

Crawfordville Town Plan

Wakulla County's Downtown

prepared for:

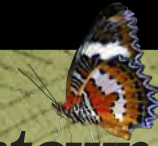
Wakulla County

prepared by:



Kimley-Horn
and Associates, Inc.





Acknowledgements

Wakulla County would like to thank the following stakeholders for their input and involvement during the development of the Crawfordville Town Plan.

- The Wakulla County Board of County Commissioners
- The Wakulla Chamber of Commerce
- The Wakulla County Tourist Development Council
- Local businesses and property owners
- Residents of the Crawfordville area

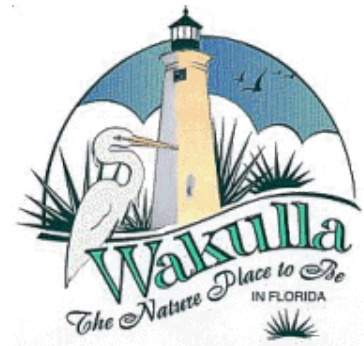


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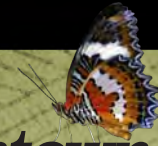
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Introduction

The Crawfordville Town Plan, formerly known as the Crawfordville Overlay District, is intended to identify the steps necessary to implement the vision for Crawfordville that the area residents developed over time through a variety of previous planning and visioning efforts. Beginning in the mid-1990s, a vision of Crawfordville began to form. The formation of this vision continued through a telephone survey that was conducted in May 2005. This vision was further refined during a series of Crawfordville Visioning Workshops in 2006. These workshops were conducted in two parts: a “Business and Commercial Property Owners Workshop” and a “Public, Government, and Businesses Workshop.” Visioning as part of the development of the Community and Economic Development Plan confirmed many of the ideas expressed previously and further expanded the vision for the Crawfordville area. Public meetings and workshops held during the Evaluation and Appraisal Report (EAR) for Wakulla County’s local government comprehensive plan and the subsequent EAR-based amendments to the local government comprehensive plan not only refined the vision, but also created policy language to support the vision. As a part of the Crawfordville Town Plan, a series of recommendations will be developed to implement the vision for Crawfordville.

This document is not a vision, but rather a consolidation of past visioning efforts and implementation steps including, land development code recommendations, incentives for new development, incentives for business development, suggested projects for inclusion in the capital improvements program, potential sources for funding, and roles and responsibilities for the various parties who will implement this plan. This document will serve as an implantation “checklist” for Wakulla County and its citizens to fully implement and realize their vision for Crawfordville.

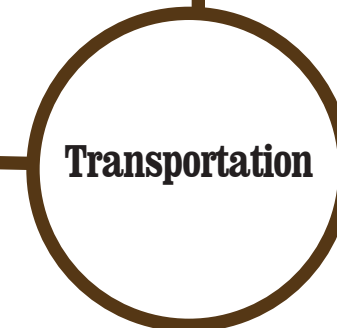
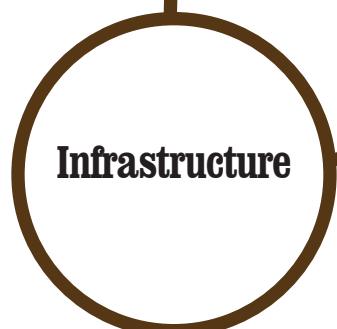


Lion Statue at Azalea Park

Overview of the Planning Process

A comprehensive planning process heavily focused on public participation was used to create the Crawfordville Town Plan. This process included data collection, analysis of existing conditions, significant public involvement, identification of recommendations and alternatives, and development of implementation strategies.

The data collection and analysis phase of Crawfordville Town Plan included site visits, Geographic Information Systems (GIS) analysis, an evaluation of previous visioning, a review of Wakulla County's comprehensive plan and land development regulations, and a review of current initiatives underway within the County. The data collection and analysis established a baseline for the existing conditions within the Crawfordville area and identified opportunities and issues that should be considered during the development of the Town Plan. Public input was obtained through a series of workshops, including the Business and Property Owners Workshop, the Design Charrette, a workshop with the Wakulla Chamber of Commerce, and a workshop with the Board of County Commissioners. The analysis of existing conditions and the public input was used to develop recommendations and alternatives. After presenting the recommendations to the public, implementation strategies were developed for the Crawfordville Town Plan.



Data Collection and Analysis

The first step in the development of the Crawfordville Town Plan was to collect data relevant to the project. Spatial data available in a format compatible with Geographic Information Systems (GIS) software was collected from the County and from various State agencies. A field visit was conducted and information obtained during the visit was incorporated into the GIS. In addition to the spatial data, the results of previous visioning efforts in the County were obtained and compiled into a matrix for further evaluation and review. The County's comprehensive plan and land development regulations were obtained and reviewed. The body of data was then analyzed and summarized for presentation to the public during the public involvement phase of the project and for the development of project recommendations.

Existing Conditions

The following is a summary of existing conditions based on the data collected for the Crawfordville Town Plan. This data was analyzed and incorporated into the recommendations and implementation strategies identified in this plan. These existing conditions represent opportunities that can be leveraged and constraints that should be considered as the Crawfordville Town Plan is implemented:

PARKS AND GREEN SPACE

Wakulla County currently has several parks in the Crawfordville area. These parks currently serve as well-used amenities for Crawfordville area residents. These parks also offer the opportunity to become attractors to bring visitors and new residents to the area.

Azalea Park

Azalea Park is a community park located between US 319 and Azalea Drive. Restroom facilities are available and parking is located on Azalea Drive. Azalea Park's key features include a walking path, gazebo, workout stations, picnic tables, and a lion statue that is regularly painted for holidays and special occasions by citizens of the area.



Azalea Park

Hudson Park

Also located on US 319, Hudson Park is a community park near Azalea Park. Hudson Park offers restroom facilities and limited parking is available on Ochlockonee Street. The primary feature of Hudson Park is the Henry Vause Pavilion.



Hudson Park



Henry Vause Pavilion

Hickory Park

Hickory Park, which is located on Hickory Avenue, is a recently renovated park that includes playground equipment, a tennis court, restroom facilities, lighting, and picnic areas. The renovations at Hickory Park were funded through a Florida Recreation Development Assistance Program (FRDAP) grant.



Hickory Park

Crabapple Park

Crabapple Park, located between Wakulla Arran Road and Cherry Avenue, is a currently undeveloped, County-owned property designated for development as a park.



Crabapple Park Site

OTHER COMMUNITY FEATURES

Wakulla County Community Center

Wakulla County purchased the River of Life Church property on Shadeville Highway for use as a community center. This property has been used for youth camp activities during the summer months and as the County's temporary courthouse while the County's courthouse building was closed for asbestos removal. The community center property offers a significant opportunity for the Crawfordville area in terms of recreation and amenities for youth activities.



Wakulla County Community Center

Wakulla County Senior Center

The Wakulla County Senior Center, located on Michael Drive, offers a variety of programs and activities for the elderly in the County. Opportunities exist to connect the senior center and adjacent senior housing to parks and commercial areas through the installation of residential sidewalks.



Wakulla Senior Citizens Center

FUTURE LAND USES

A community's future land use map sets forth the long term development patterns that occur in the community. To better understand the potential long-term development patterns that could occur in Crawfordville, the current Wakulla County Future Land Use Map was evaluated.

Within the project study area boundary, the vast majority of property is currently categorized as Urban-1. The other land uses represented in the project study area are Urban-2, Public Facilities, Commercial, Rural-1, Rural-2, and Conservation. Table 1 summarizes the allowable commercial development for the land use categories. Table 2 summarizes the allowable residential development for each of the land use categories. Figure 1 shows the Future Land Uses in the greater Crawfordville area.

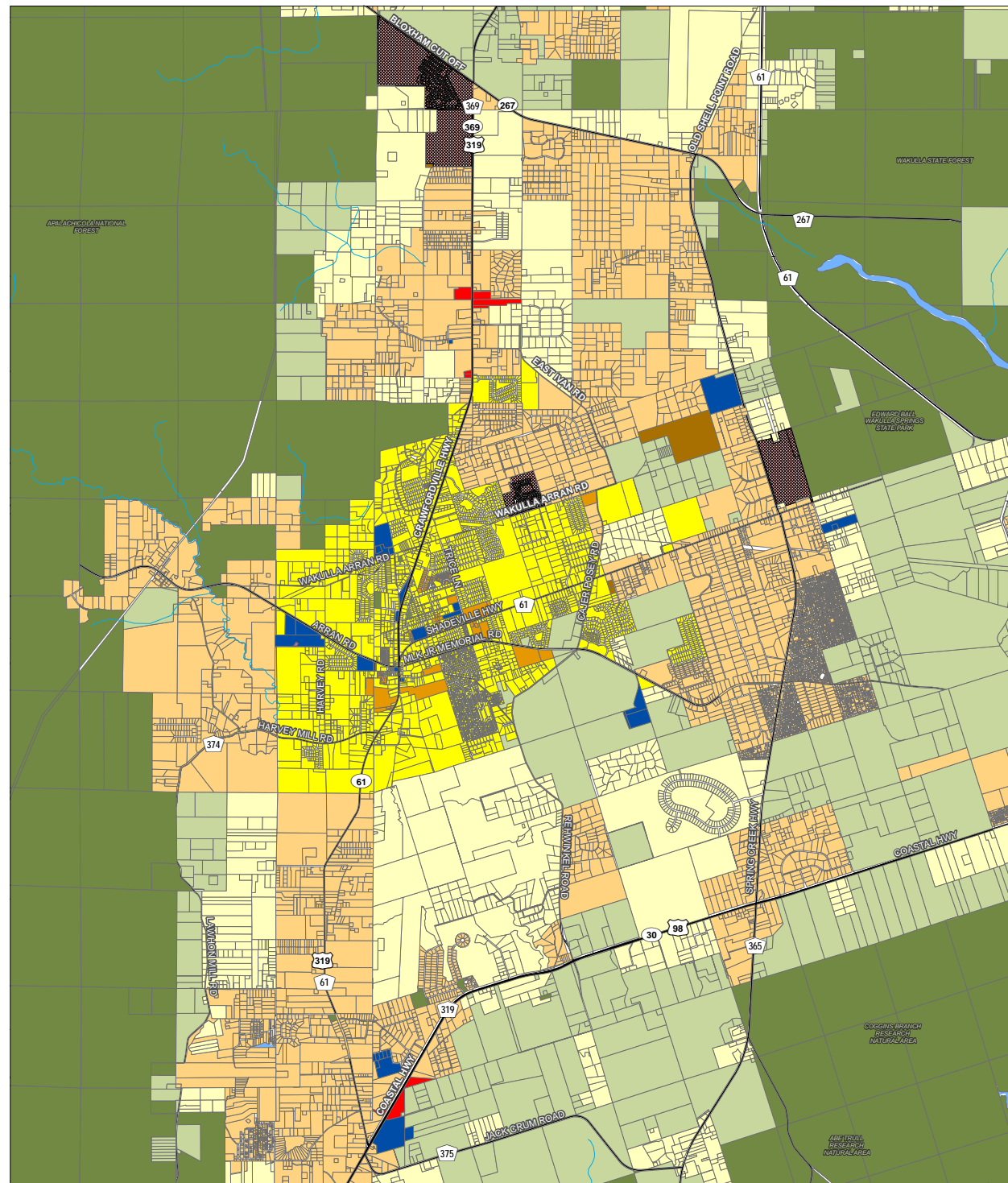
Table 1: Commercial Development by Land Use

Land Use Category	Non-Residential
Agriculture (primary)	FAR 0.05
Rural-1 (Agriculture/Rural Fringe)	FAR 0.05
Rural-2	FAR 0.15 (at least 1 ac)
Rural-3 (Rural Residential)	FAR 0.15 (at least 1 ac)
Urban-1 (Urban Fringe)	FAR 0.15 not connected to water/sewer FAR 0.3 connected to water/sewer FAR 0.15 Enterprise Zone/Crawfordville
Urban-2 (Urban Service)	FAR 0.5 with connection to water/sewer FAR 0.15 not connected to water/sewer
Commercial (Non-Urban)	FAR 0.5 with connection to water/sewer FAR 0.25 not connected to water/sewer
Industrial	FAR 0.4 with connection to water/sewer FAR 0.15 not connected to water/sewer
Sustainable Community	FAR 0.5 with connection to water/sewer
Northeast Wakulla County Sustainable Community	100,000 square feet of office space / 350,000 square feet of retail/commercial space
SAP-1 (Bloxham)	15,000 square feet not to exceed FAR 0.15 at the intersection of SR 319 and CR 267

Table 2: Residential Development by Land Use

Land Use Category	Allowable Residential Development
Agriculture (primary)	1 unit/20 ac (outside wetlands) 1 unit/40 ac (within wetlands)
Rural-1 (Agriculture/Rural Fringe)	1 unit/5 ac (outside wetland, paved County or State roads) 1 unit/10 ac (outside wetlands, unpaved roads) 1 unit/20 ac (within wetland)
Rural-2	1 unit/2 ac (with connection to water, outside wetlands) 1 unit/5 ac (without connection to water, outside wetlands) 1 unit/20 ac (within wetlands)
Rural-3 (Rural Residential)	1 unit/1 ac (with connection to water/sewer) 1 unit/5 ac (without connection to water/sewer)
Urban-1 (Urban Fringe)	2 units/1 ac (with connection to water/sewer, outside wetlands) 1 unit/1 ac (with connection to water and septic tank is available, outside wetlands) 1 unit/20 ac (within wetlands)
Urban-2 (Urban Service)	10 units/1 ac (outside coastal high-hazard, outside wetlands, with connection to water/sewer) 1 unit/ 1 ac (in/out CHHA, outside wetlands, no connection to water/sewer) 4 units/ 1 ac (within coastal high-hazard, with connections to water/sewer) 1 unit/20 ac (within wetlands)
Sustainable Community	10 units/1 ac (outside coastal high-hazard, with connection to water/sewer) 4 units/ 1 ac (within coastal high-hazard, with connection to water/sewer)
Northeast Wakulla County Sustainable Community	650 single-family units, 150 multi-family units
SAP-1 (Bloxham)	1 unit/1 ac with water and sewer connection 1 unit/5 ac without water and sewer connection (specific design standards outlined in comp plan)
SAP-2	Max 141 lots at 2 units/1 ac; minimum lot size 0.25 ac
SAP-3 (Spring Creek Highway)	Specific design standards outlined in comp plan
Conservation	1 unit/40 ac
Conservation Residential	1 unit/3 ac, minimum lot size 0.25 ac

Figure 1: Greater Crawfordville Area Future Land Use Map



Future Land Use and Parcel Map



LOCAL GOVERNMENT COMPREHENSIVE PLAN

Because the local government comprehensive plan guides the growth and development of Wakulla County over a twenty year planning horizon, the current comprehensive plan was evaluated for goals, objectives, and policies that relate to the Crawfordville area and the development of the Crawfordville Town Plan. The following policies were identified as being impacted by this plan. The Comprehensive Plan Amendments checklist section of this plan includes recommendations to address these policies.

- Future Land Use Element Policy 1.2.5: Urban-1 (Urban Fringe) Land Use
- Future Land Use Element Policy 1.2.6: Urban-2 (Urban Services) Land Use
- Future Land Use Element Policy 1.7: Crawfordville Special Overlay District
- Future Land Use Element Policy 6.6: Crawfordville Special Overlay District
- Conservation Element Policy 2.7: Comprehensive Stormwater Master Plan for Crawfordville
- Conservation Element Policy 12.1 (4): Transfer of Development Rights System
- Capital Improvements Element Policy 1.8: Five-Year Schedule of Needed Capital Improvements
- Concurrency Management Element Policy 1.5.8: Transportation Concurrency Exception Area Analysis
- Economic Development Element Policy 2.1: Tourism Industry
- Housing Element Policy 1.4: Multi-family Housing
- Housing Element Policy 6.1: Incentives for Green Building Guidelines
- Housing Element Policy 7.1: Incentives for Using Recycled and Renewable Resources
- Infrastructure Element Policy 1.1.1 (C): Stormwater Master Planning
- Public School Facilities Element Policy 1.7: Locate Schools Proximate to Urban Areas
- Public School Facilities Element Policy 1.8: Supporting Infrastructure for Schools
- Recreation and Open Space Element Policy 2.1: Recreation and Open Space Standards
- Recreation and Open Space Element Policy 3.1: Bicycle Facilities
- Transportation Element Policy 1.4: Funding Bicycle Facilities and Sidewalks
- Transportation Element Policy 1.5: Transportation Demand Management Program
- Transportation Element Policy 3.4: Access Management for Arterials and Collector Roadways
- Transportation Element Policy 3.5: Access Management for US 319
- Transportation Element Policy 3.6: Access Management Strategies
- Transportation Element Policy 4.1: Off-street Parking Standards
- Transportation Element Policy 4.3: Bicycle Facilities on State Roads
- Transportation Element Policy 7.1: Future Transportation System
- Transportation Element Policy 7.2: Bicycle and Pedestrian Facilities



SPRINGS PROTECTION

Through on-going coordination with Leon County and the City of Tallahassee, an aquifer vulnerability assessment was completed and a springs protection area was redefined (effective since 1994). Figure 2 shows the vulnerability assessment. Steps are currently being developed and implemented for the protection of the aquifer and the springs. In recognition of their joint responsibility to protect Wakulla Springs, the Commissions from all three local governments participated in a workshop on April 10, 2008 to review the issues, discuss the draft Comprehensive Plan policies, and affirm their willingness to work together. These draft Comprehensive Plan policies were included in the Wakulla County Comprehensive Plan during the Evaluation and Appraisal Report based amendments and on-going coordination between the three jurisdictions continues. Wakulla County determined to evaluate the appropriateness of the Springs Protection Area based on current scientific research and the interaction between the various springs within the County. As development in Crawfordville continues, strategies to address springs protection should be investigated. Figure 3 shows the current springs protection zone in Wakulla County and the Crawfordville Town Plan study area.



Wakulla Springs State Park



Figure 2: Leon and Wakulla County
Aquifer Vulnerability Assessments

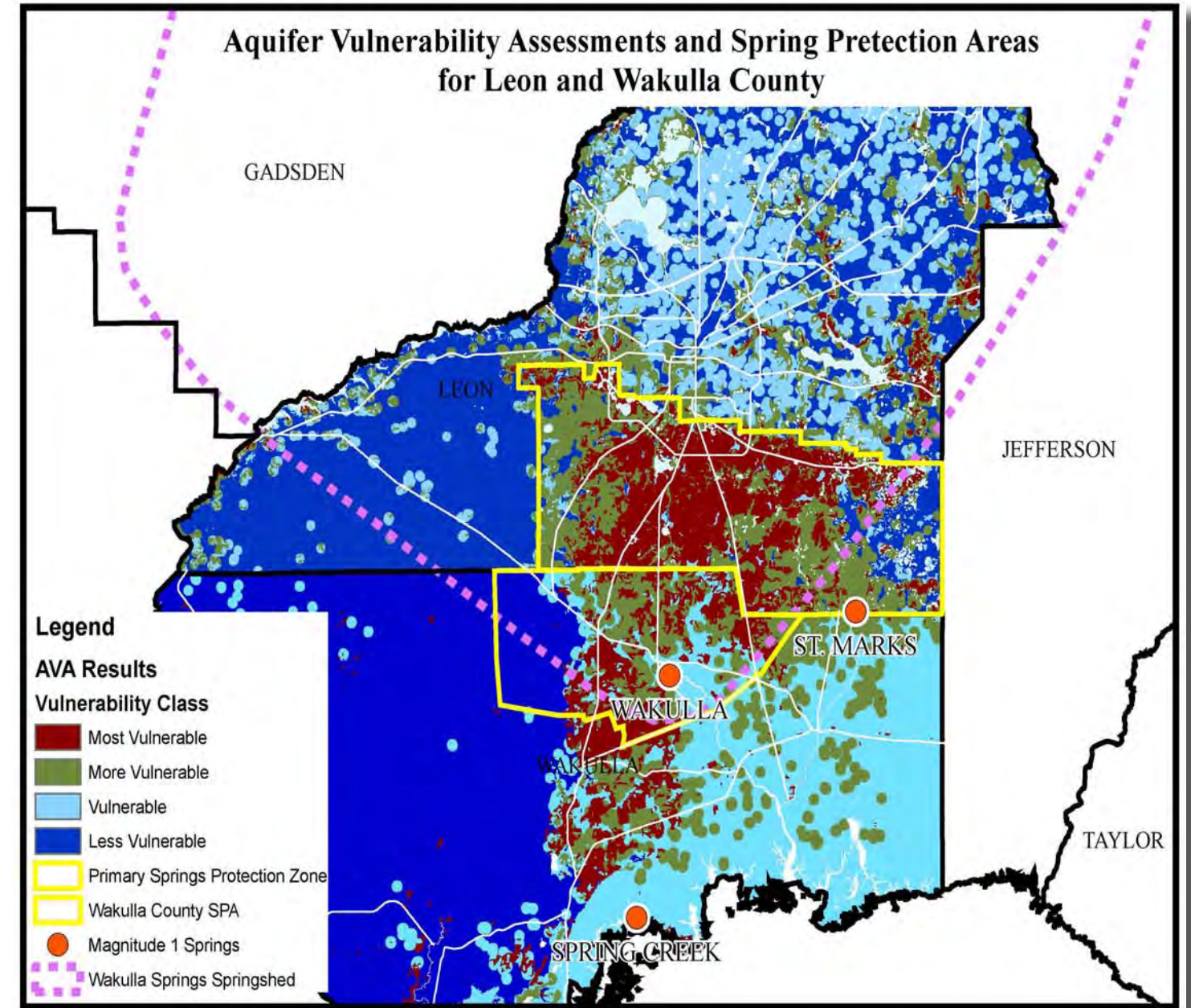
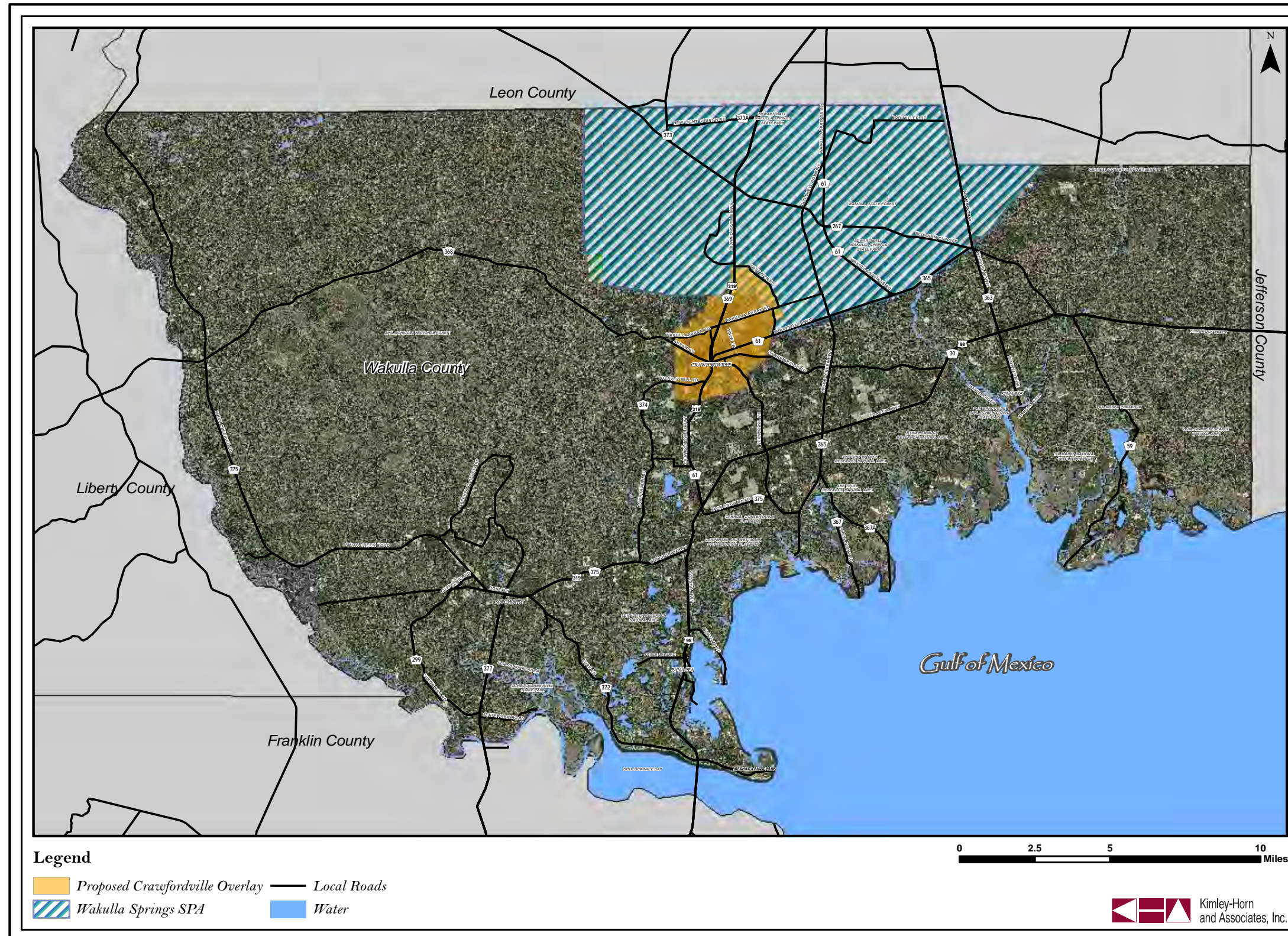


Figure 3: Wakulla County Springs Protection Area



CONNECTIVITY AND MULTI-MODAL TRANSPORTATION

The dominant form of transportation in Wakulla County is by personal automobile. With the exception of the Tallahassee to St. Marks Historic Railroad State Trail and the limited public transportation managed by the Wakulla County Senior Citizens Council, Inc., multi-modal transportation options are limited in Wakulla County.

As noted during site visits to the Crawfordville area and confirmed during the public involvement phase of the project, there is currently a physical disconnect between the commercial areas and the residential areas. With only a few exceptions, the majority of commercial activity faces US 319 and there are insufficient pedestrian or bicycle connections from intersecting roads to US 319. There are also no sidewalks or designated bicycle facilities along US 319.



Sidewalks on Arran Road

Traffic

Although there is currently capacity available on the roads in Crawfordville, including US 319, traffic congestion is a problem during peak hours. The main factors contributing to the traffic congestion are the intersections on US 319 operating at a failing level of service and a lack of access management along roadway segments. The failing intersections include:



US 319 at Wakulla-Arran Road

- US 319 at E. Ivan Road
- US 319 at SR 267
- US 319 at Wakulla-Arran Road
- US 319 at Martin Luther King Jr. Memorial Road

Wayfinding

Another issue noticed during the site visits was the general lack of unified wayfinding signage. Significant features like the Hickory Park, parking for Azalea and Hudson Parks, the Wakulla County Community Center are easily overlooked by people unfamiliar with the area. A unified wayfinding system could provide for the opportunity to attract people to the area, direct tourists to commercial activities, and brand Crawfordville with a consistent theme.



US 319 at Dr. MLK Jr. Memorial Road



A unified wayfinding system could direct visitors and residents to the area's points of interest

INFRASTRUCTURE

Stormwater Management

Stormwater is currently addressed on a development-by-development basis, with each property responsible for managing stormwater on-site. This approach results in multiple stormwater ponds scattered throughout the Crawfordville area. This approach also limits the development potential of each property since the pond will occupy a portion of the site. These ponds are also typically surrounded by a chain-linked fence, detracting from the visual aesthetics of the area.



On-site stormwater management

Sewer Facilities

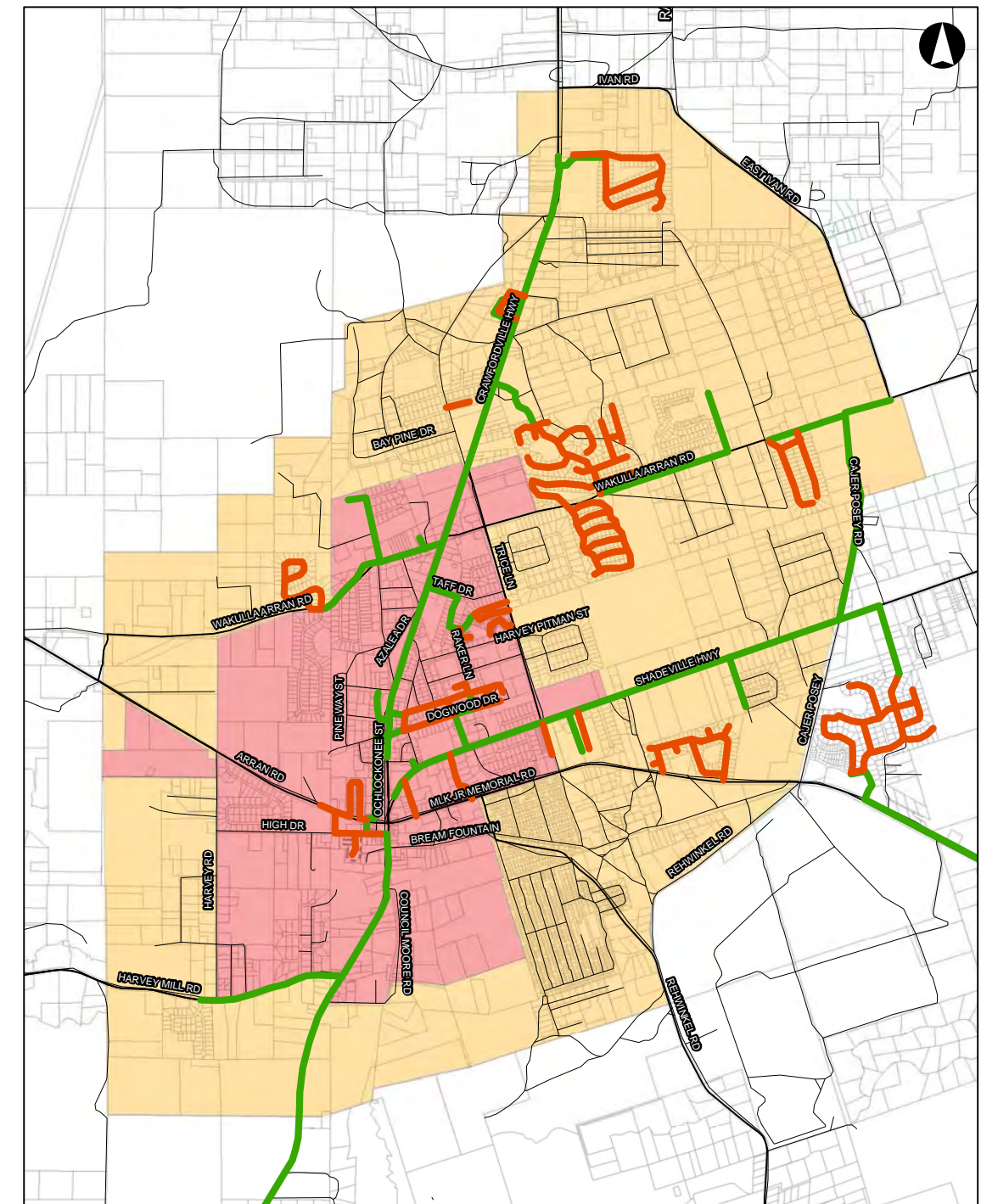
Limited sewer facilities extend through the Crawfordville area. Consideration of extending sewer facilities will be necessary for future development in the Crawfordville area. The Crawfordville area sewer system is illustrated in Figure 4.



Some vacant commercial properties offer existing sewer connections



Figure 4: Crawfordville Area Sewer System



Proposed Crawfordville Limits

- Crawfordville Study Area
- Crawfordville Core Area
- Force Main
- Gravity
- Roads
- Parcels



Visioning Summary

Before the Crawfordville Town Plan project began, the citizens of the Crawfordville area began creating a vision of what Crawfordville should be like. The vision began to take shape in May 2005 through a telephone survey and was refined over time through a variety of workshops and public involvement. The following matrix summarizes the vision elements related to the Crawfordville area from the May 2005 telephone survey, the 2006 Crawfordville Visioning Workshops, the Community and Economic Development Plan workshops, the Evaluation and Appraisal Report (EAR) public workshops, and the EAR-based Amendments public workshops. The public input during each phase of the vision development consistently supported the idea of Crawfordville becoming Wakulla County's downtown area with one or two town centers and a variety of local businesses. In general, the vision would direct the majority of growth in Wakulla County to the Crawfordville area. Residential areas, existing bicycle trails, and planned trails would also have connections to the Crawfordville area in the vision. Crawfordville area residents included a strong emphasis on sustainability in the vision. Development should incorporate sustainable design elements and best management practices through a combination of requirements and incentives. The vision also expands the transportation modes in the area to include not only traditional vehicular traffic, but also transit, bicycle facilities, and pedestrian facilities. A matrix consolidating the visioning efforts is included in Tables 3a-3e.



Crawfordville Visioning Workshop



Crawfordville Visioning Workshop



Crawfordville Visioning Workshop

Table 3a: Crawfordville Visioning Matrix

Category	Telephone Survey May 17-19, 2005	Crawfordville Visioning Workshop #1 "Business & Commercial Property Owners" August 23, 2006	Crawfordville Visioning Workshop "Public, Government, & Businesses" August 29, 2006	Community & Economic Development Plan	Evaluation and Appraisal Report Recommendations	Evaluation and Appraisal Report Amendments Public Meeting September 28, 2009
Land Use						
		Clearly define Crawfordville boundary	Clearly define Crawfordville boundary	Establish a Crawfordville Special Planning Area	Specific overlay should be developed for Crawfordville	Enterprise Zones need to be re-evaluated for consistency with Overlays
	96% say protecting the environment is an important priority.	Protect/encourage use of native species	Protect of natural resources			Consider adding a tree ordinance that applies to residential development
		Raise height limit (use stories not feet): Commercial= 3-4 stories			Raise building heights	
		Make Wakulla's LU policies consistent with other rural counties			Reevaluate land use categories for transition areas and urbanized areas	
		Change code requirements for Restaurants (re: parking requirements for establishment with liquor license results in too small a business to be profitable)				
	78% support requiring new stores to maintain the character of the area.		Implementation of design standards		Establish design standards	Promote sustainability through design standards proposed in the Sustainable Sites Initiative.
					Create incentives for low impact development	
					Establish green building initiatives	Public buildings should meet green certification standards.
	50% say they do not think growth is being managed very well in the county.				Emphasize clustering development where applicable	
				Identify parcels suitable for Urban 2 land use for the formation of two town centers	Urban 2 land use should be expanded so growth can be focused in this area	
	Little development along the highways and the outskirts of town with most of the new stores and businesses clustered in the limits of Crawfordville and St. Marks.			Approve all commercial land uses located within an urban setting and are adjacent to existing commercial uses to encourage effort to cluster commercial uses		
	Prefer more locally owned businesses.					Need to support local businesses more and not focus on incentives for large developers
						Develop downtown Crawfordville off of 319, do not bisect the downtown with a major road
	54% say their biggest problem facing the county is growth, sprawl and over-development.					
Concurrency Management						
			Plan for future of county-wide infrastructure now			
					Implement objectives and policies supporting school concurrency	
Housing						
					Affordable/workforce housing needs should be evaluated; Complete a housing stock inventory	

Table 3b: Crawfordville Visioning Matrix Continued

Category	Telephone Survey May 17-19, 2005	Crawfordville Visioning Workshop #1 "Business & Commercial Property Owners" August 23, 2006	Crawfordville Visioning Workshop "Public, Government, & Businesses" August 29, 2006	Community & Economic Development Plan	Evaluation and Appraisal Report Recommendations	Evaluation and Appraisal Report Amendments Public Meeting September 28, 2009
Infrastructure						
		Stormwater holding ponds should be developed to serve a dual purpose as a public amenity				
		Stormwater holding ponds for multiple properties should be coordinated	Infrastructure should be put in place to effectively manage stormwater		Create regional stormwater ponds	
		Fire Service: Fire department based on volunteer/versus full-time fire services; rating can drop insurance rates				
		Municipal parking garage is needed in downtown area				
		Need infrastructure (freeway access, rail access, etc.) to support new industry/industrial park				
			Create more transit options	Evaluate appropriate sites for temporary and permanent regional transit hubs.		
			Protection of water quality through implementation of sewers and infrastructure			
			Funding options should be considered for various infrastructure enhancements			
				Create an inventory of existing and planned facilities for each infrastructure type within GIS	Create an inventory of existing and planned facilities for each infrastructure type within GIS	
					Evaluate current LOS for specific infrastructure types to be consistent with growth	
					Centralized or retrofit sewer system is needed	
					Incorporate Water Management Conservation Plan that includes water reuse and potable water conservation techniques	
				Develop a Countywide Master Plan for Wakulla County infrastructure needs		
				Identify and fund infrastructure projects in attractive small historic and waterfront communities.		
Transportation						
		Sidewalks for downtown business district are needed	Include pedestrian connections to neighborhoods and surrounding areas of interest		Pedestrian facility guidelines should be created in addition to completing a Greenways Master Plan	
			Include bicycle connections to neighborhoods and surrounding areas of interest		Bicycle facility guidelines should be created in addition to completing a Greenways Master Plan	
	70% of residents say there is too much traffic in the county.				Transportation Demand Management (TDM) techniques should be supported	

Table 3c: Crawfordville Visioning Matrix Continued

Category	Telephone Survey May 17-19, 2005	Crawfordville Visioning Workshop #1 "Business & Commercial Property Owners" August 23, 2006	Crawfordville Visioning Workshop "Public, Government, & Businesses" August 29, 2006	Community & Economic Development Plan	Evaluation and Appraisal Report Recommendations	Evaluation and Appraisal Report Amendments Public Meeting September 28, 2009
		Intersection improvements (to include sidewalks and crossings) along US 319; enhance cross roads/streets				
		Bypass not good for Crawfordville businesses				
			Need new corridors to connect existing ones		Overlay districts and special plan areas should be considered to limit strip development	
					LOS standards for County Roads should be evaluated	
					Address access management, particularly along US 319	
						Provide an express van with 15 minute headways and limited stops connecting Medart to CCSW and main employment centers. Van can be used within the County for daycare and for elderly during the day.
						Widen Crawfordville Road to 3 lanes, with the center lane used as a contra flow lane dedicated for bus rapid transit.
Conservation						
	96% say protecting the environment is an important priority.	Protect/encourage use of native species				
					Incorporate Water Management Conservation Plan that includes water reuse and potable water conservation techniques	
					The new DEP ERP requirements need to be included in the LDC	
					Limit habitat fragmentation; coordinate with FWC and DEP	
				Establish a Crawfordville Special Planning Area	Specific overlay should be developed for Crawfordville	
					Support Big Bend Scenic Byway and its Corridor Management Entity	
					Florida Springs Initiatives should be supported.	
	70% of residents say the natural beauty of the area is being destroyed.					
Recreation and Open Space						
	Residents like the open space, rural atmosphere, small town feeling, beauty, peacefulness, cleanliness and access to water and beaches the most in this county.		Provide recreation		Create recreational opportunities and park amenities	Support public access to playgrounds and libraries at schools, after hours
			Bicycle and pedestrian facilities connecting parks, schools and neighborhoods			

Crawfordville Town Plan

Wakulla County's Downtown



Table 3d: Crawfordville Visioning Matrix Continued

Category	Telephone Survey May 17-19, 2005	Crawfordville Visioning Workshop #1 "Business & Commercial Property Owners" August 23, 2006	Crawfordville Visioning Workshop "Public, Government, & Businesses" August 29, 2006	Community & Economic Development Plan	Evaluation and Appraisal Report Recommendations	Evaluation and Appraisal Report Amendments Public Meeting September 28, 2009
			Accessibility to natural and community resources			
					Clearly define developable recreational and open space in LDCs	Require open space and recreational uses in privately owned property, not just public lands.
Intergovernmental Coordination						
		Fire Service: Fire department based on volunteer/versus full-time fire services; rating can drop insurance rates			Provide salaries for Wakulla fire services staff	
					Coordination with DEP & NFWMD should be established to monitor water quality impacts by establishing wetland, karsts, and other water body buffers	
				Coordinate with Wakulla Chamber of Commerce and Tallahassee/Leon County Economic Development Commission to ensure proper actions are taken to position itself competitively relative to sitting new businesses.	Coordinate with Wakulla Chamber of Commerce and Tallahassee/Leon County Economic Development Commission to ensure proper actions are taken to position itself competitively relative to sitting new businesses.	
						Add references to the Strategic Regional Policy Plan created by Apalachee Regional Planning Council
						Support public access to playgrounds and libraries at schools, after hours
					Implement Countywide recycling program	
Capital Improvements						
			Funding options should be considered for various infrastructure enhancements		Add new infrastructure and ROW with GIS to plan for capital improvements.	
					Clarify role of impact fees for use for countywide infrastructure	
Economic Development						
		Commercial market needs to catch up with residential market				
		Tourism needs to be promoted/emphasized	Acts as a cultural resource			
		Job creation; need jobs in Wakulla to keep spending and sales taxes in Wakulla				
		Attract retirees to the area; they do not require jobs, schools, etc..				
		Encourage growth				
				Allocate start-up funding for Wakulla county Tourist Development Council	Creation of a Regional Tourism Council	

Table 3e: Crawfordville Visioning Matrix Continued

Category	Telephone Survey May 17-19, 2005	Crawfordville Visioning Workshop #1 "Business & Commercial Property Owners" August 23, 2006	Crawfordville Visioning Workshop "Public, Government, & Businesses" August 29, 2006	Community & Economic Development Plan	Evaluation and Appraisal Report Recommendations	Evaluation and Appraisal Report Amendments Public Meeting September 28, 2009
	Prefer more locally owned businesses. <i>(Keep fisherman and farmers in business)</i>				Creation of small-business incubators; encouraging economic and job opportunities	
				Establish a 5-year Strategic Tourism Plan	Establish a 5-year Strategic Tourism Plan; with options for improved fishing and hunting activities	
					Encourage Eco-tourism	
					Support Big Bend Scenic Byway and its Corridor Management Entity	Projects impacting the BBSB should be coordinated with the BBSB group
Other (Areas outside Crawfordville area)						
					Objectives and policies supporting school concurrency (CMS)	
					Florida Springs Initiatives should be incorporated (CME)	
					Coordinate with DEP to complete Coastal Management Plan with focus on watersheds, water access policies, and springs. (CME)	
					Support Big Bend Scenic Byway and its Corridor Management Entity (EDE)	
					Encourage Eco-tourism	
					Countywide recycling program	
				Develop a Countywide Master Plan for Wakulla County infrastructure needs (IE)		
				Allocate start-up funding for Wakulla county Tourist Development Council		
				Identify and fund infrastructure projects in attractive small historic and waterfront communities.		
				Identify prime river and bay locations in the County for development of small resorts, inns and cottage colonies.		
	Little development along the highways and the outskirts of town with most of the new stores and businesses clustered in the city limits of Crawfordville and St. Marks.					Focus commercial development in Crawfordville, Panacea, St. Marks, and Sopchoppy
						Connect people to training opportunities by providing a van (bio-diesel) that goes from Sopchoppy to Lively Tech School and TCC.



Input from Business and Property Owners Workshop

Public Involvement

Business and Property Owners Workshop

A Crawfordville Business and Property Owner Workshop was held at the Wakulla County Community Center on July 27th, 2010. The general public was invited to attend, but the focus of the meeting was coordinating the Crawfordville Town Plan with the Crawfordville area business community. Following an informational presentation, participants were engaged in a facilitated discussion and participated in map exercises in small breakout groups. The facilitated discussions centered primarily on the following topics:

- The role of Crawfordville today and in the future
- Land use, zoning, density, and development intensity
- Urban Form: Building heights, sidewalks, landscaping, parking, signage, access management
- Infrastructure: Stormwater, broadband internet, parks, roads
- Transportation: Roads, sidewalks, bike paths, transit
- Commercial Viability: How incentives can be used to support economic development

Ideas and comments shared by the public during the facilitated discussions were recorded for future reference during later phases of the project. Participants were also given comment forms to provide any additional input.

Following the facilitated discussions, the breakout groups engaged in map exercises. Both an aerial and a Future Land Use Map of the greater Crawfordville area were available for participants to draw possible changes and to sketch ideas and concepts. Participants drew potential limits for the Crawfordville boundary, identified possible locations for town centers and areas of higher density and development intensity, and drew sketches of transportation network recommendations.

Following the map exercises, a member from each breakout group summarized the discussions and map exercises and reported out to all workshop attendees.

