (FLUE Policy 1.2.7)
Proposed FLU Map: Crawfordville Town Center 2 (FLUE Policy 1.2.19)
Current Zoning: C-2 (Section 5-38, LDC)
Proposed Zoning: PUD (Section 5-50, LDC)
FEMA Flood Info: “X” zone on Panel 0250E
Parcel size: 2.59+/- acres
Location: south side of Dr MLK Jr Memorial Road, north of Bream Fountain Road
Hearings Required: **Planning Commission: Monday, June 12, 2023 @ 6:00 PM (Tentative Date)**
BOCC: Monday, June 19, 2023 @ 5:00 PM (Tentative Date)



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9. Application for Change of Zoning:

R23-08

Applicant: Jack in the Box Mini Storage 2, LLC
Agent: Edwin Brown & Associates, Inc./Wade Brown
Proposal: rezone to Planned Unit Development
Tax ID Number: 00-00-077-000-10351-002
Existing FLU Map: Urban Fringe (FLUE Policy 1.2.7)
Proposed FLU Map: Crawfordville Town Center 2 (FLUE Policy 1.2.19)
Current Zoning: C-2 (Section 5-38, LDC)
Proposed Zoning: PUD (Section 5-50, LDC)
FEMA Flood Info: "X" zone on Panel 0250E
Parcel size: 2.59+/- acres
Location: south side of Dr MLK Jr Memorial Road, north of Bream Fountain Road
Hearings Required: **Planning Commission: Monday, June 12, 2023 @ 6:00 PM (Tentative Date)**
BOCC: Monday, June 19, 2023 @ 5:00 PM (Tentative Date)

10. Application for Comprehensive Plan Map Amendment:

CPM23-05

Applicant: Parrish Barwick, et al
Agent: Urban Catalyst Consultants, Inc./Sean Marston
Proposal: transmittal of Amendment to Future Land Use Designation - Large-Scale
Tax ID Number: 00-00-084-000-11568-002; 00-00-084-000-11568-000; 00-00-084-000-11568-001; 00-00-091-000-11641-000 & 00-00-091-000-11641-002
Existing FLU Map: Agriculture (FLUE Policy 1.2.3)
Proposed FLU Map: Rural 3 (FLUE Policy 1.2.6)
Current Zoning: AG (Section 5-25, LDC)
FEMA Flood Info: "X" & "A" zones on Panel 0380E
Parcel size: 101.84+/- acres
Location: east of Coastal Highway, north of Jack Crum Road
Hearings Required: **Planning Commission: Monday, June 12, 2023 @ 6:00 PM (Tentative Date)**
BOCC: Monday, June 19, 2023 @ 5:00 PM (Tentative Date)

11. Application for Change of Zoning:

R23-09

Applicant: Parrish Barwick, et al
Agent: Urban Catalyst Consultants, Inc./Sean Marston
Proposal: rezone to semi-rural single-family residential
Tax ID Number: 00-00-084-000-11568-002; 00-00-084-000-11568-000; 00-00-084-000-11568-001; 00-00-091-000-11641-000 & 00-00-091-000-11641-002
Existing FLU Map: Agriculture (FLUE Policy 1.2.3)
Proposed FLU Map: Rural 3 (FLUE Policy 1.2.6)
Current Zoning: AG (Section 5-25, LDC)
Proposed Zoning: RR-1(a) (Section 5-27.1)
FEMA Flood Info: "X" & "A" zones on Panel 0380E
Parcel size: 101.84+/- acres
Location: east of Coastal Highway, north of Jack Crum Road
Hearings Required: **Planning Commission: TBD**
BOCC: TBD

12. Application for Change of Zoning:

R23-11

Applicant: Ernest & Laurel Westbrook
Proposal: rezone from residential to agricultural
Tax ID Number: 31-2S-01W-000-04176-001
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" & "A" zones on Panel 0100E
Parcel size: 30.64+/- acres
Location: 158 Woodrich Road, west side of Crawfordville Highway
Hearings Required: **Planning Commission: Monday, June 12, 2023 @ 6:00 PM (Tentative Date)**
BOCC: Monday, June 19, 2023 @ 5:00 PM (Tentative Date)