

ORDINANCE NO. 2022- 15

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF WAKULLA COUNTY, FLORIDA, PERTAINING TO ZONING DISTRICT REGULATIONS; AMENDING SECTION 5-41 OF THE LAND DEVELOPMENT CODE RELATING TO LIGHT INDUSTRIAL DISTRICT REGULATIONS; PROVIDING FOR SEVERABILITY AND FOR AN EFFECTIVE DATE.**

**WHEREAS**, zoning districts were adopted in Wakulla County on July 23, 1985 by Ordinance Number 85-4; and

**WHEREAS**, the Board finds it necessary to update the County’s zoning district regulations and ensure consistency with the Wakulla County Comprehensive Plan and state law.

**NOW THEREFORE**, be it ordained by the Board of County Commissioners of Wakulla County, Florida, as follows:

**SECTION 1. INCORPORATION OF RECITALS.** The above recitals are true and correct and are hereby incorporated by reference.

**SECTION 2. AMENDMENT OF SECTION 5-41 OF THE WAKULLA COUNTY LAND DEVELOPMENT CODE.** The Board hereby amends Section 5-41, of the Wakulla County Land Development Code, entitled “I-1 Light Industrial District regulations,” as follows:

(Words that are ~~stricken~~ are deletions; words that are underlined are additions)

(1) *District intent.* The provisions of this district are intended to apply to an area developed for a variety of storage, warehousing and light, clean industrial operations or other uses which by their location, trend of development or planned development designated in the comprehensive plan are appropriate for such areas. This district is designed for businesses that want an industrial park atmosphere which will create an attractive setting. The provisions are intended to permit the normal operation of such light industrial uses under such conditions as will not be harmful to surrounding uses. This zoning district is permissible in the Urban Fringe, Urban Core, Industrial, and Public Facilities land use categories as designated in the comprehensive plan.

(2) *Special requirements.*

1. This district shall not permit:

- (a) Outside storage of vehicles or equipment except for permitted equipment at solar power generation facilities;

- (b) Operations performed outside of completely enclosed structures except for solar power generation facilities, or as otherwise specifically authorized through an approved conditional use;
- (c) Truck loading or unloading docks on the side of a building fronting on a public street;
- (d) Operations that use large amounts of water, chemicals or noxious materials;
- (e) Operations that create unusual noise, dust or odor; or operations that create hazardous or noxious wastes.

2. Non-residential access to principal arterial roads shall be from frontage or service roads or from side streets rather than directly from the abutting arterial roadway, unless no such alternate access is available.

**(3) *Principal uses.***

- 1. Government offices and services.
- 2. Indoor storage of durable and nondurable goods.
- 3. Light infrastructure.
- 4. Production, processing and storage of apparel and piece goods, electronic and related products and miscellaneous durable and nondurable goods that occur within enclosed structures and are unlikely to cause objectionable impacts such as odor, noise, fumes, or dispersion of waste or radiation to be detected off-site.

**(4) *Conditional uses.***

- 1. Automotive repair services.
- 2. Automotive wrecking and salvage yards.
- 3. Boat yards.
- 4. Carwashes.
- 5. Cemeteries.
- 6. Churches and other houses of worship including convents and rectories.
- 7. Convenience stores, with or without fuel sales.
- 8. Food and kindred products manufacturing, processing, and packaging.
- 9. Hospitals.
- 10. Junkyards.

11. Public and private recreation facilities.
12. Schools.
13. Service stations, automotive.
14. Truck stops.
15. Solar power generation facilities.

(5) *Development standards.*

1. *Minimum lot size.*

- (a) Area: none.
- (b) Width: none.
- (c) Depth: none.

2. *Minimum building setbacks.*

- (a) Applicable side.
  - (i) Front: 80 feet.
  - (ii) Rear: 50 feet.
  - (iii) Side: ten feet.

3. *Maximum building restrictions.\**

- (a) Coverage: 60 percent.
- (b) Height: 35 feet.
- (c) Density: N/A.

**\*Note**—Density and building coverage may be further restricted by the comprehensive plan.

**SECTION 3. CODIFICATION IN THE CODE OF ORDINANCES.** It is the intention of the Board, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Wakulla County Code of Ordinances, and that the sections of this Ordinance may be renumbered to accomplish such intent.

**SECTION 4. SEVERABILITY.** Should any section or provision of this Ordinance or any portion thereof, or any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof other than the part declared to be invalid.

**SECTION 5. EFFECTIVE DATE.** A certified copy of this Ordinance shall be filed with the Department of State within ten (10) days after its enactment by the Board and shall be effective upon filing with the Department of State.

**PASSED AND ADOPTED** by the Board of County Commissioners of Wakulla County, Florida, this 21<sup>st</sup> day of March, 2022.

**BOARD OF COUNTY COMMISSIONERS OF WAKULLA COUNTY, FLORIDA**

By: *Quincee Messersmith*  
QUINCEE MESSERSMITH, Chair

ATTEST:

*Renea Ross D.C. for:*  
GREG JAMES, Ex Officio  
Clerk to the Board



APPROVED AS TO FORM AND CONTENT:

*H. J. Encinosa*  
HEATHER J. ENCINOSA, ESQ.  
County Attorney



**FLORIDA DEPARTMENT *of* STATE**

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

March 23, 2022

Mr. Greg James  
Clerk of Circuit and County Courts  
Wakulla County  
3056 Crawfordville Highway  
Crawfordville, Florida 32327

Attn: Ms. Kelly Sessor

Dear Mr. James:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Wakulla County Ordinance No. 2022-15, which was filed in this office on March 23, 2022.

Sincerely,

Anya Owens  
Program Administrator

AO/lb