



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

1. Application for Temporary Use Permit: TU23-08

Applicant: Werner Kia
Agent: Dealer 1 Stop/Kim Stanley
Proposal: Temporary Tent for Auto Sales
Tax ID Number: 19-3S-01W-193-04524-B02
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: 1.79+/- acres
Location: Crawfordville Hwy – Roberts Commercial Park Lot 2
Hearings Required: Administrative Approval

2. Application for Conditional Use: CU23-02

Applicant: Wakulla County BOCC
Proposal: Radio Communications Tower
Tax ID Number: 03-5S-02W-000-02471-000
Existing FLU Map: Agriculture (FLUE Policy 1.2.3)
Current Zoning: RR-1 (Section 5-27, LDC)
FEMA Flood Info: "X" & "A" zones on Panel 0360E
Parcel size: 178.257+/- acres
Location: 2146 Lawhon Mill Road, Otter Creek Reclamation Facility
Hearings Required: Planning Commission: Monday, August 14, 2023 @ 6:00 PM (Tentative Date)

3. Application for Site Plan Approval SP23-18

Applicant: Wakulla County BOCC
Proposal: Radio Communications Tower
Tax ID Number: 03-5S-02W-000-02471-000
Existing FLU Map: Agriculture (FLUE Policy 1.2.3)
Current Zoning: RR-1 (Section 5-27, LDC)
FEMA Flood Info: "X" & "A" zones on Panel 0360E
Parcel size: 178.257+/- acres
Location: 2146 Lawhon Mill Road, Otter Creek Reclamation Facility
Hearings Required: Administrative Approval

4. Application for Preliminary Plat Approval: PP23-03

Applicant: Amy Pafford
Agent: Edwin Brown & Associates, Inc./Wade Brown
Proposal: create 2-lot residential subdivision – Amy's Paradise
Tax ID Number: 01-4S-02W-000-01787-004
Existing FLU Map: Urban Fringe (FLUE Policy 1.2.7)
Current Zoning: RR-1 (Section 5-27, LDC) & AG (Section 5-25, LDC)
FEMA Flood Info: "X" zone on Panel 0250E
Parcel size: 10.01+/- acres
Location: Northeast corner of the intersection of Kathy Ann Drive and Desmond Street
Hearings Required: Planning Commission: Monday, August 14, 2023 @ 6:00 PM (Tentative Date)

5. Application for Final Plat Approval: FP23-05

Applicant: Amy Pafford
Agent: Edwin Brown & Associates, Inc./Wade Brown
Proposal: create 2-lot residential subdivision – Amy's Paradise
Tax ID Number: 01-4S-02W-000-01787-004
Existing FLU Map: Urban Fringe (FLUE Policy 1.2.7)
Current Zoning: RR-1 (Section 5-27, LDC) & AG (Section 5-25, LDC)



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FEMA Flood Info: "X" zone on Panel 0250E
Parcel size: 10.01+/- acres
Location: Northeast corner of the intersection of Kathy Ann Drive and Desmond Street
Hearings Required: **Planning Commission: Monday, September 11, 2023 @ 6:00 PM (Tentative Date)**
BOCC: Monday, September 18, 2023 @ 5:00 PM (Tentative Date)

6. Application for Preliminary Plat Approval:

PP23-04

Applicant: Humphries Real Estate Development, LLC
Agent: Urban Catalyst Consultants, Inc./William Colbert
Proposal: create 99-lot residential townhouse subdivision – Hamptons 2
Tax ID Number: 00-00-055-000-09929-000
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: 10.0+/- acres
Location: 68 Cajer Posey Road
Hearings Required: **Planning Commission: Monday, August 14, 2023 @ 6:00 PM (Tentative Date)**

7. Application for Final Plat Approval:

FP23-06

Applicant: Thomas P. Eddinger
Agent: Edwin Brown & Associates, Inc./Wade Brown
Proposal: create 2-lot residential subdivision – Cory Estate
Tax ID Numbers: 29-2S-01W-267-04107-A01 & 29-2S-01W-267-04107-A06
Existing FLU Map: Rural 2 (FLUE Policy 1.2.5)
Current Zoning: AG (Section 5-25, LDC)
FEMA Flood Info: "X" zone on Panel 0100E
Parcel size: 20.38+/- acres
Location: 530 Crawfordville Highway – Eddinger Properties, Lot 1, south of River Sink Estates
Hearings Required: **Planning Commission: Monday, August 14, 2023 @ 6:00 PM (Tentative Date)**
BOCC: Monday, August 21, 2023 @ 5:00 PM (Tentative Date)

8. Application for Final Plat Approval:

FP23-07

Applicant: Tallahassee Memorial Healthcare, Inc.
Agent: Moore Bass Consulting, Inc.
Proposal: create 1-lot commercial subdivision – Tallahassee Memorial Healthcare Urgent Care
Tax ID Numbers: 19-3S-01W-193-04524-B02 & 19-3S-01W-193-04524-B03
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: 3.20+/- acres
Location: 2235 Crawfordville Highway – Roberts Commercial Park Lots 2 & 3
Hearings Required: **BOCC: Monday, August 21, 2023 @ 5:00 PM (Tentative Date)**

9. Application for Site Plan Approval

SP23-17

Applicant: Tallahassee Memorial Healthcare, Inc.
Agent: Moore Bass Consulting, Inc.
Proposal: urgent care facility
Tax ID Numbers: 19-3S-01W-193-04524-B02 & 19-3S-01W-193-04524-B03
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: 3.20+/- acres
Location: 2235 Crawfordville Highway – Roberts Commercial Park Lots 2 & 3
Hearings Required: **Administrative Approval**



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10. Application for Site Plan Approval

SP23-16

Applicant: Talquin Water & Wastewater, Inc.
Agent: Jim Stidham & Associates, Inc.
Proposal: water tower and well improvements
Tax ID Number: 20-3S-01W-000-04537-001
Existing FLU Map: Rural 2 (FLUE Policy 1.2.5)
Current Zoning: RR-2 (Section 5-34, LDC)
FEMA Flood Info: "X" zone on Panel 0250E
Parcel size: 8.58+/- acres
Location: 280 Aaron Strickland Road
Hearings Required: Administrative Approval