

CHAPTER 5

Conservation Element

I. INTRODUCTION

The purpose of the Conservation Element is to identify the natural resources of an area and to provide for the protection of these resources while accommodating growth. Protection is accomplished through the planning process by identifying goals and objectives to be met and then specifying policies aimed at fulfillment of these desired ends.

As development occurs, additional pressures will be placed on the natural resources of the area. Recognizing this fact, the Town decided to pass a performance zoning ordinance. The utilization of this type of ordinance aids in protection of natural resources in several ways. Provisions of the ordinance will regulate the impacts of development on natural resources through use of a ratio system which requires each development to provide certain ratios of open space to developed area (impervious surface) and will require buffering (adding vegetation to the landscape). Proper drainage, requiring retention or detention, will also be required in order to prevent increased runoff rates and to protect water quality.

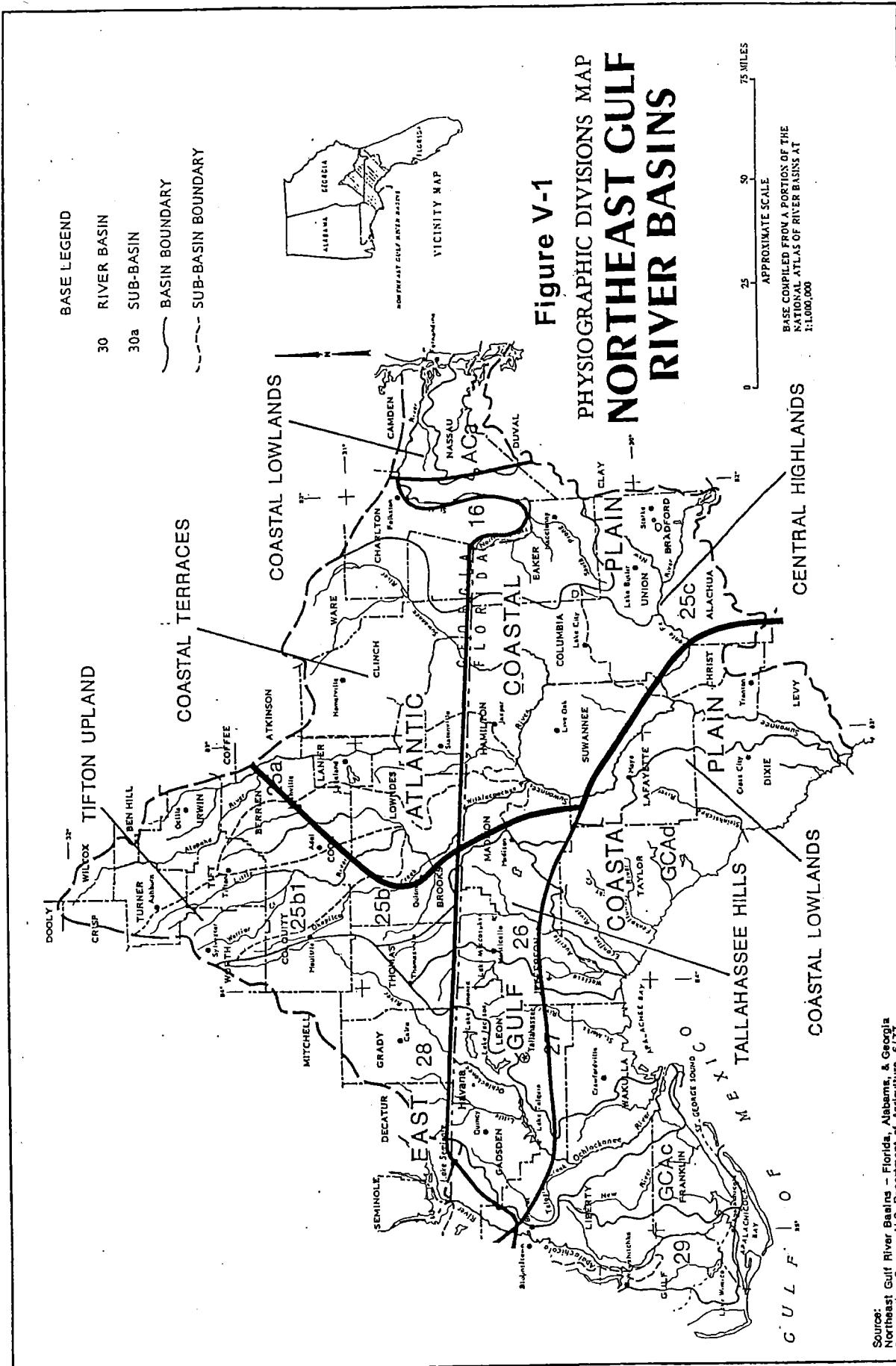
II. DATA SUMMARY AND ANALYSIS

Environmental Setting

The Town of Havana is located within Gadsden County in the northwestern portion of Florida. The County is bounded on the east by the Ochlocknee River and on the west by the Apalachicola River. The climate of the area is humid, temperate with abundant, generally well distributed rainfall suitable for agriculture.

Havana encompasses 1,200 acres within the County. Approximately 448 acres are categorized as urban vacant (2004). With the annexation of 150 acres in 2004/05 the total area becomes 1,350 acres and the urban vacant becomes 290 acres. Also, 90 acres are classified as recreation and open space.

The Town of Havana is located within the Tallahassee Hills physiographic region, as is most of Gadsden County (**Figure V-1**). Cooke (1939) proposed the name of this region to identify the series of topographic hills lying between the Georgia State line on the north and the coastal terraces on the south, and lying between the Withlacoochee River on the east and the Apalachicola River on the west. (Geology of Gadsden County, Florida, Draft Report, Florida Geological Survey, 1989.)



Source: Northeast Gulf River Basins - Florida, Alabama, & Georgia
Connecticut Survey U.S. Department of Agriculture, 6/77

The Tallahassee Hills are thought to be of deltaic origin, with hill tops composed largely of resistant clayey sands, silts and clays (Vernon, 1951). In Gadsden County, elevations vary from approximately 100 feet above mean sea level (MSL) in the southern portion to nearly 330 feet above MSL near the Florida-Georgia State line near Dog Town. In Havana elevations range from approximately 150 feet to 260 feet above MSL.

Havana is located within the Little River Basin, which is a subbasin of the Ochlocknee River Basin. The hydrogeologic framework which underlies the Little River Basin is comprised of three water-bearing units and two major confining units. The first water-bearing unit is the surficial aquifer. This unit is comprised of sands with a limited thickness. In some rural areas it is used for small quantity water supplies. However, the Town of Havana does not utilize the surficial aquifer for its municipal water supply.

Underlying the surficial aquifer is the upper confining unit, which is composed of low permeability, fine-grained sediments. This unit confines the underlying primary water-bearing unit (Floridan Aquifer) and is important in inhibiting surface water from replenishing the primary carbonate aquifer. Within this confining unit are interbedded thin zones of carbonate sediments, including fine-grained limestone and dolomite, which yield small quantities of good quality water.

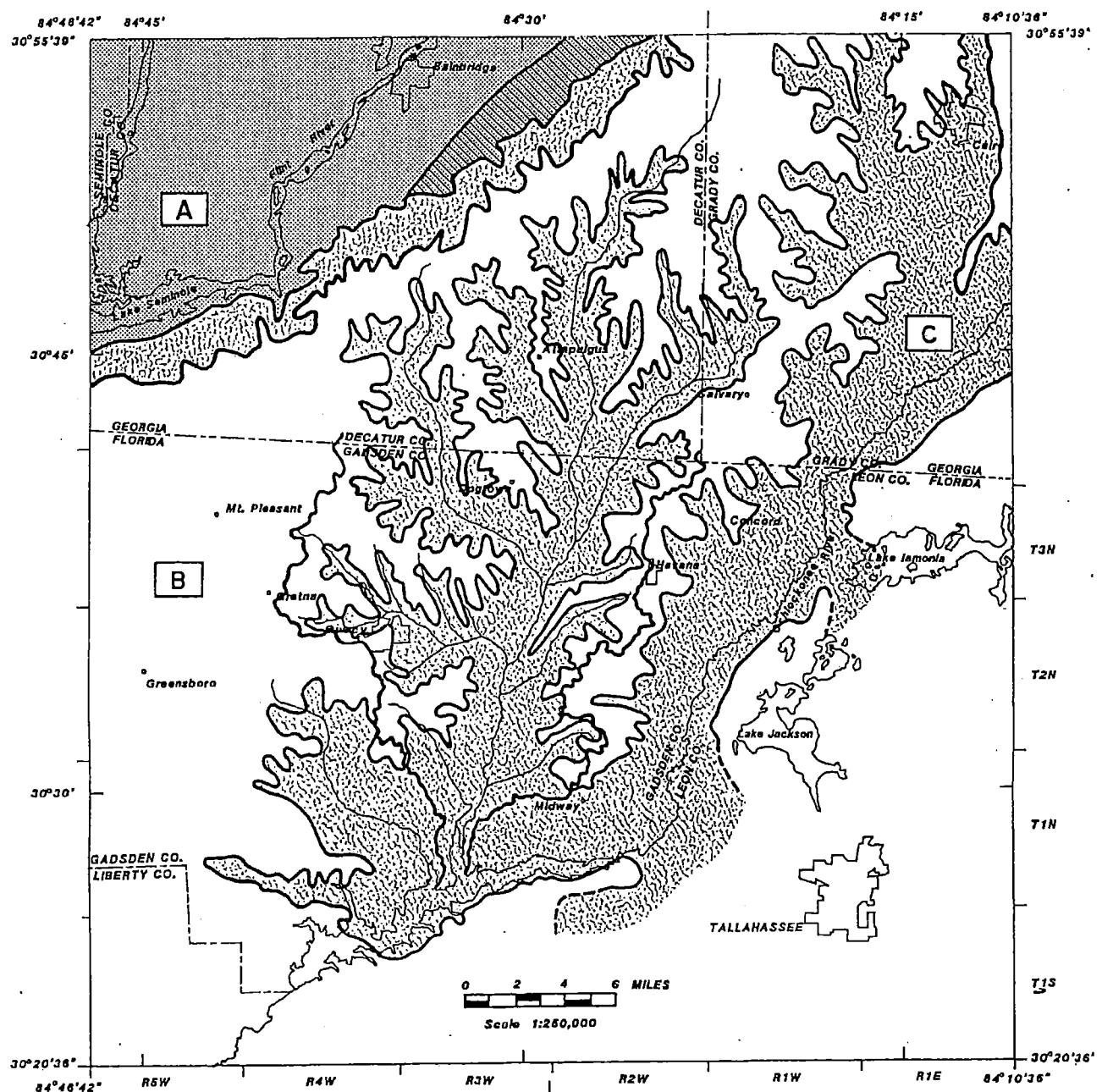
The Floridan Aquifer is the most important groundwater system within the area. This aquifer system is part of a regionally extensive carbonate aquifer underlying much of the southeastern United States. In the Little River Basin area, this aquifer is composed of many layers producing various quantities of water. The layer between Zones A and B represent an area of decreased permeability (transmission of water through the limestone). Zone C contains residual saline water (mineralized) and has a significant influence on groundwater development within the area.

The lower limits of the Floridan Aquifer are defined by the lower confining unit. Water within this unit is saline.

Recharge potential within the Little River Basin is shown in **Figure V-2**. Havana is located within Zone B, which contributes recharge only to the surficial aquifer. The source of all recharge in Area B is local rainfall (NFWFMD, J. Wagner, 1982).

A wellhead protection area is defined in the Safe Drinking Water Act as "the surface or subsurface area surrounding a well or wellfield that supplies a public system through which contaminants are reasonably likely to move toward and reach such well or wellfield." Since the Town's water supply comes from the Floridan Aquifer, which in the Havana area is protected from pollution intrusion by a low permeability confining unit, a sophisticated wellhead protection program is not necessary. Pollution of Havana's potable water supply aquifer would occur at recharge areas far removed from the Town's jurisdiction. The Town is, however, designating a wellhead protection area (a 500-foot radius buffer) around municipal water wells. Within this area, land uses will be regulated to ensure that no use which would have aquifer contamination potential will be allowed.

Figure V-2
**PRINCIPAL RECHARGE AREAS TO THE GROUND
 WATER SYSTEMS WITHIN THE LITTLE RIVER BASIN**



EXPLANATION

- A** Area where limestones of the Floridan aquifer are inferred to crop out or are under a thin veneer or residuum.
- B** Approximate area where recharge contributes to the Floridan aquifer in the Little River basin.
- C** Area where recharge contributes to the surficial aquifer (Type 1).
- C** Approximate area where recharge contributes to the water-bearing zones of the upper confining unit and the surficial aquifer (Types 2 and 3).

Source:
 Ground Water Resources of the Little River Basin & Vicinity,
 Northwest Florida, Water Resources Special Report 82-2.
 Northwest Florida Water Management District, Jan. 1982

The 200-foot radius buffer is consistent with guidelines provided by the Apalachee Regional Planning Council for areas which need minimal water well protection. Gadsden County (including Havana) is designated as a minimal protection area by the RPC.

Natural Resources of Havana

RIVERS, BAYS, LAKES AND WETLANDS - There are no perennial streams or water bodies in Havana, with the exception of a small complex of lakes and drainage ways at the golf course. These lakes together encompass four acres within the northwestern portion of Havana. No jurisdictional wetlands have been identified within the Town of Havana based on the National Wetlands Inventory.

FLOODPLAINS - A total of ten acres of floodplains are designated on the Federal Emergency Management Administration Flood Insurance Rate Map for Havana. A copy of this map is contained in the drainage section of the Infrastructure Element of this plan.

COMMERCIALLY VALUABLE MINERALS - No commercially valuable minerals have been identified within the Town of Havana.

SOIL EROSION - Since the Town of Havana is primarily a residential community, no soil erosion studies have been undertaken by the U.S. Department of Agriculture, Soil Conservation Service in the area. No significant erosion problems presently exist within the Town limits of Havana.

FISHERIES, WILDLIFE, MARINE HABITATS AND VEGETATIVE COMMUNITIES - No fisheries or marine habitats exist within the Town of Havana. No perennial streams or water bodies of significance exist within the Town limits. Much of the Town of Havana is urbanized and developed and has been for many years. As a result, there are no natural significant vegetative communities in the Town. Any endangered species which cannot adapt to an urban environment are not likely to be in existence within the Town. Much of the vacant land available for future development is presently farm and field land which, obviously, does not support rare and endangered species due to its use.

TREES - No areas classified as forests are located within the Town limits of Havana. A search of information contained in the Florida Natural Areas Inventory revealed that no data was mapped for the geographic area of the Town of Havana.

Although no true forests exist now within the Town, there are areas with significant numbers of large hardwood trees, predominantly oaks and pecans. Trees are very valuable in the urban environment. They provide shade and cooling in the micro-environment, and help clean the air of particulates, convert carbon dioxide to oxygen, provide habitat for wildlife, moderate noise and wind, and provide aesthetic benefits.

The performance zoning ordinance contains measures designed to protect the Town's existing stock of valuable urban trees. It will also further encourage an increase in the urban forest through the bufferyard requirements.

CONSERVATION AND RECREATIONAL USES OF NATURAL RESOURCES - There are presently 90 acres of recreational land located within the Town of Havana. This area is primarily contained in a golf course in the northwestern portion of Town. Two other urban paths, one an active recreation fields and one a passive urban park, are found in the Town. The only designated open space is a parcel (less than one acre) located on Dogwood Avenue. However, none of these recreation areas are resource based. Additional recreation area and open space will be provided by new developments based on performance zoning standards.

COMMERCIAL USES OF NATURAL RESOURCES - There are no areas within Havana which commercially use natural resources.

CURRENT AND PROJECTED WATER NEEDS - The Town of Havana presently has a consumptive use permit that has permitted capacity of 670,000 gallons average per day, 1,340,000 gallons maximum per day, and 30,000,000 gallons maximum per month from the Floridan Aquifer. Based on projections developed in the potable water section of the Infrastructure Element, the Town will not require any additional water resources through the planning period.

AIR QUALITY - The Town of Havana is located within the Apalachee Regional Planning Council planning region. This region has consistently been classified as being an "attainment" area, or, in other words, not in violation of federal or state clean air standards. Sulfur dioxide and nitrogen oxide emissions are not considered to be a problem in the area due to low emissions (ARPC).

There are two source categories of air pollution, non-point and point. Vehicles are categorized as non-point sources, while stationary emitters such as power plants and industrial and manufacturing plants are point sources. Non-point sources (vehicles) are the largest contributors to air pollution in the region. The largest contributor to vehicular pollution is carbon monoxide (CO), an odorless, colorless, tasteless gas. Concentrated CO levels are more likely to occur in localized areas where congestion occurs and in "urban canyons," which are pockets of concentrated tall buildings that surround dense traffic (Florida DER).

The Town of Havana analyzed the existing level of service on roadways within the Town. All roadways were found to be at Level of Service (LOS) C or above. LOS C has been established as the acceptable LOS within Havana (see Traffic Circulation Element). LOS A is characterized as a free-flow situation, while LOS B and C are characterized as stable flow. Therefore, the Town is not experiencing congestion problems and no degradation of the LOS below LOS C is expected on roadways within the planning period. Havana also does not, and will not within the planning period, exhibit the concentration of development which would aggravate air pollution problems.

In respect to point-source emissions, the Town of Havana has very little heavy industrial development within its limits. The development which has occurred does not contribute significantly to air pollution. New development will also be monitored to ensure protection of air quality.

Hazardous Waste

Hazardous Waste, as defined by Rule 9J-5 means "solid waste, or a combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated, or otherwise managed."

The U.S. Environmental Protection Agency has identified two hazardous waste handlers within Havana. The largest facility is Teligent EMS, following by Havana Ford Motor Company. Neither disposes hazardous waste on site, but contract with licensed disposal firms.

The Town will coordinate with the County and with the Department of Environmental Protection in the provision of amnesty programs for disposal of hazardous household wastes. The Town will also see that the public is appropriately notified of these activities.

Potential for Use, Protection and Conservation of Natural Resources

Since the quantity of natural resources in Havana is very small, issues of use, protection and conservation are limited. In regard to potable water resources, the Town presently has good quality and quantity for pumpage from the Floridan Aquifer. This situation is not expected to change within the planning period. The Town will, however, continue to work with the Northwest Florida Water Management District and keep informed of any local issues relative to water conservation needs or problems.

As previously mentioned, the Town has designated wellhead protection areas to protect the quality of potable water. The area designated is a 200 ft. radius buffer in which land uses will be regulated to minimize risk of municipal water supplies. Also, the Zoning Ordinance contains provisions for bufferyards and parking lots which require substantial amounts of vegetation. The Ordinance is structured to strongly encourage use of existing vegetation and also identifies vegetation which could be utilized and are appropriate for local conditions.

With regard to floodprone areas, the Town will ensure that these areas are protected from development through provisions of the zoning ordinance. These provisions require that identified floodprone areas are subtracted from the total developable acreage used for maximum density/intensity calculations of any proposed project.

ADOPTED PORTION

CONSERVATION GOALS, OBJECTIVES AND POLICIES

GOAL - TO PROTECT, CONSERVE AND MANAGE THE NATURAL RESOURCES WITHIN THE TOWN OF HAVANA TO ENSURE THE HIGHEST QUANTITY AND QUALITY OF RESOURCES FOR THE FUTURE.

Objective 1 - The Town of Havana will meet, or exceed, minimum air quality standards established by the Florida Department of Environmental Regulation.

POLICY 1.1 - Havana will maintain a minimum of LOS C on the roadway system.

POLICY 1.2 - Potential for air quality degradation due to auto emissions will be minimized by encouragement of developments such as Planned Unit Developments (PUDS) to minimize external travel on the transportation network.

Objective 2 - The Town will protect floodprone areas within its boundaries.

POLICY 2.1 - The Town, through the zoning ordinance, will protect floodprone areas from inappropriate development pressures.

Objective 3 - The Town will conserve and expand the urban forest.

POLICY 3.1 - Through the zoning ordinance, existing trees will be protected from indiscriminate destruction.

POLICY 3.2 - The zoning ordinance will require provision of additional trees through the bufferyard requirements and in provisions for providing trees and other landscaping in new parking lots.

Objective 4 - The Town will protect the quality of potable water through establishment of wellhead protection areas.

POLICY 4.1 - The Town establishes a 200-foot radius protective buffer around municipal wells. Within this buffer no land uses will be permitted which utilize processes which could contaminate the municipal water source.

Objective 5 - The Town will coordinate with the Department of Environmental Protection and Gadsden County for provision of hazardous waste disposal.

POLICY 5.1 - The Town will cooperate with DEP and the County to provide sites for amnesty programs for disposal of household hazardous wastes. The Town will also notify the public of such programs.

CHAPTER 6

Recreation and Open Space Element

I. INTRODUCTION

The purpose of the Recreation and Open Space Element is to analyze existing conditions and prepare an efficient, cost-feasible plan to provide for the recreational and open space needs of area residents through the planning period (year 2015). Pursuant to Chapter 163, Florida Statutes and Chapter 9J-5, Florida Administrative Code, this element presents an existing recreation and open space inventory and map; analysis of existing deficiencies; projected needs analysis; goals, objectives and policies; and a future recreation and open space plan and supporting map.

II. DATA SUMMARY AND ANALYSIS

A. Existing Recreation/Open Space Inventory

The Town of Havana presently has 90 acres classified as recreational land within its boundaries. These are activity-based recreational resources. The 90 acres consist of one six-acre community park in the southeastern portion of Town, 6.81 acres of the former Middle School Site in the block bounded by 5th & 6th Avenues and 1st & 5th Streets, and a 77.2-acre golf course in the northwestern portion of Town. These areas are depicted in the existing land use map (Figure I-1).

The Gus Bert Field community park on Iron Bridge Road (six acres) contains three baseball fields, a batting cage, swing set and jungle gym. This is a public facility. The Town of Havana financially supports organized sports activities at the site.

The former Havana Middle School site has been redeveloped as a 6.81 acre community park containing a parcours (jogging/exercise) track, expansive lawn and typical children's playground equipment. Approximately 2.3 acres of the middle school site were used for the location for a new branch County Library.

The only other designated Town recreational land use is Havana Golf and Country Club on Country Club Drive. The Country Club is a private club which contains a golf course, two tennis courts, a pool, swing set and jungle gym.

Existing, permanently designated passive open space within the Town of Havana includes only a small area in the northeast portion of Town (less than one acre on Dogwood Avenue).

B. Existing Deficiencies

In order to determine existing and future recreational facility deficiencies/needs a measure of level of service for each facility must be established. A level of service (LOS) is a numerical approximation that indicates the capacity per unit of demand of each park or facility. The measures utilized herein were taken from recommendation in the publication *Outdoor Recreation in Florida - 1989*, State of Florida, Department of Natural Resources (DNR), 1989. These measures are based on site guidelines for community outdoor recreation resources and facilities or use guidelines for user-oriented outdoor recreation activities. An analysis of deficiencies utilizing each of these measures is presented below.

SITE ANALYSIS

The definitions for community facilities relevant to the Havana area are provided below with the level of service (population) and service area associated with each:

1) Equipped Play Area and Tot Lot

Definition: Open areas with play apparatus for preschool and school age children. Recommended equipment includes play apparatus, landscaping, benches and open space.

Level of Service: Serve a neighborhood of between 500 and 2,500 people on a minimum of 1/4 acre at a site adjoining an existing recreational facility or elementary school.

2) Neighborhood Park

Definition: A "walk-to" park, generally located along streets where people can walk or bicycle without encountering heavy traffic.

Level of Service: Serves the population of a neighborhood in a radius of one-half mile and should be at least two acres for each 1,000 population. Its size ranges from five to ten acres, and it serves a population up to 5,000.

3) Community Park

Definition: A "Ride-to" park located near major streets or arterials. Designed to meet the needs of the entire community.

Level of Service: Designed to serve the needs of four to six neighborhoods, which may be said to constitute a community, and serve community residents within a radius of up to three miles, or a service population of up to 25,000. A minimum of 20 acres for each community park is recommended, with acreage needs based on a standard of two acres per 1,000 population. Where located adjacent to a junior or senior high school, a minimum of five acres is recommended.

4) Urban Open Space

Definition: Landscaped or natural open areas which are located within built-up urban areas. Serves to intersperse congested urban environments with aesthetically pleasing buffer areas. May serve as linear, vest pocket or traffic circle parks, boulevard medians, plazas, malls, courthouse squares and promenades. Benches, commemorative structures, trails and paths may be included depending on local needs and the size and location of sites.

Level of Service: May serve populated areas ranging in size from a single neighborhood to an entire City, depending on its location. Varies in size from 1/10-acre to several acres depending on their intended use.

Other facility measures defined were Urban-District Park, Regional Park, and Beach Access with Parking. Due to the compact size, low density nature of the community, and the lack of beach facilities, these categories do not apply to analysis of recreational/open space resources with the Town. Based on the above definitions and measures of service for each recreational/ open space facility the following analysis is presented.

Equipped Play Area and Tot Lot, Neighborhood Park, and/or Community Park

The facilities described in these categories of recreational use are provided at 6.81 acre Havana park and Gus Bert Field. This category, in the case of Havana, overlaps the definitions for several types of recreational uses due to the previously mentioned small size and low density of the Havana area. Within the Town, one school provides playgrounds and two community parks have playground facilities. With a 2000 population of 1,713, these categories are well provided for in the almost 13 acres of community park and additional acreage contained in playgrounds at the school.

Urban Open Space

As previously mentioned, the only designated open space within Havana is located in the northeast portion of Town.

ACTIVITY DEFICIENCIES

For the Town of Havana, the following activities and measures of population served can be applied.

Activity	Facility	Population Served		
		Minimum	Maximum	Median
Golf	9-Hole Course	8,000	50,000	25,000
Tennis	Tennis Court	1,067	10,000	2,000
Baseball/Softball	Baseball/Softball Field	2,000	10,000	5,000
Basketball	Basketball Court	500	10,000	5,000
Swimming	Pool	1,000	50,000	25,000
General Play	Equipped Play Area	500	15,000	10,000

Source: *Outdoor Recreation in Florida 1989*

Categories which were not addressed were: Football/soccer, handball/racquetball, shuffleboard, volleyball. These are categories for which the Town does not have existing programs, and in which local interest has not been shown to be significant to cost effectively provide programs. Based on the median population served by the categories listed above, and considering utilization of the both public and private (Golf and Tennis Club) facilities utilized by area residents, the Town of Havana has no existing deficiencies in any category. **Table VI-1** presents an analysis of these facilities.

TABLE VI-1
ANALYSIS OF RECREATIONAL FACILITIES
RESOURCES WITHIN HAVANA

TOWN FACILITIES	POPULATION SERVED
Golf Course (9-Hole Course)	25,000*
Tennis Courts (2 Courts)	4,000*
Baseball/Softball (3 Fields)	15,000
Swimming (2 Pools)	50,000*
General Play (3 playgrounds)	30,000

* It is recognized that these facilities do not solely serve residents of the Town of Havana; however, the Town does not have the resources or demand, based on Town population alone, to build, own and operate these facilities. Population served is based on the median level of service for these facilities, as presented in *Outdoor Recreation in Florida - 1989*.)

C. Projected Needs Analysis

To project future recreation needs within the Town of Havana, a level of service was established for provision of recreational facilities. As adopted in the goals, objectives and policies, the LOS for community parks is established at 2.0 acres per 1,000 population. This is the only recreational facilities category for which a LOS will be established. Again, this is due to the fact that Havana is a very small urban area with a low population at present, and projected through the planning period. Population projections for the years 2010 and 2015 are 2,300 and 2,689

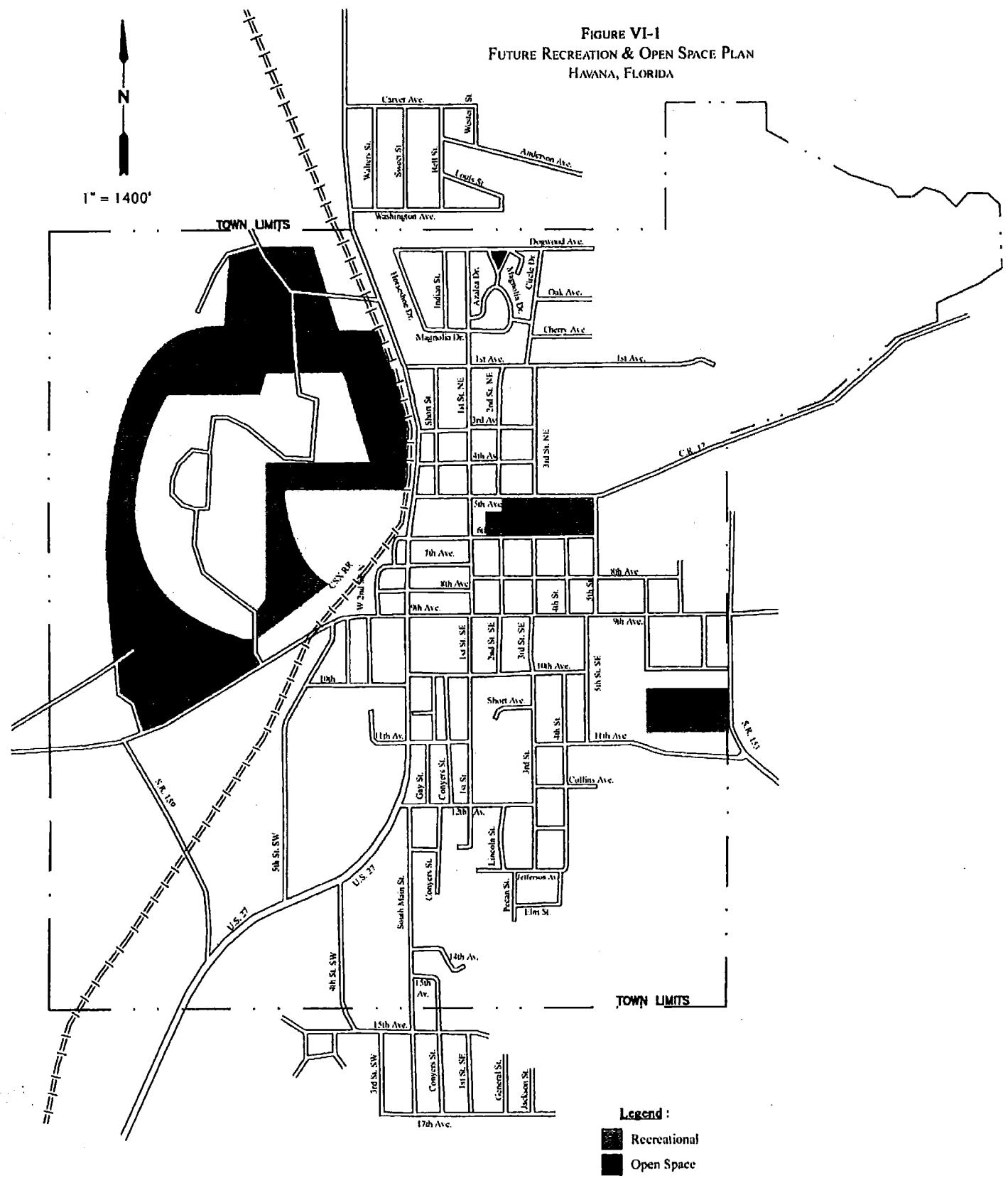
respectively. Based on these populations, the Town of Havana would require approximately 4.6 acres of recreational land in 2010 and 5.4 acres in 2015. Therefore, no new community parks will be needed within the Havana limits through the planning period.

The Town of Havana has ensured that additional recreation and open space will be provided for within designated development districts (see Future Land Use Map in the Land Use Element) as new development occurs. This will be done through specifying recreation and open space ratio requirements in the Land Development Regulations. For residential land uses other than traditional single family, the minimum open space required is 30% of the land area. This can include area which is set aside for recreational purposes, bufferyards and/or natural resource protection. A recreation factor is specified within the Land Development Regulations, as well as bufferyard requirements and requirements for natural resource protection. The recreational factors are specified by type of residential development, and bufferyard requirements are specified on the basis of proposed land uses and the difference of intensity between proposed and adjacent uses. Natural Resource requirements, of course, are determined by the site and the factor associated with each resource to be protected (i.e., surface water, drainage areas, etc.).

III. FUTURE RECREATION AND OPEN SPACE PLAN

The future recreation and open space plan emphasizes continued support of recreational programs now in place within the Town and continued operation of Town facilities. The most important aspect of the plan, in terms of supporting growth in population in the Town of Havana is enforcement of adopted Land Development Regulations, which will provide for reservation of recreation and open space in the future, as well as preservation of natural resources. The Future Recreation and Open Space Plan is presented in **Figure VI-1**.

FIGURE VI-1
FUTURE RECREATION & OPEN SPACE PLAN
HAWAII, FLORIDA



Legend :

Recreational

Open Space

ADOPTED PORTION

RECREATION AND OPEN SPACE GOALS, OBJECTIVES AND POLICIES

GOAL - PROVIDE FOR THE EXISTING AND FUTURE RECREATION AND OPEN SPACE NEEDS OF THE CITIZENS OF THE TOWN OF HAVANA IN A COST-EFFECTIVE MANNER, WHICH WILL ENHANCE THE NATURAL ENVIRONMENT.

Objective 1 - The Town of Havana will maintain public access to all existing and future recreational facilities owned and operated by the Town.

POLICY 1.1 - The Town will ensure that all residents have equal access to public parks during operating hours.

Objective 2 - The Town of Havana will coordinate with public and private entities to ensure that future recreational demands are met.

POLICY 2.1 - Coordinate with the School Board, Gadsden County, the City of Quincy and consultant entities to assure that recreation demands are met.

POLICY 2.2 - Continue to provide recreational activities at Gus Bert Field and support summer youth programs as interest and sponsorship dictate.

POLICY 2.3 - Reevaluate park and recreational facilities, programs and need every five years.

POLICY 2.4 - To encourage citizen input into recreational planning activities.

POLICY 2.5 - Through the adopted Land Development Regulations enforce recreation and open space requirements with new development.

Objective 3 - The Town of Havana will ensure provision of Open Space by public agencies and private enterprises.

POLICY 3.1 - Enforce the adopted Land Development Regulations which include specific open space definitions and standards.

Objective 4 - The Town of Havana will enforce provision of recreational facilities based on established Level of Service standards.

POLICY 4.1 - LOS Standards adopted for recreational facilities within the Town of Havana are as follows:

PARKS

<i>Type of Park</i>	<i>Level of Service</i>
Community Park	2.0 acres per 1,000 population

ACTIVITIES

<i>Type of Activity</i>	<i>Level of Service</i>
Baseball/Softball	1 field per 5,000 population

CHAPTER 7

Intergovernmental Coordination Element

I. INTRODUCTION

The Town of Havana, located in the eastern portion of predominantly rural Gadsden County, is the third largest municipality in the County, with a 2000 census count of 1,713. The 2004 population estimate by the Bureau of Economic and Business Research is 1,754. The Town has a Council/Manager form of Government.

Intergovernmental Coordination is important to the Town of Havana, as well as other Gadsden County municipalities and the County, due to the need for pooling of local resources to provide for the health, safety, welfare and an acceptable standard of living for the citizens of the area. Pooling of resources also provides services in a more cost-effective manner.

This Intergovernmental Coordination Element is to provide a framework for accomplishment of the Goals, Objectives and Policies identified in each element of the Comprehensive Plan.

The Town of Havana supports the use of formal guidelines to achieve better coordination with local governments, regional and state agencies.

II. DATA SUMMARY AND ANALYSIS

In their daily operations, each Town department (water, sewer, gas, electric, police, fire department and streets) maintains or initiates its own coordination efforts with the appropriate government, agency, or authority. Primary responsibility for all intergovernmental coordination is through the Town Manager's office. Coordination mechanisms presently in place at the Federal, State, Regional, and Local levels are as follows:

Federal Agencies:

U.S. DEPARTMENT OF AGRICULTURE (USDA) provides funding for low-interest loans for new housing, rehabilitation and community facility projects in rural counties. They provide low-interest funding projects, an example of which was a recent wastewater treatment plant upgrade for the Town facility.

U.S. ENVIRONMENTAL PROTECTION AGENCY (USEPA) relates closely with the State Department of Environmental Protection in enforcing Federal environmental regulations.

State Agencies:

FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS (DCA) through the Division of Resource Planning and Management regulates land use and administers state funds to encourage compliance with state planning efforts. The Division of Housing and Development administers the Federal Community Development Block Grant Program and the Division of Emergency Management administers the flood insurance program and the disaster preparedness program.

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) is responsible for the permitting and regulation of landfill sites, regulation of wastewater treatment plant operation and construction, public water supply systems, and permitting of stormwater retention/detention facilities.

FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) has primary responsibilities for operation and maintenance of State roads within Havana and Gadsden County. U.S. 27, S.R. 159 and S.R. 12 are the only State-maintained roadways within the Town limits.

FLORIDA DEPARTMENT OF STATE, Division of Historic Preservation, has responsibility for maintenance of the Florida Master Site File and provides grant money for identification and preservation of historic resources.

FLORIDA PUBLIC SERVICE COMMISSION regulates utility rates within the State.

Coordination between the Town and Federal/State agencies is currently working well. Contacts are maintained with USDA relative to grant funds to improve housing conditions.

Regional Agencies:

APALACHEE REGIONAL PLANNING COUNCIL is comprised primarily of elected officials representing their Boards of County Commissioners. The Council and its staff provide technical assistance to Havana and other local governments in the region. The Council also maintains a regional policy plan and provides significant input into DRI size developments.

NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT (NFWFMD) has planning, construction and permitting responsibility in areas relating to land use, potable water, stormwater retention/detention, ground and surface water management and acquisition and management of environmentally important lands.

CAPITAL REGION TRANSPORTATION PLANNING AGENCY is an expansion of the former Tallahassee-Leon County Metropolitan Planning Organization (MPO). Federal law requires that "Urbanized Areas" as determined by the Census must have a MPO in order to receive Federal transportation funds. The MPO prepares plans that lead to project funding. Growth in the Capital Region documented by the 2000 Census required an expansion of the MPO boundary into parts of Wakulla and Gadsden Counties. The Town of Havana, (along with Midway, Quincy and Gadsden and Wakulla) now has representation on the MPO board. Votes are weighted by

population. The first meeting of the new group was held in September, 2004. The first project that included the new areas to be undertaken will be the 2025 Long Range Transportation Plan. This project is expected to be finished early in 2006. The Town will participate in the work of the Agency and provide as much information to the process as possible. Being a part of this planning agency will provide better planning information in the future.

Coordination between the Town and regional agencies is currently working well.

Local Agencies:

TOWN COUNCIL and staff serve the Town as the backbone of planning and zoning decision making and implementation. Council staff coordinates with municipal government departments to ensure the normal day-to-day operation of local government is carried out efficiently and effectively.

GADSDEN COUNTY BOARD OF COMMISSIONERS provides certain services to County and Town of Havana residents. These include: police protection, coordinated fire protection, emergency services, County road construction and maintenance, and health care. The Town has its own police department, but coordinates with the Gadsden County Sheriff's Department.

GADSDEN COUNTY PLANNING COMMISSION oversees planning and development for the county and makes recommendations to the Commissioners.

GADSDEN COUNTY ROAD AND BRIDGE DEPARTMENT oversees the maintenance of all County roadways. C.R. 12 and 12A are the only county roadways in the Town limits.

GADSDEN COUNTY SCHOOL BOARD is responsible for the following: education, school construction and maintenance, school recreation programs and facilities. Coordination between the School Board and local government is important to ensure provision of schools at appropriate locations and times as deemed necessary. It is important in areas containing school facilities, such as Havana, to ensure that land use needs are met and planned in a coordinated manner.

The Florida Legislature amended section 163.3177(6)(a) to require local governments to include school locational requirements in their comprehensive plans. Under the Town's comprehensive plan and zoning ordinance, the vast majority of vacant land would be available for school construction. Currently, the Gadsden County School Board's five year construction plan proposes no new school facilities in Havana. Additionally, unless the requirement for a site of 30 to 50 acres is reduced there is not enough vacant land within the Town on which to locate a new school. The Department of Community Affairs notified Havana in a letter dated July 8, 1999 that it concurred that the Town's comprehensive plan met the statutory requirement concerning public school siting.

GADSDEN COUNTY HEALTH DEPARTMENT provides services such as family planning, pre-school physicals, immunizations and various screenings.

CIVIC ORGANIZATIONS. The Town has an active Kiwanis Club and Garden Club.

Coordination between the Town and local agencies is currently working well.

Independent Special Districts:

There are no independent special districts designated within the Town of Havana.

Agreements:

The Town of Havana has entered into several informal and formal interlocal agreements, including the following:

FIRE PROTECTION - The Town provides fire protection in the eastern one-third of Gadsden County via an interlocal agreement with Gadsden County.

BUILDING INSPECTIONS - The County supplies building inspection services for the Town.

SOLID WASTE - Havana contracts with Waste Management to collect and dispose of the Town's solid waste. The waste is taken to a transfer station in Quincy and then to the Springhill landfill which is owned by Waste Management.

ELECTIONS - The County supervises elections for the Town.

LIBRARY - The County provides library services to a branch library in Havana. The Town owns the building and provides some funding.

AMBULANCE SERVICE - The County provides ambulance service for the Town.

UTILITIES - The Town is a member of Florida Municipal Power Agency (FMPA) which supplies wholesale electrical power to the Town's electrical substation. The Town owns and operates its own electrical distribution system. Natural gas is purchased by the Town from Municipal Gas Authority of Georgia (MGAG), and is distributed via the Town's distribution system. Wastewater collection and treatment is provided for part of the Town by the Havana Wastewater treatment system. Potable water is supplied throughout Havana by the Town's system. In addition, Havana provides potable water to several subdivisions adjacent to the Town limits.

The coordination procedures presently in place between the County and Town of Havana are currently working well. These arrangements are expected to continue as long as they prove cost-effective and mutually beneficial.

Table VII-1 lists the entities with which coordination is currently necessary or desirable. The Table indicates either a major or a supportive role in intergovernmental coordination with respect to Havana's Comprehensive Plan and its implementation. The Table is in no way an exhaustive

list, but rather, it suggests the wide range of coordination which exists for the benefit of the Town and its residents. As the Town, its administration and its relationships to other governments become more complex, there will be greater need for effective intergovernmental coordination.

INTERGOVERNMENTAL COORDINATION NEEDS

This section identifies the Intergovernmental Coordination needs in respect to providing for the future population of Havana through the planning period (i.e., fulfilling the identified Goals, Objectives and Policies of each of the Comprehensive Plan Element), and providing consistency with and furthering the State and Regional policy plans. As individual municipalities and the County adopt their Comprehensive Plans, specific measures will need to be taken to coordinate implementation. Issues requiring coordination that has not been addressed before will be charting new ground, therefore, new mechanisms might be needed.

Town of Havana Intergovernmental Coordination Needs, which have been identified in regard to this Comprehensive Plan are as follows:

TABLE VII-1
INTERGOVERNMENTAL COORDINATION PROCESS

	Future Land Use	Traffic Circulation	Housing	Electric	Gas	Conservation	Recreation	Potable Water	Wastewater Treatment	Solid Waste	Intergovernmental Coordination
Gadsden County Board of Commissioners	S					S				M	S
Gadsden County Planning Dept.	S										S
Gadsden County School Board	S					S					S
Gadsden County Health Dept.											S
Gadsden County Road and Bridge		S									S
Apalachee Regional Planning Council	S					S		S	S	S	S
NW Florida Water Management District					M		M				S
Capital Region Transportation Planning Agency	S	M									S
Florida DCA	M	S	M			S		S	S	S	S
Florida DOT	S	M				S					S
Florida DEP	S					S	M	M	M	S	S
Florida Public Service Commission			S	S							S
U.S. Department of Agriculture	S		S						S	S	S
U.S. Environmental Protection Agency									S	S	S
Florida Department of State			S								S
Florida Department of Agriculture						S					S

SYMBOLS: *M* = *MAJOR ROLE* *S* = *SUPPORTIVE ROLE*

Land Use Element:

Coordinating entities are Gadsden County, Apalachee Regional Planning Council, Capital Region Transportation Planning Agency, NFWFMD and the Gadsden County School Board. Coordination is through the Town Council and Staff.

Gadsden County - Gadsden County has regulatory authority over all land uses contiguous to the Town limits. The County also issues building permits for all areas within the Town of Havana.

A need does exist for mutual notification of proposed changes to the Town or County Future Land Use Maps for areas within 2,640 feet of the Town/County boundary.

Traffic Circulation Element:

The following governments and agencies are involved: Gadsden County (Road and Bridge Department), FDOT, Capital Region Transportation Planning Agency and CSX Railroad. Coordination is through the Town Council and Staff. There are two County roads (12 and 12-A) and three FDOT-maintained roads within the Town limits (S.R. 12, S.R. 159 and U.S. 27). Minor repairs are made on State and County roads on an informal basis, with no formal notice given to the Town when the State or County is to perform work. The feasibility of a truck route around the Town has been discussed with FDOT; however, no roadway capacity improvements are planned for Havana in the current FDOT Five Year Improvement Program. The Apalachee Regional Comprehensive Policy Plan calls for the development of a regional comprehensive transportation plan which should include current and forecasted levels of service for various transportation systems. This goal is now close to realization via the efforts of the CRTPA which expects to release the first regional transportation plan in early 2006. Town representatives have attended some meetings dealing with traffic counts, but again, on an informal basis. CSX Railroad has a line running through the Town. The Town occasionally coordinates with them on right-of-way matters.

The Town will need to coordinate with FDOT and Gadsden County to insure LOS standards are maintained.

Recreation & Open Space Element:

Coordinating entities are the Gadsden County School Board, Gadsden County, City of Quincy and the Town of Havana through the Town Council and Staff. Havana currently provides recreational opportunities within its boundaries at a lighted ball field in the southeast part of Town. The Town's recreation department is run by a private contractor who is paid by the Town. These facilities serve not only Town residents, but a large number of County residents. The Town gets no direct financial assistance from the County or State for recreational activities. With so many County residents using the Town's facilities and the desire for more activities and facilities, a coordinated effort is necessary to address needs and funding.

Housing Element:

The coordinating entities are the DCA, USDA, U.S. Department of Housing and Urban Development (HUD), and the Department of State. The Town does not coordinate with Gadsden County on housing programs.

Coordination between the Town and DCA is through Jones-Phillips & Associates, Havana's grants consultant. The Town and USDA have an informal, but workable coordination process.

CDBG and USDA funds are not considered to be a reliable source of income for these projects, as they are awarded on a competitive basis. However, the Town continues to apply for such funds whenever conditions warrant.

The Town will also be coordinating with the Florida Department of State, Division of Historic Preservation, to apply for grant money for identification and preservation of historic resources.

As Havana grows, the need to address the extremely important issue of affordable housing will become evident, should demand exceed supply. Since affordable housing is a countywide concern, and with many substandard houses in the County in areas along the Town of Havana's boundaries, a coordinated effort would be beneficial.

The need for housing for individuals above the low to moderate income (LMI) level is adequately addressed by the private market. As is typical in most rural counties in Florida, there appears to be an insufficient supply of affordable housing in standard condition for those who fall under the LMI category. Havana has used CDBG and USDA grants to improve housing in the recent past and will continue to do so whenever possible.

Sanitary Sewer, Solid Waste, Drainage, Potable Water & Natural Ground Aquifer Recharge Element:

SANITARY SEWER

Coordinating entities are FDEP and USEPA. Coordination is through the Town Public Works Department and Town Council staff. The quality of the effluent discharge by the Town's sewage treatment plant is monitored by the appropriate State and Federal agencies. The Town will continue to work with these governmental entities to ensure provision of sewage treatment at the accepted level of service in a safe manner. The Town will specifically coordinate with the FDEP to determine sewer system capacity and plan for future sewer system needs. No additional coordination mechanisms have been identified as needed during the planning period.

SOLID WASTE

The Town's garbage service is contracted out to a private company, Waste Management.

DRAINAGE

The Town Council staff is in charge of reviewing development proposals within the Town limits. The adopted Land Development Regulations require that drainage be addressed as part of the development review process.

POTABLE WATER

The coordinating entities are FDEP, NFWFMD and USEPA. These entities coordinate with local public works staff and Town Council staff. The Town relies on the Floridan Aquifer for potable water. The quality of this water is monitored by FDEP and USEPA. These agencies review the results of the water tests submitted to them by the Town. The NFWFMD issues consumptive use permits for permitted pumping capacities. Water quality information is submitted to the various agencies based on Federal and State law.

No additional intergovernmental coordination mechanisms have been identified as being needed through the planning period for provision or protection of potable water.

NATURAL GROUNDWATER AQUIFER RECHARGE

Due to the confining layer overlaying the Floridan Aquifer, there are no natural groundwater aquifer recharge areas designated by the NFWFMD within Havana. The Town will coordinate and cooperate with the NFWFMD as necessary; however, no formal coordination for protection of aquifer recharge is required.

CONSERVATION

There is no formal conservation area located within the Town of Havana. Therefore, no mechanism for coordination on this issue is presented.

CAPITAL IMPROVEMENTS

All projects are coordinated through the Town Council and the Council staff. One source of funding for capital improvements is generated by the Town's share of a countywide local option sales tax. This money is returned by the State to the County and is shared by interlocal agreement that stipulates that the funds be earmarked for infrastructure needs, such as sewage system upgrades, paving and resurfacing of streets, water system upgrades and sidewalks. In the case of large projects, such as wastewater facilities expansion, the Town looks to State and Federal grants and low interest loans from USDA for funding.

ADOPTED PORTION

INTERGOVERNMENTAL COORDINATION ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL - TO PROTECT THE QUALITY OF LIFE IN HAVANA BY PROMOTING COORDINATED PLANNING EFFORTS AMONG AND BETWEEN GOVERNMENTAL ENTITIES INCLUDING FEDERAL, STATE, REGIONAL, AND LOCAL AGENCIES.

Objective 1 - **By 1992, the Town of Havana will improve the existing system of interlocal coordination to ensure implementation of local government Comprehensive Plans and to resolve any conflicts that may arise, including issues of annexation and impacts that cross municipal boundaries.**

POLICY 1.1 - Quarterly meetings between representatives of the County, the Town and each Municipality in the County for the purpose of coordination of comprehensive plans, dissemination of data, discussion and conflict resolution. Data dissemination will include a notification of changes in future land use maps in areas which are within 2,640 feet of Town/County boundaries, as well as any other comprehensive plan issues. Meetings will be held on an established day or date.

POLICY 1.2 - The Town will promote coordinated efforts towards coordination of solid waste issues with the other Municipalities, the County and appropriate regional agencies.

POLICY 1.3 - The Town will coordinate efforts with the County, City of Quincy and the School Board for provision of recreation opportunities to Town residents.

POLICY 1.4 - The Town will continue to coordinate with Federal, State and Regional agencies as mandated, and to protect the health and safety of area residents.

POLICY 1.5 - The Town will continue to coordinate internal planning efforts through the Town Council and staff.

POLICY 1.6 - The Town will continue to coordinate with Gadsden County for provision of public services, protection and facilities/utilities planning.

POLICY 1.7 - The Town will continue to coordinate with FDOT, Gadsden County, the Capital Region MPO and the CSX Railroad in transportation matters including LOS standards, safety and right-of-way matters.

Objective 2 - **The Town will coordinate with the Gadsden County School Board to ensure that School Board Plans and the Town Comprehensive Plan are consistent.**

POLICY 2.1 - The Town Council's staff will be responsible for reviewing all School Board facility plans to ensure that they are consistent with the Comprehensive Plan.

POLICY 2.2 - The Town Council's staff will be responsible for day-to-day coordination with the School Board.

Objective 3 - The Town will ensure efficiency in the permitting process by deferring permitting responsibilities to other agencies with established permitting programs and expertise (such as DEP).

POLICY 3.1 - The Town has streamlined the development permitting process to ensure that no aspects of development review require permitting by the Town where another governmental entity also requires a permit.

Objective 4 - The Town will coordinate with the County and State of Florida to coordinate Level of Service Standards established for public facilities.

POLICY 4.1 - The Town will coordinate with the County to ensure maintenance of established solid waste Level of Service Standards.

POLICY 4.2 - The Town will coordinate with the State of Florida, the Capital Region MPO and Gadsden County to ensure that LOS standards for roads within the Town limits are maintained.

POLICY 4.3 - The Town will coordinate with the State and County to ensure maintenance of roadway conditions within the Town limits.

CHAPTER 8

Capital Improvements Element

I. INTRODUCTION

The Florida Legislature has mandated that local governments identify public facilities and services that will be required during five or more years, including their cost and sources of revenue to fund them. Rule 9J-5.016 states that "the purpose of the capital improvements element is to:

1. evaluate the need for public facilities as identified in the individual comprehensive plan elements;
2. estimate the cost of improvements for which the local government has fiscal responsibility;
3. to analyze the fiscal capability of the local government to finance and construct improvements;
4. to adopt financial policies to guide the funding of improvements; and
5. to schedule the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required based on needs identified in the other comprehensive plan elements."

This element presents an inventory of public facility needs; an analysis of service area and location of major public education and health systems; existing revenue sources and funding mechanisms; current local practices and policies; fiscal assessment of ability to finance capital improvements; goals, objectives and policies; implementation schedule; and a monitoring and evaluation plan.

II. DATA SUMMARY AND ANALYSIS

Capital Improvements Data

The following is consistent with the data and analysis requirements of Section 9J-5.016 (1):

A. Inventory of Public Facility Needs

The data and analysis provided in each element of the Town of Havana's Comprehensive Plan showed that no capital improvements funded by the Town would be required through the planning period (2015) in order to maintain the adopted minimum acceptable Level of Service Standards. This includes Standards established for recreation and open space, traffic circulation, potable water, drainage, solid waste and sanitary sewer.

The capital improvement expenditures identified herein have been identified by the Town as beneficial in order to better serve residents and to maintain a high quality of life. **Table VIII-1** identifies the capital improvements which the Town commits to completing during the planning timeframe. As required, this element addresses capital improvements for the first five fiscal years after the adoption of the comprehensive plan.

TABLE VIII-1
PUBLIC FACILITIES NEEDS
1997-2001

Project Description	Year of Completion	Estimated Cost
Sanitary Sewer		
Upgrade 5 th Street N.E. Lift Station	2006	\$75,000
Traffic Circulation		
No improvements identified		
Drainage		
No improvements identified		None
Potable Water		
No improvements identified		None
Solid Waste		
No improvements identified		None
Recreation		
Florida Recreation Development Assistance Program grant for park improvements at Havana Park	2004 - 2005	\$50,000

Source: Town Manager's Office, 1990 and 1996

B. Timing and Location of Capital Improvements

The only Capital Improvement identified above, although not necessary to meet LOS standards, supports in general the Goals, Objectives and Policies in the Recreation Element of this plan. The improvement to Havana Park will be funded totally by a grant of \$50,000 from the Florida Recreation Development Assistance Program (FRDAP). No additional capital improvements have been identified as being necessary to maintain Level of Service standards throughout the planning period (2015). Since the last plan update, Havana has paved all the previously unpaved streets in the Town. The wastewater treatment system has been upgraded and effluent disposal via a sprayfield has been accomplished. This was accomplished using a USDA Rural Utilities Service bond issue of \$991,000. Havana had a remaining debt as of September 30, 2003 of \$959,000. That is the only outstanding loan balance the Town has.

C. State and Regional Agency Plans

The Florida Department of Transportation is the only State/ Regional agency which provides public facilities (roads) within Havana. The FDOT's current five year plan shows that U.S. 27 is to be resurfaced through the Town in 2006. This will require no funding from the Town.

D. Service Area and Location of Major Public Education and Health Systems

The geographic service area for the Capital Improvements Element is the Town limits of Havana. Within Havana, the Gadsden County School Board currently operates one public education facility. Havana Elementary is located on U.S. 27 south, and has a capacity of 806 students.

The Town does not operate any public education or health centers. The Gadsden County Health Unit is located at 604 East 5th Avenue, and is owned and operated by Gadsden County.

E. Existing Revenue Sources and Funding Mechanisms

The inventory of existing sources of revenue and funding mechanisms shown on **Table VIII-2** allows the Town to plan for needed capital improvements and to systematically plan for financing through the normal budgeting process. This list includes all financial resources available to support all the governmental activities of the Town, and is not limited to those sources which will be used for capital improvement projects. The Town does not currently assess impact fees and does not plan to utilize these as a funding source through the capital improvement planning period.

TABLE VIII-2
EXISTING REVENUE SOURCES AND FUNDING MECHANISMS

Sources	2003 Revenues
<i>Taxes & Licenses</i>	
Ad Valorem Tax	\$ 45,183
Sales Tax (\$.005)	48,592
Mobile Home License Tax	2,747
Occupational Licenses	9,184
Communication Services	175,473
Beverage Licenses	731
Gas Tax	105,757
Local Gov. Infrastructure Surtax	89,277
Total	\$476,944
<i>Intergovernmental</i>	
State Revenue Sharing	\$48,194
County Revenue Sharing	51,705
Total	\$99,899
<i>Other Revenues</i>	
Garbage collection Fees	\$5,440
Fines & Forfeitures	15,765
Cemetery Lot Sales	5,100
Miscellaneous	98,599
Highway Maintenance	29,321
Total	\$154,225
<i>Other Financing Sources (Operating Transfers)</i>	
Water Fund	\$9,330
Electric Fund	435,699
Gas Fund	40,805
Total	\$485,834

Source: *Town of Havana, Financial Statements and Budget Documents, FYE 9-30-03*

III. CAPITAL IMPROVEMENTS ANALYSIS

A. Current Local Practices and Policies

Local practices and policies are used to guide the location and timing of land development and support the goals, objectives and policies of the Future Land Use Element. **Table VIII-3** reflects the adopted Level of Service Standards as reflected in each element of the Comprehensive Plan. Rule 9J-5 requires Level of Service Standards for public facilities be included in the comprehensive plan so that adequate facility capacity will be maintained and provided.

TABLE VIII-3
LEVEL OF SERVICE STANDARDS

Facility/Service	LOS Standard
<i>Sanitary Sewer</i>	
Collection & Treatment	140 gallons per capita per day
<i>Solid Waste</i>	
Disposal	Waste Management
<i>Drainage</i>	
City streets	<i>Water Quality</i> - Ensure design of stormwater discharge facilities so as not to degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 17-302, F.A.C.
	<i>Water Quantity</i> - Elimination of stormwater from public street rights-of-way within 24 hours of all but rainfalls exceeding a 100-year storm event.
	<i>Rate of Runoff</i> - No development shall cause downstream property owners, water courses, channels, or conduits to receive stormwater runoff from proposed developments at a higher peak flow rate than would have resulted from the same storm event occurring over the site of the proposed development with the land in its natural, undeveloped condition.
<i>Potable Water</i>	
Distribution/Pumpage	140 gallons per capita per day
Pressure	40 pounds per square inch
<i>Traffic Circulation</i>	
All collectors and arterial within the Town limits	Peak Hour LOS C
<i>Recreation & Open Space</i>	
Community Park	2.0 acres per 1,000 population
Baseball/Softball	1 field per 5,000 population

Public education and health care systems, at the present time, are addressing the current needs of the Town. The Town's infrastructure can accommodate new facilities, if necessary, within current service areas.

B. Fiscal Assessment

No large scale capital projects have been identified as being necessary to maintain the adopted level of service in any infrastructure system through 2015. Some modest capital expenditures will be necessary throughout the planning period generally in order to replace equipment. Additional capital projects that will improve the overall condition of the Town will likely be undertaken in the future as grant funding allows.

Debt service capacity is reviewed each year as part of the annual audit review. The ratio of maximum total debt service to total revenue does not exceed the guidelines of accepted accounting principles.

Havana is in very good fiscal condition and has a reserve balance that will provide a cushion against major emergencies as illustrated by Table VIII - 3.

ADOPTED PORTION

CAPITAL IMPROVEMENTS GOALS, OBJECTIVES AND POLICIES

GOAL - THE TOWN OF HAVANA SHALL PROVIDE NECESSARY FACILITIES AND SERVICES TO ALL RESIDENTS WITHIN ITS JURISDICTION, MAINTAIN AND MAXIMIZE THE USE OF EXISTING FACILITIES AND PROMOTE ORDERLY GROWTH.

Objective 1 - Capital Improvements shall be provided for the purpose of correcting existing deficiencies, meeting future needs, and replacing worn-out or obsolete facilities.

POLICY 1.1 - Annually prioritize the deficiencies and capacity needs of each Town department and designate these needs for inclusion in the Capital Improvements Plan.

POLICY 1.2 - The Capital Improvements Coordinating Committee, composed of the Town Manager, Town Planning and Zoning Department and Town Finance Director, shall define, evaluate and rank the order of priority of projects proposed for inclusion in the Capital Improvements Schedule. Projects shall be ranked on the following criteria (in order of importance):

1. Consistency with plans of State agencies and the Northwest Florida Water Management District.
2. Accommodation of new development and redevelopment facility demands.
3. Population directly impacted.
4. Elimination of existing deficiencies.
5. Elimination of public hazards.
6. Financially feasible/local budget impact.

POLICY 1.3 - During the annual budgeting process, determine the financial feasibility of incorporating the designated needs into the annual budget. Evaluate the budget impact and schedule capital improvements during the current year or over the five-year Capital Improvement Program time period.

Objective 2 - Review all proposed developments to ensure development does not exceed the ability to provide needed capital improvements necessary to maintain

the adopted level of service standards. Capital facilities must be provided concurrent with the impacts of development.

POLICY 2.1 - Necessary public facilities shall be in place or provided concurrent with proposed development.

POLICY 2.2 - Project phasing of proposed developments will be allowed so that all public facilities, or facility capacity, are provided concurrent with the impacts of development.

POLICY 2.3 - Adopt the Level of Service Standards as shown in each element of the Comprehensive Plan.

Objective 3 - New development will be required to bear a proportionate share of the cost of facility improvements needed to maintain the adopted level of service standards consistent with the impact of the specific development. Proportionate cost will be based on the benefits derived by the users of the capital facilities.

POLICY 3.1 - The Town shall utilize connection fees and special assessments, as necessary, to provide funding for future capital projects. The Town shall ensure that all new development is assessed its pro rata share of the cost of all capital improvements needed to serve the development.

V. CAPITAL IMPROVEMENTS IMPLEMENTATION

The Capital Improvements Implementation Plan presented in **Table VIII-1** is provided in order to provide better service and a high quality of life to the citizens of the Town of Havana. These improvements are not tied to existing or future deficiencies. These projects are consistent with, and further, goals, objectives and policies presented in the plan elements.

The Town will ensure through the development review process that each proposed project within the Town limits is consistent with the Level of Service Standards identified in this element and the individual elements of the comprehensive plan.

VI. CAPITAL IMPROVEMENTS MONITORING AND EVALUATION

An annual review of the capital improvements element shall be performed by Town staff during the normal budget process, and shall include evaluation of the following:

1. Revenue forecasts in order to evaluate financial feasibility and the Town's ability to fund the capital improvements listed in the Capital Improvements Element;
2. Reassessment of the previously determined priority schedule for eliminating deficiencies. Situations and circumstances beyond the control of the Town may require a new assignment of priorities;
3. The required five-year evaluation and appraisal report shall address the implementation of the goals, objectives and policies of the Capital Improvements Element; and
4. Modifications and/or amendments to the Capital Improvements Element shall be made in accordance with Florida Statutes.

CHAPTER 9

Economic Element

I. INTRODUCTION

The Economic Element of the Town of Havana Comprehensive Plan constitutes an optional but important element of the comprehensive plan. This Element is an integral part of Havana's Plan and not just an isolated set of policies.

Since its founding in 1906 the Town of Havana has undergone an economic evolution typical of most communities. It also has seen a dramatic economic upheaval and rebirth. Earlier in its history, Havana's economy was centered on its position as an agricultural support center and railroad junction.

Changes in technology, operating practices and abandonment of the line to Quincy reduced the railroad employment in Havana to zero. Shade tobacco (used for cigar wrappers) was a very high value, but labor intensive crop that was a major economic engine in the Town until the late 1970's when shade tobacco production started to move offshore. This happened quite suddenly and left the Town in a downward economic spiral. By the late 1970's; Havana's downtown was experiencing significant vacancy rates and the economic future looked bleak. Then, in 1981 the first antique shop opened. This was followed by other antique shops and soon artists opened studios and galleries.

In 1990, the Town adopted a performance based zoning ordinance that gave considerable flexibility to development or redevelopment in the Town. Performance zoning also gave developers assurance that if they prepared a site plan that met all the performance requirements it would be approved within two weeks of submission. This set the stage for a significant expansion of the light industry base; further broadening the economic foundation of the Town. In 1993 NRT EMS, Inc. (now Telegent EMS) relocated from Tallahassee and expanded into a vacant shopping center, thus adding more good jobs, increasing utility revenue and further expanding Havana's economic base.

Inventory of Economic Conditions

Economic conditions consist of an inventory of current statistics, past conditions, historical trends for population and employment, labor force, and income as well as physical conditions such as transportation systems, utilities and agencies and organizations involved in economic development.

Demographics and Socio Economic Data

Havana is a small municipality of less than 2,000 population. Therefore, demographic and socio-economic data specifically available for Havana is limited. Typically, the US Census

provides data once every ten years at the Town level. Tables DP-1 through DP-4 from the US 2000 Census provide more details to the demographic information presented below and are included in **Appendix A**. The Bureau of Economic and Business Research (BEBR) produces the Florida Statistical Abstract (which is the standard reference for Florida demographic and economic data) every year. The Abstract provides population estimates for small towns, but economic and housing data are provided only at the county or metropolitan level.

Havana's small size, both in population and geographically, makes it difficult to present a valid analysis picture based on statistical information. Because of the small population, a change by a handful of people can result in major changes in statistical measures such as size and composition of the labor force or educational level. In addition, there is a concentration of population adjacent to the Town boundary that would logically be in the labor pool available to an enterprise in Havana while at the same time significant employment opportunities are located within a mile or two of the Town Limits. Coastal Lumber (approximately 300-350 employees) and Peavy and Son Paving (approximately 15 employees) are about one mile north of the Town Limits. A number of small industrial and commercial enterprises are found along the US 27 corridor to the south. Therefore, there is (and would be for any new business in the area) considerable interchange of people living in Havana and working outside the Town nearby and vice versa.

Havana's proximity to Tallahassee 12 miles to the south is an advantage in that it produces a crop of well educated graduates from FSU, FAMU, TCC and high school every year. Because of the quality of the local environment, many of these graduates could be attracted to live and work in Havana if offered good jobs.

POPULATION: The current population of Havana is estimated to be 1,754 persons (Bureau of Economic and Business Research, University of Florida). This is an increase of 41 persons over the 2000 US Census. This is the first significant population growth shown in Havana in two decades. Havana does not have a significant seasonal variation in population.

RACE, AVERAGE AGE AND ETHNICITY: According to the 2000 Census, 57 percent of Havana's population is African American while 42.3 percent is white. Only 1.2 percent is Hispanic or Latino. The median age is 39.9 years.

SCHOOL ENROLLMENT AND EDUCATION ATTAINMENT: Havana's population, three years of age and over, enrolled in school is 361 students. Elementary school age children (189) make up the largest percentage of students at 41.3 percent. In the population of people 25 years and over, 31.6 percent are high school graduates. Those with 9th to 12th grade education but no diploma make up 15.8 percent of the Havana population. Post secondary educational attainment of Havana residents was:

• Some college, but no degree	202 people	(16.7%)
• Associate degree	59 people	(4.9%)
• Bachelor's degree	146 people	(12.1%)
• Graduate degree	51 People	(4.2%)

Overall, 69.5% of the population 25 years or older is a high school graduate or higher and 16.3% has a bachelor's degree or higher.

Labor Force, Employment and Income Characteristics

This section identifies Town of Havana employment characteristics followed by similar Gadsden County economic characteristics. As noted above, much economic information is only available at the county level.

TOWN EMPLOYMENT DATA: The workforce population (population 16 years and over) in Havana is 1,388, according to 2000 US Census data. This is 4% of the workforce in Gadsden County. Out of this population, approximately 54% are in the labor force and of these, all but 7 people (.5%) represent the civilian labor force. Out of the civilian labor force, approximately 5.9% is unemployed. Approximately 46% of the workforce population is not in the labor force.

Mean travel time to work is 27.3 minutes. 69.6% percent of those commuting to work drove alone while 24.3% carpooled. Twenty eight persons (4%) walked to work and 10 (1.4%) worked at home.

1. Havana Occupation/Industry

Approximately 84% of those employed are occupied in management/professional, service, or sales and office occupations. Only four individuals (0.6%) reported employment in farming, fishing and forestry operations. The remaining employment is equally split between construction/extraction/maintenance, and production/transportation/materials moving occupations.

Three industry sectors make up 49% of the employment of residents in the labor force. Retail trade, educational/health and social services and public administration each represent approximately 16% of the employment. Sixty six percent of workers are private wage and salary workers while 29.2% are government workers. Self-employed people make up 4.7% of the workers.

2. Havana Household Income

Only 10% of households in Havana have incomes over \$75,000. 28% of households have income less than \$15,000. About 18% of these households earn less than \$10,000. The median household income is \$27,344.

Of the households in Havana, approximately 66.3% are families. The median family income is \$38,487 which is substantially more than the median household income. Families classified as being below the poverty status equal 16.8%.

3. Havana Unemployment Rate

The Town's unemployment rate in 2000 was 5.9%, which is significantly lower than Gadsden County's rate of 7.6 at that time. However, the unemployment rate is not so low to imply that it will be difficult to find employees to fill new jobs.

Physical and Locational Characteristics

GENERAL LOCATION: The Town of Havana is located approximately 16 miles north northwest of the Florida State Capitol in Tallahassee, Florida. It is in the northeast corner of Gadsden County and lies approximately five miles south of the Florida/Georgia state line. Quincy, the Gadsden County seat is approximately 10 miles to the west. Bainbridge, Georgia is some 27 miles to the northwest and is connected to Havana by US 27, a four-lane divided highway.

1. Transportation

Highways constitute the major transportation mode in Havana. The Town is also served by rail.

Major Highways

Havana's road network includes federal, state, county and local roadways and is 11 miles from an Interstate Route.

- Interstate 10 - Interstate 10 is a major east/west route that lies 11 miles south of Havana. Although the 11 mile separation between Havana and I-10 is far enough removed to have no appreciable impact on local retail or service businesses, the distance is not very significant in terms of providing excellent access for long distance east/west truck freight movements to or from Havana. US 27 provides a four-lane divided connection that currently offers little congestion between the Town and the interchange.
- US 27 - This principal arterial highway connects the Town with Tallahassee to the south and Georgia to the north. It runs north/south through the heart of Havana. The roadway is four lanes undivided for a few blocks in the Central Business District, but is a divided highway throughout the rest of the town, and north to Georgia and south to Tallahassee.
- Other Highways - State Road 12 provides a convenient route to Quincy 10 miles west of Havana and to rural areas east of the town. County Road 12A also provides access to the Town from rural areas to the east

CSX Railroad

A CSX branch rail line runs through Havana between Tallahassee and Bainbridge. At Tallahassee connection is made with a CSX main line that runs between Jacksonville and Los Angles. At Bainbridge, the branch intersects with a CSX line that connects with a major classification yard at Waycross, Georgia to the east and a number of connections with other lines to the west and north. Rail service currently consists of two daily local freight trains. The "Georgia Local" typically leaves Tallahassee in the morning and returns in early afternoon. The "Roustabout" runs in the evening between Tallahassee and Bainbridge and returns to Tallahassee late at night. These locals serve the Coastal Lumber mill just north of Havana and Attapulgite processing plants further north. These local trains would provide excellent service to a facility that located in Havana.

Utilities

TOWN OF HAVANA WATER: The Town of Havana owns and operates the potable water system which serves the area. The system has a design capacity of 3.2 Million Gallons Per Day (MGD), and consists of four wells which pump from the upper level of the Floridan Aquifer. The water system is in very good condition and is operating at an acceptable level of service. The minimum pressure for Havana potable water facilities is 40 pounds per square inch.

Water quality and quantity is not a problem in Havana. The Town serves customers both within the Town limits and some adjacent areas directly north and south of the Town Limits and west along SR 12.

TOWN OF HAVANA SEWER: The Town's wastewater system consists of gravity sewers, pump stations, force mains and a wastewater treatment plant. Service currently is available to all areas of the Town east of the railroad. The Town currently disposes of effluent via spray irrigation at a sprayfield. The Town mostly serves customers within the Town limits, but service is provided to limited areas outside of the Town.

TOWN OF HAVANA ELECTRIC: Havana provides high quality electric service to approximately 1,300 customers. Havana is a member of the Florida Municipal Power Agency and receives wholesale electricity from that consortium at very attractive rates. The service area is contiguous with the Town limits.

INTERNET PROVIDER: Havana is served with broadband internet service by Mediacom.

TOWN OF HAVANA GAS: The Town provides natural gas to commercial and residential customers. Gas is potentially available everywhere within the built up part of the Town and capacity exists to extend gas lines into areas as yet undeveloped.

SOLID WASTE: The Town of Havana contracts with Waste Management Inc. for garbage pickup service to commercial and residential customers. Waste is transported for disposal at the Spring Hill Regional Landfill near Graceville.

Local Economic and Redevelopment Organizations

The Town of Havana and Gadsden County have established several significant agencies and boards to implement economic development and community redevelopment.

GADSDEN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY: The Gadsden County Industrial Development Authority is charged with the responsibility to recruit new business to the area to work in cooperation with the Town of Havana and the Chamber of Commerce. The Authority is appointed by the Gadsden County Board of County Commissioners and the Gadsden County Chamber of Commerce.

GADSDEN COUNTY CHAMBER OF COMMERCE: The Gadsden County Chamber of Commerce functions as the private sector liaison for all major economic development activity in Gadsden County. The Chamber was primarily responsible for the Strategic Marketing Plan, Visitation Program and Target Industry List for Gadsden County developed in December 2001. That strategic economic plan outlines marketing strategies, the marketing process, and a process for marketing Gadsden County.

II. DATA SUMMARY AND ANALYSIS

The following analysis and major conclusions provide a summary of the data reflected above and analysis of the programs that are currently in operation and proposed for economic incentives.

Demographics

Table IX-1 (excerpt from the City of Quincy Comprehensive Plan Economic Element) compares socioeconomic data for Gadsden County and the State of Florida. **Table IX-2** compares socioeconomic data between Gadsden County and Havana. As in Havana, the majority of Gadsden County's population is African American. One notable difference is in the Latino population. In Havana, Latino's comprise 1.2% of the population. In Gadsden County, Latino's make up 6.9%. The Gadsden County population appears to be relatively stable as noted by a high percentage (64.7%) of persons living in the same house in 1995 and 2000 and the percentage is even higher in Havana at 66%. These statistics confirm that the Town of Havana and Gadsden County has a stable work force that is probably oriented to blue-collar employment. The relatively low educational attainment suggests the need for assistance to increase education opportunities and thus employment opportunities.

TABLE IX-1
SOCIOECONOMIC COMPARISON BETWEEN GADSDEN
COUNTY AND STATE OF FLORIDA

Characteristic	Gadsden County	Florida
Population, 2001 estimate	45,321	16,396,515
Population percent change, April 1, 2000-July 1, 2001	0.5%	2.6%
Population, 2000	45,087	15,982,378
Population, percent change, 1990 to 2000	9.7%	23.5%
Persons under 5 years old, percent, 2000	6.7%	5.9%
Persons under 18 years old, percent, 2000	26.4%	22.8%
Persons 65 years old and over, percent, 2000	12.2%	17.6%
Female persons, percent, 2000	52.4%	51.2%
White persons, percent, 2000 (a)	38.7%	78.0%
Black or African American persons, percent, 2000 (a)	57.1%	14.6%
American Indian and Alaska Native persons, percent, 2000 (a)	0.2%	0.3%
Asian persons, percent, 2000 (a)	0.3%	1.7%
Native Hawaiian and Other Pacific Islander, percent, 2000 (a)	Z	0.1%
Persons reporting some other race, percent, 2000 (a)	2.8%	3.0%
Persons reporting two or more races, percent, 2000	0.9%	2.4%
Persons of Hispanic or Latino origin, percent, 2000 (b)	6.2%	16.8%
White persons, not of Hispanic/Latino origin, percent, 2000	35.9%	65.4%
Living in same house in 1995 and 2000, pct age 5+, 2000	64.7%	48.9%
Foreign born persons, percent, 2000	4.1%	16.7%
Language other than English spoken at home, pct age 5+, 2000	7.4%	23.1%
High school graduates, percent of persons age 25+, 2000	70.7%	79.9%
Bachelor's degree or higher, pct of persons age 25+, 2000	12.9%	22.3%
Persons with a disability, age 5+, 2000	10,181	3,274,566
Mean travel time to work, workers age 16+ (minutes), 2000	29.3	26.2
Housing units, 2000	17,703	7,302,947
Homeownership rate, 2000	78.0%	70.1%
Housing units in multi-unit structures, percent, 2000	5.9%	29.9%
Median value of owner-occupied housing units, 2000	\$70,100	\$105,500
Households, 2000	15,867	6,337,929
Persons per household, 2000	2.69	2.46
Median household money income, 1999	\$31,248	\$38,819
Per capita money income, 1999	\$14,499	\$21,557
Persons below poverty, percent, 1999	19.9%	12.5%

TABLE IX-2
SOCIOECONOMIC COMPARISON BETWEEN GADSDEN
COUNTY AND TOWN OF HAVANA

CHARACTERISTIC	Gadsden County	Havana
Population percent change, April 1, 2000-July 1, 2001	0.5%	2.6%
Population, 2000	45,087	1,713
Persons under 5 years old, percent, 2000	6.7%	5.7
Persons under 18 years old, percent, 2000	26.4%	20.6%
Persons 65 years old and over, percent, 2000	12.2%	8.4%
Female persons, percent, 2000	52.4%	54.6%
White persons, percent, 2000 (a)	38.7%	41.9%
Black or African American persons, percent, 2000 (a)	57.1%	56.7%
American Indian and Alaska Native persons, percent, 2000 (a)	0.2%	0%
Asian persons, percent, 2000 (a)	0.3%	0.1%
Native Hawaiian and Other Pacific Islander, percent, 2000 (a)	Z	0%
Persons reporting some other race, percent, 2000 (a)	2.8%	0.8%
Persons reporting two or more races, percent, 2000	0.9%	0.5%
Persons of Hispanic or Latino origin, percent, 2000 (b)	6.2%	1.2%
White persons, not of Hispanic/Latino origin, percent, 2000	35.9%	41.4%
Living in same house in 1995 and 2000, pct age 5+, 2000	64.7%	66%
Foreign born persons, percent, 2000	4.1%	0.2%
Language other than English spoken at home, pct age 5+, 2000	7.4%	0.8%
High school graduates, percent of persons age 25+, 2000	70.7%	69.5%
Bachelor's degree or higher, pct of persons age 25+, 2000	12.9%	16.3%
Persons with a disability, age 5+, 2000	10,181	435
Mean travel time to work, workers age 16+ (minutes), 2000	29.3	27.3
Housing units, 2000	17,703	762
Homeownership rate, 2000	78.0%	71.1%
Households, 2000	15,867	700
Persons per household, 2000	2.69	2.43
Median household money income, 1999	\$31,248	\$27,344
Per capita money income, 1999	\$14,499	\$18,481
Persons below poverty, percent, 1999	19.9%	16.3%

Labor Force

By comparing the economic data between the Town and County, it becomes apparent that in fact the Town and County data are very similar in their relationships. There is a very low percentage of employment in the agriculture and farming occupations. Most employment (over 84% in the Town) is in the management/professional, service, or sales and office sectors. The three largest industry sectors are retail trade, educational/health and social services and public administration.

Transportation

US Highway 27, a four lane divided arterial, passes through Havana and connects to I-10 approximately 12 miles to the south. US 27 continues north to Bainbridge Georgia as a four lane divided arterial where it connects with US 84.

Rail service is provided by CSX Transportation with two local freights each way daily. These freights connect with CSX mainlines at Tallahassee and Bainbridge, Georgia. In an era of increasing motor fuel cost and highway congestion, this excellent rail service would be a boon to many industries. Significant vacant land is currently available for development adjacent to the rail line.

Utilities

Havana is a full service town providing potable water, sanitary sewer, gas, electric and internet service. Ample capacity exists in all systems to allow for additional growth.

Economic Coordination

Economic development is all about partnering and relationships. Coordination between public agencies and between public and private organizations is essential for success. This section analyzes the various coordination issues and organizations related to economic development.

INTERGOVERNMENTAL COORDINATION: The Town of Havana will continue to communicate with Gadsden County, other adjacent local governments, regional agencies, state, and federal agencies. Effective formal and informal coordination mechanisms must ensure consistency in planning for successful economic development and to coordinate the impact of development. Such agencies may include but are not limited to, the Apalachee Regional Planning Council, the Gadsden County School Board, the Northwest Florida Water Management District and the State of Florida Office of Tourism, Trade, and Economic Development. The formal and informal mechanisms shall include but are not limited to membership in area-wide organizations and multi-level staff communication.

PUBLIC-PRIVATE PARTNERSHIPS: The Town utilizes public-private partnerships that promote economic development projects and Town enterprise activities. Such partnerships provide a catalyst for economic growth. Currently the Town is operating a revolving loan fund

(CDBG) that so far has assisted NRT EMS (now Teligent EMS LLC) with a \$331,200 loan and Corry Cabinet Company with a \$170,000 loan.

APALACHEE REGION ECONOMIC DEVELOPMENT DISTRICT: In 1979, the Economic Development Administration (EDA) designated the Apalachee Regional Planning Council (ARPC) an Economic Development District. The ARPC serves Calhoun, Franklin, Gadsden, Gulf, Jackson, Jefferson, Leon, Liberty and Wakulla Counties and their municipalities. The Apalachee Region was designated an Economic Development District because of its prolonged economic distress as evidenced by indicators such as high unemployment and underemployment rates, slow rates of economic growth relative to the state and nation and high incidences of poverty.

As an Economic Development District, the ARPC is required to prepare and maintain a Comprehensive Economic Development Strategy (CEDS). The CEDS identifies the economic strengths and weaknesses of the Region and outlines strategies to improve the Region. Although it includes some short-term strategies, the CEDS is primarily intended to be a long-range guide for the development and enhancement of the Apalachee Region.

The economic development efforts of the ARPC are based on a collaborative approach that identifies issues and problems, which transcend jurisdictional boundaries. The ARPC works annually with the Town of Havana and its other member local governments to identify development needs and funding opportunities for community and business development. The ARPC also provides assistance to local governments in the form of economic analyses, staff support, federal grant and loan preparation, strategic plan development and other related activities designed to create jobs, increase per capita income, expand the tax base of member local governments in the Apalachee Region.

ADAPTIVE REUSE OF HISTORIC BUILDINGS: Havana's performance based zoning ordinance facilitates the adaptive reuse of historically significant structures for commercial use by providing a great deal of flexibility in the uses that can be established within the Urban Core and Development Districts. If the structure is or can be made structurally sound and ADA compliant conversion to commercial use depends only on meeting locational requirements (must be on arterial or collector street) and providing adequate buffers adjacent to adjoining property. The approval process is quick and sure. A project will be approved within two weeks if site plan is in compliance. No public hearings and vote of Town Council is required. If a proposed project meets the requirements of the Zoning ordinance it will be approved. If it can not meet the requirements it will not be approved. The Town will assist property owners of historically significant property in applying for and utilizing state and federal assistance programs.

STREAMLINED GOVERNMENTAL REGULATIONS AND PRACTICES: The flexibility and speed of project approval under the performance zoning concept is a major tool in attracting business to Havana. Performance zoning combined with a helpful and positive attitude from the Town Council and Town Staff along with involved citizens and business owners has allowed Havana to convert the downtown core from a collection of mostly vacant or underutilized buildings into a vibrant antique and art center. The same factors contributed greatly to the relocation of a high tech electronics firm's relocation from Tallahassee to Havana.

Havana's Urban Core

Havana's downtown core is the focal point of the antique and art business. Several restaurants, other retail and service establishments also operate there. The Town has provided parking, informational signage and amenities such as fountains and signature lighting to assist merchants in maintaining an inviting attractive place for shoppers. A Community Redevelopment Area has been established within the Urban Core and a tax increment financing program returns funds that continue to be used to improve the character and appeal of the area.

US 27 (Main Street) bisects the downtown retail area. Currently a large number of heavy trucks use this facility and even though they are restricted to the center lanes, they greatly detract from the pedestrian experience due to the noise and exhaust fumes generated by them. The Town has discussed providing an alternative route with FDOT in the past and will continue to maintain interest in an alternative route. However, funding is currently inadequate to provide such a route.

Proposed Annexation Area

In response to a request from owners of property adjacent to the Town boundaries, Havana has established an annexation strategy that will expand the Town boundary for the first time in 60 years. Annexation of undeveloped land is preferred since it can be brought into the Development District where innovative design concepts that increase efficiency and livability can be easily employed. The annexation area consists of a 150 acre parcel on the east side of town, north of 5th Avenue. Although the majority of the proposed area will be developed as residential, economic benefits to the Town will be significant because of the increased revenue derived from the sale of utility services, an expanded more affluent population base requiring goods and services and provision of alternative housing opportunities for employees of enterprises that will locate in Havana.

ADOPTED PORTION

ECONOMIC
GOALS, OBJECTIVES AND POLICIES

GOAL 1 - MAINTAIN POSITIVE BUSINESS CLIMATE. THE TOWN OF HAVANA WILL MAINTAIN A POSITIVE BUSINESS CLIMATE THAT WILL HELP EXISTING BUSINESSES TO PROSPER AND FACILITATE THE RECRUITMENT OF NEW BUSINESSES TO THE COMMUNITY.

Objective 1.1 - Take advantage of as many relationships, both public and private, as practical to gain economic development assistance.

POLICY 1.1.1 - Maintain awareness on federal and state grant funding opportunities through a contract grant coordinator.

POLICY 1.1.2 - Utilize the Florida Rural Economic Development Initiative to assist in improving economic development opportunities within the Town.

POLICY 1.1.3 - Continue to maintain and utilize the CDBG “revolving fund” to assist quality business enterprises to expand in the Town.

Objective 1.2 - Insure that Town Regulations do not Unnecessarily Interfere with Business.

POLICY 1.2.1 - Maintain the Performance Based Zoning Ordinance that provides flexibility and rapid review and approval of proposed development projects.

Objective 1.3 - Insure that Information Concerning The Town of Havana is Readily Available. The competition among communities to attract new businesses is keen and Havana must insure that accurate, up to date information on the Town’s advantages is readily available to prospective businesses.

POLICY 1.3.1 - Establish and maintain Town of Havana Official Website. The Town of Havana will establish a website by 2006.

POLICY 1.3.2 - Maintain an Inventory of Community Attributes. The Town of Havana should establish an information system for economic development. Information relevant to businesses seeking a place to locate must be kept up to date and readily available. The internet has become the primary mode of initial contact and the Town’s website will maintain information directly on or provide links to sources of information on the following items:

- a. potential available business sites.**
- b. Labor force.**

- c. Infrastructure such as rail and highway access, utilities, fire and police protection.
- d. Financial information such as town budget, taxes, any economic incentive programs in place to attract business.
- e. Governmental Regulations and Practices such as advantages and requirements of the Town's performance zoning concept, concurrency management, etc.
- f. Quality of life (new library, recreation program, active downtown, churches, etc.

POLICY 1.3.3 - Gadsden County Strategic Marketing Plan. Havana will continue to actively assist Gadsden County and the Gadsden County Chamber of Commerce in implementing its Strategic Marketing Plan.

GOAL 2 - DOWNTOWN AND HISTORIC BUILDINGS. HAVANA UNDERSTANDS THAT MUCH OF THE APPEAL AND SUCCESS OF THE ANTIQUE AND ART BUSINESS DEPENDS SIGNIFICANTLY UPON THE CHARM AND HISTORIC CONTEXT OF DOWNTOWN AND THE VALUE OF HISTORIC BUILDINGS ELSEWHERE IN THE TOWN AND WILL SEEK TO MAINTAIN THE CHARM OF DOWNTOWN HAVANA AND ENVIRONS.

Objective 2.1 - Downtown Havana will strive to maintain the attractive historic character of the downtown retail core.

POLICY 2.1.1 - Main Street Program. In order to maintain a viable downtown commercial core catering especially to antiques, art and entertainment, the Historic Main Street program should work with property owners to insure that store fronts in the downtown area reflect the historic character of the area.

POLICY 2.1.2 - Town Activities. The Town will consider the aesthetic impact on the downtown core whenever planning improvements within that area.

POLICY 2.1.3 - Reroute Heavy Trucks from US 27. Havana will investigate the feasibility of redirecting heavy through trucks around the downtown area and work with the Florida Department of Transportation to implement a truck bypass if a feasible alternative is identified.

POLICY 2.1.4 - Maintain the Community Redevelopment Area in the urban core and continue to use the tax increment financing mechanism to continually improve the amenities offered by the downtown.

Objective 2.2 - **Adaptive Reuse of Historic Buildings. The adaptive reuse of historically significant structures for commercial use shall be encouraged within the Urban Core and Development Zoning Districts.**

POLICY 2.2.1 - Inventory and Assessment of Historic Structures. The Town will facilitate an inventory and assessment of condition and potential use of historic structures in the Urban Core and Development Zoning Districts. By 2006 The Town will apply for a Survey and Planning Project Small Matching Grant to determine the number, quality, utilization and condition of the Town's historic resources.

POLICY 2.2.2 - Assist in Applying for Funding. The Town shall assist property owners of historically significant property in applying for state and federal assistance programs.

CHAPTER 10

Public School Facilities Element

Introduction

Per Rule 9J-5.025, F.A.C. the Public School Facilities Element ensures that the public school concurrency system is based on appropriate and relevant data and analysis and that consistent goals, objectives, and policies are adopted. Public school concurrency is intended to forge a responsive link between development pressures and planned school capacity and must meet the criteria of Chapter 163.3177(12), Florida Statutes.

Gadsden County, the Gadsden County School Board, and the municipal governments within Gadsden County including the Town of Havana recognize the benefits to all citizens of the County by more closely coordinating their comprehensive land use and school planning programs. This coordination will be achieved by:

- Better coordination of new schools in time and place with the development of residential areas;
- Greater efficiency for the school board and local government by placing schools to take advantage of existing and planned roads, water, sewer, and parks;
- Improved student access and safety by coordinating the construction of new and expanded schools with the road and sidewalk construction programs of local governments;
- Better defined urban form by locating and designing schools to serve as community focal points;
- Greater efficiency and convenience by co-locating schools with parks, ball fields, libraries, and other community facilities to take advantage of joint use opportunities, and;
- A reduction of pressures contributing to urban sprawl and support to existing neighborhoods by appropriately locating new schools.

This element will ensure adequate school capacity for the five year and long term planning period, coordinate school location with residential development, ensure the necessary supporting infrastructure, include options for proportionate fair-share mitigation, and coordination of school site selection with the Gadsden County School Board.

ADOPTED PORTION

PUBLIC SCHOOL FACILITIES GOALS, OBJECTIVES AND POLICIES

GOAL 1 COORDINATE AND MAINTAIN HIGH QUALITY EDUCATION

The Town of Havana shall coordinate with the Gadsden County School Board to ensure public school facilities are of the highest quality and meet the needs of the Town's existing and future population.

Objective 1.1 -- Population Projections:

In order to coordinate populations with the County, one or more representatives of the Gadsden County Commission, the Gadsden County School Board, and the municipal governing bodies within Gadsden County will hold a publicly advertised annual meeting, with additional meetings to be scheduled as necessary in joint workshop sessions. A representative of the Apalachee Regional Planning Council will be invited to attend. The joint workshop sessions will be an opportunity for the County Commission, the School Board, and the municipalities to hear reports, discuss policy, set direction, and reach understanding concerning issues of mutual concern regarding coordination of land use and school facilities planning. These meeting will cover population growth and attendance trends, known and anticipated development trends, school needs, off-site improvements required to serve school facilities, and joint use opportunities. This workshop session will address correction of existing school facility deficiencies and facilities required to meet future needs.

Policy 1.1.1 Student Enrollment and Population Projections: In fulfilling their respective planning duties, the County, School Board and the Cities agree to coordinate and base their plans upon consistent projections of the amount, type and distribution of residential growth and projections of student enrollment. The student enrollment projections shall consider the impacts of development trends and data required to be reported by Section 3. of the Interlocal Agreement for Public School Facility Planning. To accomplish this policy, the Town of Havana and the School Board agree to provide the information specified in Sections 3, 4 and 5 of the Interlocal Agreement.

Objective 1.2 -- Coordination and Sharing of Information:

In the annual workshop of the Gadsden County Commission, the Gadsden County School Board and the included Cities and along with representatives of the Apalachee Regional Planning Council the parties shall provide pertinent new data on development approvals, new housing permits, enrollment histories and projections, and such information as may allow the participants to fully understand recent and anticipated changes affecting each Town individually, and the County jointly.

Policy 1.2.1: Annual Review: The Town of Havana shall undergo an annual review of the element with respect to school enrollment projections with the School Board, Gadsden County and the Cities.

Policy 1.2.2: Tentative District Educational Facilities Plan: On July 1st of each year, the School Board shall submit to the Town of Havana, the tentative district educational facilities plan for comment prior to adoption by the School Board. The Town shall review the plan and comment to the School Board within 45 days on the consistency of the Plan with the Town's Comprehensive Plan, and whether a comprehensive plan amendment will be necessary for any proposed educational facility, and whether the Town supports any necessary plan amendment.

Policy 1.2.3: Educational Plant Survey: The School Board shall submit a draft of the Educational Plant Survey to the Town of Havana 45 days prior to adoption by the School Board regarding the consistency of the planned school facilities, including school renovations and closures, with the Town's comprehensive plan.

Policy 1.2.4: Growth and Development Trends: The Town of Havana shall report on growth and development trends within the Town's urban services area to the School Board by November 1st of each year. The Town shall provide the information following the procedures described in Section 3.3 of the Interlocal Agreement.

Policy 2.1.4: The Town shall include projects from the Gadsden County five-year district facilities work plan that maintain public school level of service in its annual update of the 5-year Capital Improvements Schedule by December 1st of each year. This update shall include a new fifth year with extended projections of need and appropriate dedication of capital resources.

Policy 2.1.5: In the event that Gadsden County is granted a waiver pursuant to Section 163.3177(12), F.S., from the requirement to adopt a public school facilities element, the Town shall not implement the school concurrency provisions adopted into the Town's comprehensive plan until Gadsden County's waiver expires or the County has adopted a public school facilities element, whichever occurs first.

Objective 1.3 -- School Facility Siting and Availability:

The Town shall support the School District in its efforts to provide for, locate and expand, or contract public schools in a coordinated manner ensuring that the planning, construction, and opening of educational facilities are coordinated in time and place, concurrent with the necessary supporting infrastructure and ensuring compatibility with surrounding uses and consistency with the comprehensive plan.

The Town shall support the School District in its effort to coordinate the location of public school facilities relative to the location of other public facilities such as parks, libraries and community centers to the extent possible.

Policy 1.3.1: School Facility Siting: School facility sites will be coordinated with the Future Land Use Element and the Future Land Use Map of this comprehensive plan. Schools are a permitted use in the Urban Core and Development Districts designated on the Town's Future Land Use Map. Gadsden County's Long Range Public School Facility Map will be coordinated with this comprehensive plan.

In addition to meeting the Objectives and Policies of the Future Land Use Element regarding School Location, the Town shall assist the School Board to determine appropriate sites for schools. The location of public schools will be consistent with the existing and proposed residential areas they serve and are proximate to appropriate existing and future residential land uses. Strong preference will be given to relocation on closed school board sites, and to locations that can be used as a potential catalyst or leverage for redevelopment efforts in surrounding areas.

Policy 1.3.2: School Facility Location Coordination: The Town will coordinate with the School Board to assure that proposed public school facility sites are consistent with the applicable land use categories and policies of this comprehensive plan. Pursuant to Section 235.193, F.S., the Town will consider each site plan as it relates to environmental, health, safety, and welfare concerns, as well as the effects on the adjacent property and the impacts of and to the surrounding neighborhood. Guidelines for the selection of future school sites shall include, but not be limited to:

1. The Town will encourage the School Board to re-utilize closed County school facilities where feasible;
2. Acquisition of school sites which allow for future expansions to accommodate future enrollment and other facility needs which promote the Town's development and redevelopment objectives;
3. School sites will be deemed beneficial for joint uses with other public facilities such as parks, libraries and community centers as identified by the School Board and Town. In addition, co-location and shared use of school and governmental facilities for health care and social services will be considered;
4. Coordination of the location, phasing and development of future school sites to ensure that site development occurs in conjunction with the availability of required infrastructure to include water, sewer, roads, drainage, sidewalks and transit stops to serve the school facility; and
5. The Town will encourage the siting of school facilities to serve as community focal points.

Policy 1.3.3 Emergency Preparedness Coordination: The Town will coordinate with the School Board, the other local governments in Gadsden County and the County in efforts to construct new school facilities, facility expansions or rehabilitations to be designed to serve as and provide emergency shelters as required in Statute 1013.372, F.S.

Objective 1.4 -- Land Use and School Facility Construction

The Town of Havana will manage the timing of new development to coordinate with adequate school capacity, as determined by the adopted level of service standards for each year of the five-year planning period and the long term planning period for the Gadsden County School District.

Policy 1.4.1 Adequate Capacity: Where capacity will not be available to serve students from the property seeking a land use amendment that increases residential density or a

development of regional impact approval, the Town will coordinate with the School Board to ensure that adequate capacity is planned and funded to accommodate the future students or that the applicant has provided adequate mitigation to offset inadequacies in anticipated school capacity.

Policy 1.4.2 Coordination of Planning Efforts: Where feasible, in conjunction with the plan amendment cycle, the School Board's long range facilities plans over the five-year, ten-year and twenty-year periods shall be amended to reflect the needs created by the land use plan amendment or development order.

GOAL 2: IMPLEMENT PUBLIC SCHOOL CONCURRENCY

The Town of Havana shall work with the Gadsden County School District to support the provisions of future public school facilities to serve new development consistent with the adopted level of service standards. This goal will be accomplished, recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the Town's authority over land use decisions, including the authority to approve or deny comprehensive plan amendments, rezonings or other development orders that generate students and increase the Town's impacts on the County School System.

Objective 2.1 – Level of Service Standards:

The Town, through its implementation of its concurrency management system, shall ensure that the capacity of schools is sufficient to support residential subdivisions and site plans at the adopted Level Of Service (LOS) standards within the period covered by the five-year schedule of capital improvements and the long range planning period. After the first five-year schedule of capital improvements, capacity shall be maintained with each year of subsequent five-year schedules of capital improvements. These standards shall be consistent with the Interlocal Agreement agreed upon by the School Board, Gadsden County and the included municipal governments.

Policy 2.1.1 – Consistency with LOS Standards: The LOS standards set forth shall be applied consistently by the County and all municipal governments within Gadsden County and by the School Board district-wide to all schools of the same type.

Policy 2.1.2 – LOS Standards: Consistent with the Intergovernmental Agreement, the uniform district-wide level of service standards are initially set as follows:

Table 1. Level Of Service Standards, Gadsden County School Board, 2008

TYPE OF SCHOOL FACILITY	LEVEL OF SERVICE STANDARD
Elementary	100% of DOE permanent capacity (FISH)*
Middle	100% of DOE permanent capacity (FISH)
K-8	100% of DOE permanent capacity (FISH)
High	100% of DOE permanent capacity (FISH)
Special Purpose	100% of DOE permanent capacity (FISH)

FISH=Florida Inventory of School Houses.

Policy 2.1.3: -- Amendments to LOS: Potential amendments to these established Levels of Service shall be considered at least annually at the workshop meeting of the School Board, the County and the included municipal governments to take place not later than April 15th of each year. If there is a consensus to amend any LOS, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of the amendments to the County's and each Town's individual concurrency management systems. The amended LOS shall not be effective until all amendments are effective and the amended Interlocal Agreement is fully executed. No LOS shall be amended without showing that the amended LOS is financially feasible and can be achieved and maintained over the five years of the Capital Facilities Plan.

If the impact of a development project will not be felt until the third year of the five-year plan, any relevant programming improvements in those years shall be considered available capacity for the project and factored into the LOS analysis. If the impact of a development project will not be felt until years four to five of the five-year plan, any relevant programmed improvements shall not be considered available capacity for the project unless funding of the improvement is assured through School Board funding, the proportionate share mitigation process, or some other means, and the project is accelerated into the first three years of the five-year plan.

Objective 2.2 – School Concurrency Service Areas:

The concurrency service area shall be the county planning area. This area will be evaluated on whether adequate school capacity is available based on the adopted LOS.

Policy 2.2.1: Concurrency Service Area Determination: Concurrency service areas shall maximize capacity utilization, taking into account transportation costs, court-approved desegregation plans and other relevant factors.

Policy 2.2.2 – Concurrency Service Area LOS: Concurrency service areas shall be designed so that the adopted LOS will be able to be achieved and maintained within the five years of the capital improvements plan, and so that the five-year schedule of capital

improvements is financially feasible. Amendments must be coordinated with the five-year District Facilities Work Plan and the comprehensive plans of the other Gadsden County and municipal governments, and as necessary, updates to the Concurrency Service Area Map. Plan amendments are required for changes to the concurrency service area to ensure that the capital improvements program continues to be financially feasible and that the LOS standards will continue to be achieved and maintained.

Objective 2.3 – Process for School Concurrency Implementation:

The School Board will determine whether adequate school capacity exists for a proposed development based on the LOS standards, concurrency service areas, and other standards set for in the Interlocal Agreement. The Town shall manage the timing of residential development approvals to ensure adequate capacity is available consistent with adopted LOS standards for public school concurrency.

Policy 2.3.1 – Plan Review: The issuance of final residential development approvals shall be subject to the availability of adequate school capacity as required in Section 163.3180(13)(e) F.S. and the maintenance of adopted LOS standards. All new residential units will be reviewed for school concurrency at the time of preliminary plat or preliminary site plan (or functional equivalent), using the coordination process specified in Sections 9.3 and 11 of the Interlocal Agreement.

The Town may choose to provide an informational assessment of school concurrency at an earlier time, but the test and capacity reservation of concurrency shall be applied at final plat, site plan or development order approval. If no development is constructed or has evidenced substantial progress within two years of plan or development order approval, then the capacity reservation shall be removed from the capacity reservation analysis spreadsheet. The assessment of available capacity by the School Board shall consider maximization of capacity and shifting of impacts.

Policy 2.3.2 – Plan Approval: The Town of Havana shall not deny a final plat, site plan or development order which fails to achieve and maintain the adopted level of service for public capacity where:

1. Adequate school facilities will be in place or under actual construction within three years after the issuance of the plan approval; or
2. The Developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat, site plan or development order approval.

Policy 2.3.3 – Insufficient Capacity: In the event that the School District finds that there is not sufficient capacity in the affected or contiguous concurrency service area to address the impacts of a proposed development, the following shall apply. Either

- a) The project must provide capacity enhancement sufficient to meet its impacts through proportionate share mitigation; or
- b) A condition of approval of the preliminary site plan or preliminary plat shall be that the project's final construction development plan approval and/or building

permits shall be delayed to a date when capacity enhancement and LOS can be assured or only a final plat phase or portion of the final site plan able to comply with concurrency standards shall be approved; or

c) The project must not be approved.

Objective 2.4 – Proportionate Share Mitigation:

The Town shall provide for mitigation alternatives that are financially feasible and will achieve and maintain the adopted level of service standards consistent with the adopted School District's financially feasible five-year work plan.

Policy 2.4.1 – Mitigation will be allowed for those developments that cannot meet the adopted level of service standards. The amount of mitigation required shall be determined by the Department of Education's most current cost per student station applicable to Gadsden County. Mitigation options shall include those listed below for which the School District assumes operational responsibility through incorporation in the adopted Gadsden County School Districts' financially feasible Work Program and which will maintain adopted levels of service standards;

1. The donation, construction or funding of school facilities sufficient to offset the demand for public school facilities created by the proposed development; or
2. Mitigation banking to be cumulatively combined with other projects contributing funds for school capacity improvements. Mitigation shall be directed to projects on the School District's five-year capital facilities plan for expanding or accommodating capacity increases satisfying the demand created by that development approval, and shall be assured by a legally binding development agreement executed prior to issuance of any building permit for the project. This agreement shall include the landowner's commitment to continuing renewal of the development agreement upon its execution, if necessary.

Policy 2.4.2 – Mitigation must be directed toward a permanent capacity improvement identified in the School District's financially feasible five-year work program which satisfies the demands caused by the proposed development consistent with the adopted LOS standards. Such improvement shall not include portable buildings or temporary buildings intended for use for more than five years.

Policy 2.4.3 – Proportionate Share Formula: The applicant's total proportionate share obligation to resolve a capacity deficiency shall be based on the following: the cost per student station, and for each school type (elementary, middle and high) for which there is not sufficient capacity. The Proportionate Share for a development shall be determined by the following formulas:

- a) Number of new student stations required for mitigation (by school type) = [number of dwelling units generated by development proposal, (by housing type) x student generation multiplier (by housing type and school type)] – number of available student stations.
- b) Cost of proportionate share mitigation = number of new student stations required for mitigation (by school type) x cost per student station (by school type).

Policy 2.4.4 – Proportionate Share Development Agreement: If the Town of Havana and the School Board find that options exist for proportionate share mitigation, they shall authorize the preparation of a development agreement and other documentation appropriate to implement the proportionate share mitigation option(s). A legally binding development agreement shall be entered into between the School Board, the Town of Havana, and the applicant executed prior to issuance of the construction plan approval for a subdivision subject to a final plat or a subdivision subject to a final site plan approval. In that agreement, if the School Board accepts the mitigation, it must commit to place the improvement required for mitigation in its five-year plan. This development agreement shall include the landowner's commitment to continuing renewal of the development agreement among the applicant, the local government and the school district. The development order shall be issued on a condition of compliance with the development agreement.

Objective 2.5 – School Facility Site Plan Coordination and Review:

When the need for a new school is identified in the district educational facilities plan, the School Board will make recommendations of potential sites. If said site shall affect the Town of Havana or its urban services area, the Town will have the opportunity to review the site selection with respect to its comprehensive plan.

Policy 2.5.1 – Plan Coordination: As early in the design phase of the site plan as is feasible (pre-application conference phase or conceptual review phase), but at least 60 days before signing design services for school site plan design, the School Board will request a formal consistency determination from the Town of Havana, should the Town have jurisdiction over the use of the land. The Town will determine in writing, within 45 days after receiving a request and the necessary information from the School Board, whether a proposed public educational facility is consistent with this comprehensive plan and the Havana Land Development Regulations.

Policy 2.5.2 – Plan Review: If a school site plan is consistent with the Future Land Use Element's policies and allowable land uses and is substantially consistent with the Havana Land Development Regulations, the Town may not deny the site plan application but may impose reasonable development standards and conditions in accordance with Section 1013.33(13), F.S.. The Town may consider the adequacy of the site as it relates to environmental concerns, health, safety, welfare, effects on adjacent properties and impacts on infrastructure and transportation facilities.

Objective 2.6 – Annual Plan Amendments:

Concurrency modifications and five-year capital improvements program updates are necessary to address existing deficiencies, and to meet future needs based upon achieving and maintaining the adopted level of service standards for each year of the five-year planning period. Annual plan amendments shall ensure that the capital improvements program continues to be financially feasible and that the level of service standards will continue to be achieved.

Policy 2.6.1 – Concurrency Modifications and Capital Improvement Program Updates:

The Town of Havana shall use the processes and information sharing mechanisms outlined in this element and in the Interlocal Agreement to adopt the initial public school capital facilities program and the public school facilities element and to ensure that the school concurrency system is updated, the School Board's capital facilities plan remains financially feasible in the future, and any desired modifications are made. Updated public school facilities programs will be adopted by reference into this Element no later than December 1 of each year.

Policy 2.6.2 –Capital Improvement Element Updates:

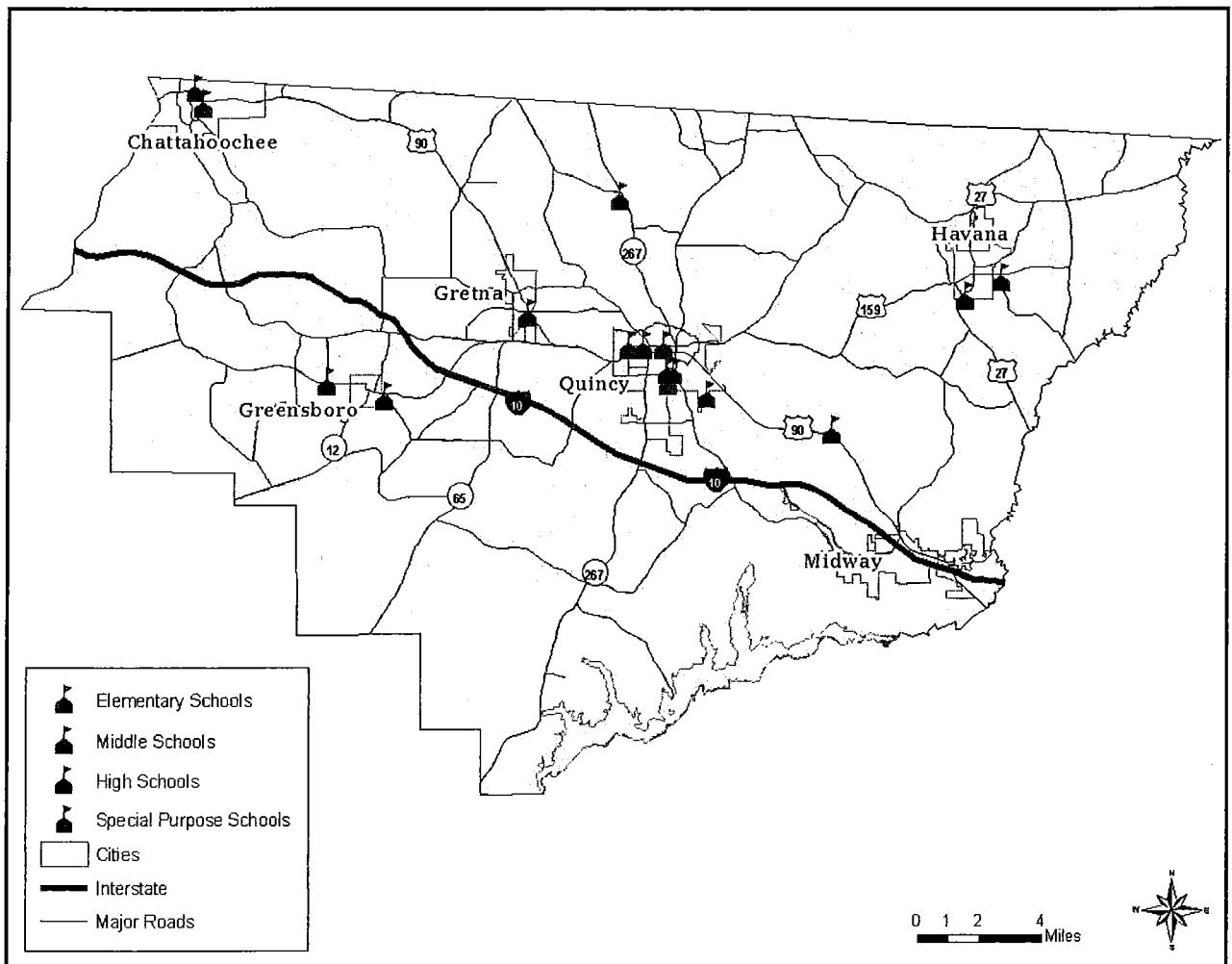
The Capital Improvement Element of the Town of Havana Comprehensive Plan shall include the adopted school level of service standards. The annual update of the capital improvement schedule shall include any capital improvement funding to maintain the relevant school levels of service. The capital improvement schedule shall be updated and adopted each year no later than December 1, and shall add a new fifth year to each update

Policy 2.6.3 – Student Generation Rate Updates: The student Generation rates used to determine the impact of a particular development application on public schools and the costs per student station are to be established annually by the School Board. The student generation rates shall be reviewed and updated at the annual workshop in accordance with professionally accepted methodologies.

School Facility Mapping

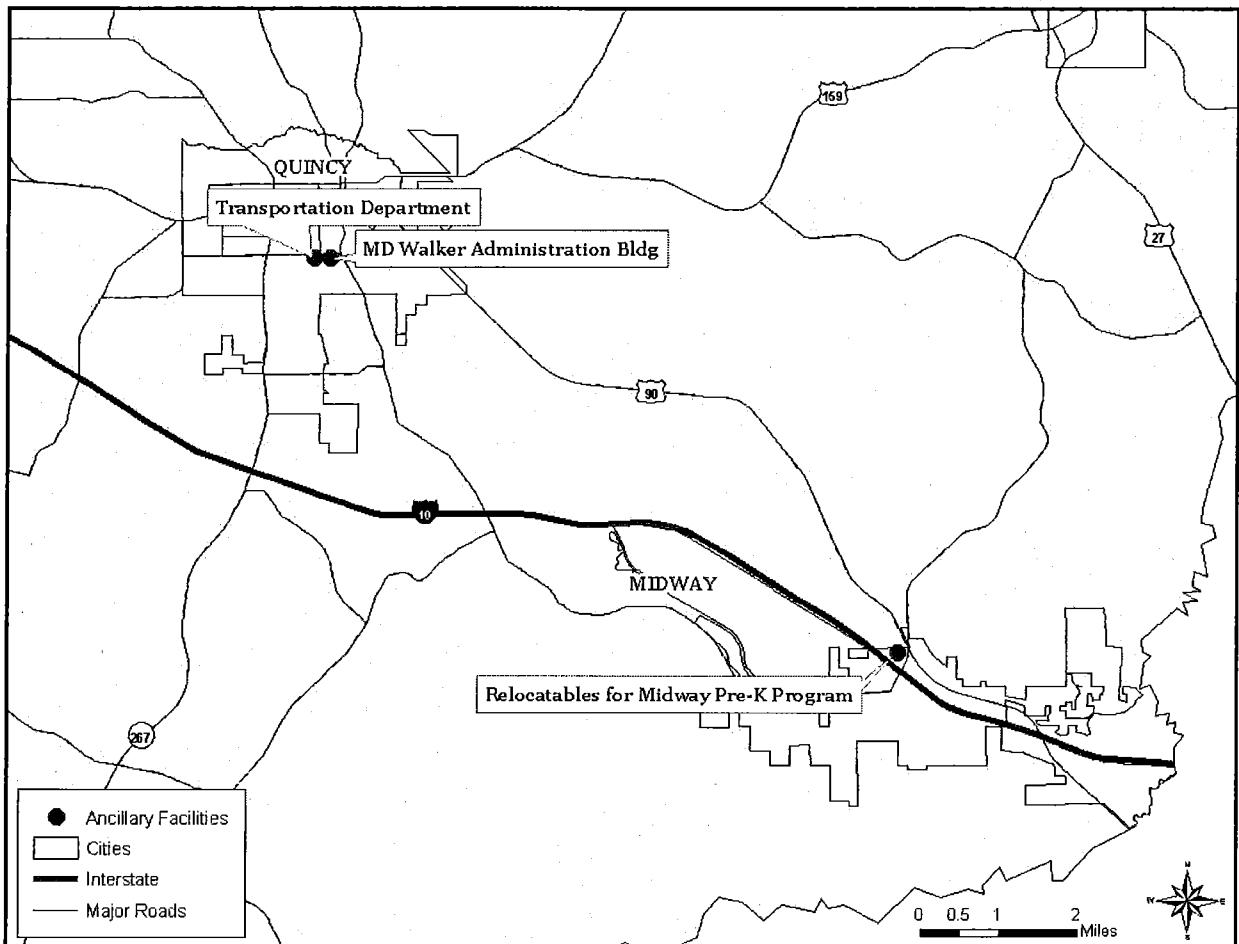
A location map depicting the existing location of public school facilities by type is included as Figure PSFE-1. The locations of existing ancillary plant facilities are shown on Figure PSFE -2. These maps shall indicate the proposed locations of any agreed future sites for the development of public educational facilities per 163.3177(12), F.S. when any future sites are identified.

Figure PSFE-1
Locations of Public School Facilities in Gadsden County



Source: Apalachee Regional Planning Council

Figure PSFE-2
Gadsden County School Board Ancillary Facilities



Source: Apalachee Regional Planning Council