

FREQUENTLY ASKED QUESTIONS

Q. WHERE IS THE PLANNING DEPARTMENT LOCATED?

- A. The Planning Department is located in the building *directly behind* the Commissioner's building (Commissioner's Complex) at 3093 Crawfordville Highway (US 319), just south of the Courthouse, Crawfordville, FL. Entry is now at the Building Department at 3095 Crawfordville Highway.
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Q. WHAT IS THE COMPREHENSIVE PLAN AND HOW DOES IT AFFECT WHAT I CAN DO WITH MY PROPERTY?

- A. The Comprehensive Plan is the long-range statement of how and where growth and development in the community is to be located in the future. It is adopted by ordinance, and includes a number of "elements" (or chapters) related to the social, economic, and physical aspects of future development. Each of the elements includes a number of goals, objectives, and policies that are to be applied to public and private land development. Some of the elements also include future conditions maps (such as the future land use map). All local land development regulations (such as zoning, subdivision regulations, and environmental ordinances) are to be consistent with the Comprehensive Plan.
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Q. IF I DO NOT AGREE WITH WHAT IS IN THE COMPREHENSIVE PLAN, WHAT ARE MY OPTIONS?

- A. Any citizen has the right to request a Comprehensive Plan amendment. Plan amendments greater than 10 acres in size can be processed only twice a year (a statutory limitation). Amendments can be to either the text of the Plan or to future land use maps. There is a filing fee of \$5155 (large scale) or \$3065 (small scale) for map amendments, which partially pays for public notice of the requested amendments. Each cycle of amendments includes review by the Local Planning Agency (Planning Commission), and the Wakulla County Board of County Commissioners. There are numerous opportunities for written and oral citizen comments throughout the review process. For more specific information, contact the Planning and Community Development Department (Planning and Zoning Division) at 850.926.3695, or access our website at www.mywakulla.com.
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Q. IS THE FUTURE LAND USE MAP DESIGNATION THE SAME AS ZONING?

- A. No. The future land use map is a part of the Comprehensive Plan. The map includes a number of future land use categories (such as residential and industrial) which provide direction for the more specific land use regulations. Zoning is one of these regulations. All land development regulations are to be consistent with the

Comprehensive Plan. Zoning designation on a given parcel of land describes in detail the allowable uses for that land, as well as development standards (such as building setbacks and parking requirements) that are to be applied to that development.

Q. WHERE CAN I VIEW THE COMPREHENSIVE PLAN?

A. You may access this at www.municode.com. Go to “online libraries”, then Florida, then Wakulla.

Q. WHAT IS THE REZONING PROCESS AND HOW LONG DOES IT TAKE?

A. A rezoning is a change from one zoning district to another. Rezonings are requests that are primarily intended to change the permissible uses for a property or properties. Some rezonings may require a change on the Future Land Use Map of the Comprehensive Plan prior to being eligible for rezoning (i.e., from Residential to Commercial). The following process applies if no future land use map amendment is needed:

- Complete an application. Applications and information packets including review schedule and submittal review fees are available at the Planning and Zoning office (850.926.3695) and on the website at www.mywakulla.com (Forms).
 - Pre-application meeting with Planning and Zoning staff.
 - Technical Review Committee meeting.
 - Planning Commission public hearing and recommendation.
 - Board of County Commission approval (two hearings for properties 10 acres or more).
 - Estimated time to complete the review process is 3-4 months from submittal of application.
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Q. WHERE CAN SOMEONE ACCESS COPIES OF CURRENT ZONING MAPS?

A. The official zoning atlas is produced and maintained by the Wakulla County Planning and Community Development Department. Current maps can be reviewed at the Planning and Zoning Division located at 3093 Crawfordville Highway, Crawfordville, FL 32327.

Q. IS A PLANNED UNIT DEVELOPMENT (PUD) A REZONING?

- A. A property can be rezoned to PUD. A PUD is a unique zoning district that establishes it's own permissible land uses, intensities, and development standards. You can rezone to PUD in any land use district.
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Q. WHAT IS THE PROCESS FOR A PUD REZONING OR AN AMENDMENT TO AN EXISTING PUD?

- A. The following process must be completed:
- Pre-application meeting with Planning and Zoning staff.
 - Technical Review Committee meeting (only applies to some PUDs).
 - Planning Commission review and recommendation.
 - Board of County Commission approval.
 - Estimated time to complete the process is 3-4 months from submittal of application.