



**Technical Review Committee
August 11, 2022
AGENDA**

1. Application for Change of Zoning:

R22-19

Applicant: Shell Point Commercial, LLC
Agent: David McQuary
Proposal: rezone to commercial travel trailer park
Tax ID Numbers: P/O 00-00-050-191-09892-A31; P/O 00-00-050-191-09892-A32; & P/O 00-00-050-191-09892-B33
Existing FLU Map: Rural 2 (FLUE Policy 1.2.5)
Current Zoning: C-2 (Section 5-38, LDC)
Proposed Zoning: CTPP (Section 5-36, LDC)
FEMA Flood Info: "A"; "0.2PCT"; & "X" zones on Panel 0250E
Parcel size: 13.09+/- acres
Location: east side of Spring Creek Hwy, north of Coastal Highway 98
Hearings Required: **Planning Commission: Monday, September 12, 2022 @ 6:00 PM**
BOCC: Monday, September 19, 2022 @ 5:00 PM

2. Application for Change of Zoning:

R22-21

Applicant: Wakulla County
Proposal: remove restrictive regulation on RR-1 zoning
Tax ID Numbers: 19-3S-01W-231-04529-407; 19-3S-01W-231-04529-406; 19-3S-01W-231-04529-405;
19-3S-01W-231-04529-404; 19-3S-01W-231-04529-403; 19-3S-01W-231-04529-402;
19-3S-01W-231-04529-401; 19-3S-01W-000-04529-007; 00-00-075-000-10234-018;
19-3S-01W-000-04529-004
Existing FLU Map: Urban Fringe (FLUE Policy 1.2.7)
Current Zoning: RR-1(R) (Section 5-27, LDC)
Proposed Zoning: RR-1 (Section 5-27, LDC)
FEMA Flood Info: "X" & "A" zones on Panel 0225E
Parcel size: 22.95+/- acres
Location: Bay Pine Drive, Kirton Frazey Road, and Longleaf Drive
Hearings Required: **Planning Commission: Monday, September 12, 2022 @ 6:00 PM**
BOCC: Monday, September 19, 2022 @ 5:00 PM
BOCC: Monday, October 3, 2022 @ 5:00 PM

3. Application for Final Plat Approval:

FP22-06

Applicant: Jeffrey & Teresa Doxsee
Agent: Thurman Roddenberry
Proposal: create 2-lot residential subdivision - Dock Sea's on the Bay
Tax ID Number: 02-6S-02W-033-03633-000
Existing FLU Map: Urban Core (FLUE Policy 1.2.9)
Current Zoning: R-1 (Section 5-30, LDC)
FEMA Flood Info: "VE" zone on Panel 0485E
Parcel size: 0.68+/- acres
Location: 2441 Surf Road
Hearings Required: **Planning Commission: Monday, September 12, 2022 @ 6:00 PM**
BOCC: Monday, September 19, 2022 @ 5:00 PM

4. Application for Site Plan Approval

SP22-21

Applicant: 3D RV, Inc.
Agent: Dino McDowell
Proposal: Wakulla County RV Resort
Tax ID Numbers: 00-00-090-000-11634-004 & 00-00-090-000-11626-013
Existing FLU Map: Rural 2 (FLUE Policy 1.2.5) & Commercial (FLUE Policy 1.2.10)
Current Zoning: CTPP (Section 5-36, LDC)
FEMA Flood Info: "X" zone on Panel 0380E
Parcel size: 11.89+/- acres
Location: east side of Coastal Highway 98, approximately one-half mile northeast of Wakulla High School
Hearings Required: **Administrative Approval**



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5. Application for Site Plan Approval

SP22-22

Applicant: Gordon W. and Joyce C. Millender
Agent: Edwin Brown & Associates, Inc./Wade Brown
Proposal: Root 319 Hair Salon
Tax ID Number: P/O 24-4S-02W-000-02077-006
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: 1.10+/- acres
Location: east side of Crawfordville Highway, adjacent south to M&L Plumbing
Hearings Required: Administrative Approval