

APALACHICOLA COMPREHENSIVE PLAN  
ECONOMIC DEVELOPMENT ELEMENT  
10/18/89

## **I. INTRODUCTION**

Apalachicola is a small coastal community of significant historical value due to its role as a cotton shipping port at the turn of the century. Located at the mouth of the Apalachicola River, the town overlooks Apalachicola Bay to the south, and is adjacent to the Apalachicola National Forest on the northeast. The town also borders the Apalachicola Natural Estuarine Research Reserve, a highly productive estuary which is a resource of both regional, state, and national importance.

The Apalachicola River, which forms the Eastern boundary of the City, links the freshwater streams and uplands of the drainage adjoining the Gulf of Mexico. The river, in addition to being a commercial mainstay of the town, provides excellent recreational opportunities for fishermen, hunters and campers. It also serves as the north-south commercial barge transportation route in the Panhandle.

The City has an estimated population 2,799 (1990 figures). The City limits of Apalachicola cover an area of 1 3/4- square miles (973 acres). Highway 98 intersects the City east to west, and a small undeveloped airfield lies west of town. The City is generally considered divided into two sections: "Old" Apalachicola represents the original City limits and contains the City's historic district and central business district. "Greater" Apalachicola is the "newer" section of the City and comprises residential areas, as well as most of the City's undeveloped residential parcels. The climate is humid and sub-tropical with average monthly rainfall ranges from .9 to 7-8 inches. There are two dominant wet periods, one occurring in winter and the other in early spring.

Apalachicola's attributes are many. It is located adjacent to a pristine estuary, the lifestyle is slow paced, density rates are low, traffic congestion is minimal, recreational opportunities abound. Located within 77 miles of the state capitol, Apalachicola offers access to four barrier islands, and miles of scenic beach property.

Of greatest importance when considering future land use needs is the availability of developable land. With enclosed data analysis indicating a minimum of natural and man-made limitations to land throughout the City, it is asserted in this report that most undeveloped acreage is acceptable for future development.

The preponderance of housing units in the City limits are single family residences. The greatest densities of single-family homes occur between Avenue J and Avenue I and along the 54th Avenue corridor of Greater Apalachicola: both are areas inhabited predominately by low to moderate income residents. Multifamily development is limited to the two City public housing developments and Southern Villas Apartments, with scattered single family conversions occurring elsewhere. The greatest concentration of undeveloped land is located in the west/northwest portion of Greater Apalachicola, all of which is currently zoned for high density residential., with a significant portion in Greater Apalachicola allowing mobile homes.

## **II. ANALYSIS OF CURRENT SITUATION**

There are certain general principles included in the goals, policies, and objectives of all the elements of this plan. Generally, these principles guiding development include the following:

1. Land development shall be guided so that the basic functions and productivity of the Apalachicola Bay Area's Natural Land and Water System will be conserved;
2. Land development shall be consistent with a safe environment, adequate community facilities, a superior quality of life and a desire to minimize environmental hazards.
3. Aquatic habitats and wildlife resources of the Apalachicola Bay Area shall be conserved and protected.
4. Growth and diversification of the local economy shall be fostered only if it is consistent with protecting the natural resources of the Apalachicola Bay Area.
5. Water quantity shall be managed to conserve and protect the Natural Resources, and Scenic beauty of the Apalachicola Bay.
6. The quality of water shall be protected, maintained and improved for public water supplies.
7. No wastes shall be discharged into any water of the Apalachicola Bay Area without first being given the degree of treatment necessary to protect the water uses.
8. Stormwater discharged shall be managed in order to minimize their impacts on the bay system and protect the numerous uses of the bay.

The local Government Comprehensive; Planning and Land Development Regulation Act and Florida Administrative Code 9J--5 identify eleven generalized land uses, with other land use designation being optional. Those eleven categories are defined as follows:

### **Residential**

The residential classification refers to a parcel of land used specifically for housing and accessory activities, such as patios and off-street parking. Residential land uses generally fall into the following four categories:

**Single-Family:** A single housing unit designed to accommodate one family is categorized single-family.

**Duplex:** This subcategory refers to a single structure in which two families reside in separate residences.

**Multi-Family:** Multi-family refers to a single structure in which three or more families reside in separate residences.

Mobile Home: A lightweight structure designed to be transportable, usually occupied by one family or several individuals, is categorized as a mobile home.

### **Commercial**

A commercial classification includes all structures which are used for general business, office, service, or other use where goods or services are made available to the general public. In this study, different types of Commercial activities, such as business offices, shopping centers, or hotels and motels, are not separated.

### **Industrial**

Refers to the activities within the land areas predominately connected with manufacturing, assembly, processing or storage of products.

### **Agricultural**

Refers to activities which are predominately used for the cultivation of crops and livestock including: cropland; pastureland; orchards; vineyards; nurseries; ornamental horticultural area; groves; confined feeding operations; specialty farms; and silviculture (commercial forest). The raising of fowl for commercial purposes would also be considered as an agricultural use.

### **Recreational**

Refers to activities within areas where recreation occurs. This would include passive (e.g. picnicking) as well as active (e.g. softball fields) recreation.

### **Conservation**

Refers to areas designated for the purpose of conserving or protecting natural resources or environmental quality and includes areas designated for such purposes as flood control protection of quality or quantity of ground water or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats.

### **Educational**

Refers to activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the FDCE, including those areas of buildings, campus open space, dormitories recreational facilities or parking.

### **Public Buildings and Grounds**

Refers to structures or lands that are owned, leased or operated by a government entity, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings.

**Other Public Facilities**

Refers to transportation systems or facilities, sewer system: or facilities, solid waste systems or facilities, educational systems or facilities, parks and recreational systems or facilities, and public health systems or facilities.

**Vacant or Undeveloped Land**

Most applicable to urban areas (including small cities); i.e., it is usually defined as meaning vacant or undeveloped urban land. For most rural counties, fallow lands or silva use (i.e. agricultural use) will occupy what otherwise might be considered vacant or undeveloped land. In rural counties this category is most applicable in areas under transition from agric/silv use to urban development (e.g., between Quincy and Tallahassee) or where intensive coastal development is occurring (e.g. on Cape San Bias or St. George Island).

**Historic Resources**

Refers to all areas, districts or sites containing properties listed on the Florida Master is the File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant properties.

**Apalachicola Land Use Categories**

There are five land use classifications within the City. They are as follows: residential, commercial, recreation, conservation, and public Facilities. There is no existing agricultural or industrial land within the city limits nor is any proposed in this element. For the purposes of this plan, the historic resources are shown as an overlay district on the existing and future land use map series (a more detailed discussion of historic resources is found in the historic preservation element). As permissible .by Florida Administrative Code 9J- 5, the educational. public buildings and other public facilities have been combined into one land use category entitled public facilities.

Table 1 summarizes the amount of land to be found in the various land use categories for the City of Apalachicola in 1989, and includes projections for the City of Apalachicola in 1989, and includes projections for 1995 and 2000. The current land use totals are reflected in the Existing Land Use Map: 1985, and the Future Land Use Map for the year 2000 population projections and land requirements necessary to sustain the projection (see the Future Land Use Element).

<b><u>Table 1</u></b>			
<b><u>Acreege of Land Uses in Apalachicola by Year</u></b>			
Land Use Acreage	1989 (Actual)	1995 (Projected)	2000 (Projected)
Residential:	242.0	272	278

Residential/Mixed Use	0	1	1
Commercial: General	31.2	35	36
Industrial	0	0	0
Recreation	14.2	16	16
Conservation	200+/-	200+/-	200+/-
Public Facilities:			
Public Buildings	29.5		
Schools	22.8	58*	60*
Trans. Facilities	250+		
Total	302.3		
Agricultural	0	0	0
Undeveloped/Vacant	188.7	0	0
Total	978.4		
Source: Apalachicola Planning Department, BEBR, DCA calculations. (methodology explained in analysis section)			
*includes public buildings and educations			

Commercial land use, which is of primary concern to this element, will be outlined in more detail than other uses. There are 31 acres of land within the City which are currently being used for commercial purposes. The commercial category comprises 3 percent of the use of all land within the City. The commercial category includes land used for retail and wholesale trade, offices, hotel, motels, restaurant, service outlets, automobile service stations, and repair facilities. It also includes land used for seafood processing and distribution warehousing and storage.

Commercial land use in Apalachicola is described by the following levels of intensity: the commercial business district with its dense arrangement of early 1900 structures used for offices and retail stores and seafood processing; commercial nodes such as highway strip commercial where retail trade is clustered along a major arterial, and; scattered neighborhood business such as convenience stores and service stations.

Of the 31 acres of commercial land within the city limits of Apalachicola, highway strip commercial accounts for 6.5 acres which is confined to the western, or Greater, Apalachicola region. The remaining 25.1 acres are dispersed throughout eastern or Old Apalachicola in the form of the central business district which accounts for approximately 10.6 acres; and 6.5 acres of neighborhood convenience facilities.

As identified in the Table 2, there are 168 commercial businesses located within the City's entire 31-acre commercial land use classification.

In Apalachicola, most commercial development is typified by low-intensity land use. Retail, restaurants, hotels, service stations, offices and services, auto repair, and small grocery stores are typical of both the central business district and highway commercial district.

Seafood processing and distribution, also considered a low intensity land use is almost entirely limited to the central business district, specifically along the riverfront,

There is no intense commercial development within the City, as there are no shopping malls inside the city limits of Apalachicola. In fact, very little commercial development is found outside the central business and highway commercial district.

Future commercial development is anticipated to occur in two places based on district growth trends within the city. The first (and preferred) place will be a continued infill of the central business district. Throughout the central business district, there exists many various structures that could easily be redeveloped for commercial activity. There is a minimum of 18 deteriorated buildings in need of renovation or removal. This would free a considerable amount of commercial property for infill redevelopment. Second, as the city continues to grow toward the west, (a result of residential infill; it is anticipated that more commercial facilities will locate just outside the City limits. There are few neighborhood convenience facilities, such as convenience stores and service stations within the Greater Apalachicola region. As the Greater Apalachicola region develops however the need for additional neighborhood convenience facilities may become evident.

TABLE 2 APALACHICOLA COMMERCIAL ACTIVITY BY TYPE

Realty:	3
Century 21 St. Marks Realty	
Franklin Realty of Apalachicola, Inc.	
Sandbar Realty, Inc.	
Professional	10
Dodd Title Co., Inc.	
Browne Appraisal Services, Inc.	
Architect Willoughby Marshall	
Granger, Santry, Mitchel and Heath	
Shuler & Shuler	
Watkins and Russell	
Garlick & Associates, Dan	
Newman Marshall	
Baskerville Donovan Engineers, Inc.	
Kissinger Campo and Associates, Inc.	
Insurance:	14
AIU-Insurance Company	
American Public Life Insurance Company	
Atlanta Life Insurance Company	
Cook Insurance Agency, Inc.	
Ford Life Insurance Company	
Loyalty Life Insurance Company	
Mark's Insurance Agency Inc.	
State Farm Fire & Casualty Insurance Company	
State Farm Mutual Automobile Insurance Company	
Medical:	7
Nichols Clinic	
Sreebutra, Chal, MD, PA, Inc.	

Hosea, Dr. Richard	
Saunders Chiropractic Center	
Apalachicola Health Care Center	
Weem's Memorial Hospital	
Padgert, James A, Jr., DDS.	
Restaurants:	7
Flat Top Restaurant	
Risa's Pizza	
The Pot Restaurant	
The Red Top Restaurant	
The Grill	
Gibson Venture	
Frog Level Marine	
Seafood:	12
Apalachicola Premium Scallop Co., Inc.	
Bayside Shellfish, Inc.	
Bodiford Shrimp Co., Inc.	
D & G Seafood	
Leaving Seafood, Inc.	
Quality Seafood	
Raffield Fisheries	
San fran Seafood	
Taranto and Son Seafood, Joe	
Ward and Son Seafood, Buddy	
Water Street Seafood, Inc.	
Building Contractors, Services:	29
James Donoly	
Franklin Electric	
Dans Electric Service	
Edwards and Sons	
C&C Plumbing and Electric	
Glen Prickett	
Roman A. Claude	
Furniture Wholesalers	
Charles E. Harris	
Apalachicola Window Company	
Apalachicola Building Supply	
Sizemore's Ace Hardware	
Power's	
Raymond Parrish	
James Tillman	
Cummings Plumbing	
Donna's Plumbing	
Sasnett Plumbing Co, Inc. E.W.	
Daniel Cole	

James Conoley III	
James Thomas Conoley	
Mike Parrish – General Contractor,	
Polaronis Construction	
Robert L. Siprell	
Darrell Ward Builders	
McCormick Contracting Company	
Dearing Service Company	
Driesbach Construction	
Motel/Hotel/Inns:	6
Apalachicola Motel	
Magnolia’s – A Guest House	
Rainbow Incorporated	
Rancho Inn	
Pink Camellia Inn	
Gibson Inn	
Marine Supply:	3
Miller Marina, Inc.	
Wefing’s Marin	
Apalachicola Marine Works and Supply	
Pharmacy:	2
Kennedy Drugs, Inc.	
Lanier Pharmacy	
Automotive Sales/Service/Parts:	8
Cook Motor Company	
Gulf Ford, Inc.	
Pendleton 96	
Phil’s Service Center	
River city Gulf	
Apalachicola Auto Parts	
Maxwell tire and Batter	
Red’s Temko Service	
Retail:	17
Pied Piper	
Seahorse Gift and Florist	
Peddler Cover Variety Store and pawn shop	
Mariam Louise	
Apalachicola Adventures	
8 <sup>th</sup> Street Flea Market	
Neighbors Furniture	
Sandpiper Antiques	
Market Street Market	
Family Dollar Store, Inc.	
Long Dream Gallery	
The Outrigger	

Jr. Food Store #20 and #52	
Camouflage Shop	
Mary's Jewelry	
Red Rabbit	
Isabelle's Economy Store	
Miscellaneous:	41
Apalachee Electronics	
St. Joseph Telephone and Telegraph, Co.	
Multivision Cable TV	
Professional Paint and Body	
Middlebrooks Funeral Home	
Long's Video	
Scarabin's Barter Shop	
Headquarter's	
Clipper Shop	
Mane Salon	
Starfire Lounge	
Apalachicola Bottling Company	
C&C Photo	
Tri-County Refuse	
Spartan Car Wash, Co.	
Argus Services, Inc.	
Apalachicola Martial Arts	
Cut Rate Whiskey Store	
Computer Data Packet Manufacturing, Co.	
Siler-Sunlight Stained Glass Studio	
Green Lantern	
Apalachicola Times	
The Green House	
Dan Garlick Properties	
Southern Villas of Apalachicola, Ltd.	
Pam Nobles Studios	
Clown Around Day Care	
Big A Cleaners	
Bon Ton Cleaners	
Florida Power Corporation	
Pete's Oasis	
M & M Qaulity Monument Company	
Laing Photography	
WOYS Radio Station	
Gander, J.V. Distributors, Inc.	
West Florida L.G. Gas	
Maries Laundryland #	
Rhodes Laundry	
Banks:	3

Apalachicola State Bank	
Gulf State Bank	
Citizens Federal Savings	
Total	162

SOURCE: Apalachicola City Administration Office, 1989

Table 3: Commercial Land Use/Intensity

Type	Maximum Lot Coverage	Acres
Highway and Neighborhood Commercial	60%	13
General Commercial (Central Business District)	80%	10
Seafood Commercial (Riverfront)	100%	8.6
Total		31.6

Sources: City of Apalachicola Zoning Ordinance

As indicated in Table 3, the intensity of land use, while low overall, varies with the use of land. For example along the riverfront); the downtown central business district, seafood processing establishments are permitted 100% lot coverage to maximize the use of the riverfront for water dependent activities . As you move away from the river, however, the lot coverage or intensity restrictions increase to areas where lot coverage is limited to 60% in the neighborhood highway commercial areas,

### III. SUMMARY

It is generally agreed that development should be associated with present economic activity and that it should occur on a deliberate or controlled rather than a rapid basis. A need to stimulate the City's economy is diversification of industry., expansion of the seafood industry and expansion of the sport fishing activity. An earlier historic preservation plan was rejected by the community. It is concluded that a short-term limited program is more realistic and within the realm of City accomplishment and fiscal responsibility. Long— term goals and objectives should be included as an integral part of any short term historic preservation program.

The seafood industry, the backbone of the City's economy, should certain be preserved, improved, and expanded, including such techniques as mariculture and oyster bar development programs. Such industry expansion would create more jobs; improve wages and the standard of living; preserve the seafood resources through improved harvesting and marketing techniques; provide a general physical upgrading of the business establishments; create an atmosphere- of friendly competition, improve the business and management practice; and encourage an industry investment and re-investment program.

There is a demand for an expanded sportfishing activity. Development of such expanded activity should be the responsibility of private enterprise. Although, one alternative for development includes; utilization of the City owned property as the location for such operations. Opportunities for the diversification of industry should be directed toward the seafood industry and tourism, and include possibilities of seafood canning and processing plants, and tourist oriented sportfishing., commercial-recreational boating attractions, and the historic preservation and marine museum

Advantages associated with a marina museum include a tourist attraction or supplementary activity of the seafood industry. It also affords an excellent opportunity to develop an educational program oriented to the biological sciences for purposes of upgrading the quality of the labor force which would, in turn, satisfy the contemporary technological science associated with marine life and the seafood industry.

In conclusion, it; appears' that the seafood industry should continue to be the basic component for deriving economic activity but good opportunities exist for the development of marine oriented activities to attract tourism, the number one economic activity in the State.

There are four alternatives available to the City of Apalachicola regarding an approach to economic: development. The first is do nothing." Under such a program, the City would continue under the same lethargic pattern until some new factor is introduced which could result in the total disruption of the economy because of the lack of foresight and planning.

The second approach includes effort toward attracting a completely new industry to improve the economy. The most distinct advantage is the creation of new job opportunities. One significant disadvantage includes unrelated competition for the labor force which could seriously effect the almost-seasonal employment attitude existing in the seafood industry. A second disadvantage is the success in acquiring such an industry due to the general inaccessibility (transportation) problems and this general, attitude of the community regarding types of industry and rate of economic growth .

The third approach encourages the expansion of the present activity and supplementation with marine oriented activities such as sports-fishing., commercial and recreational boating, and historic: preservation, marine museum,, all tourist-oriented and again the number- one economic generator in the State. The single -greatest advantage in this approach is that such an economic program is most consistent with community attitude. It also utilizes the existing natural resources and would assure a more slow deliberate rate of growth as is desired.

The fourth approach could be a combination of numbers two and three.

In many respects, the economy of Apalachicola resembles that of many other small towns, consisting largely of trade, services, and government activity. Retail trade has not prospered, due to the low level of buying power in Apalachicola which is insufficient to support development and maintenance- of attractive retail facilities.

While the Apalachicola economy is considered in a regional context., the scale of development is remarkably small relative to the potential which exists. The City is well located to take advantage

of four water-related natural resource areas: (1) The offshore area south of Apalachicola offers some of the best deep-sea fishing in the entire Gulf, (2) This barrier islands, particularly St. George's Island, contain many miles of excellent beaches, (3) The Bay is one of the most productive shell-fishing areas in the United States, and (4) The Apalachicola River has been a well-known fresh water fishing area for many years.

The slowness of Apalachicola to assume a central role in these activities can be attributed largely to three factors. First, industrial development related to seafood has been discouraged by the tradition of independence on the part of Bay area fisherman, which resist regimentation, and by the general feeling that industrial development may have negative impacts on environmental conditions, shellfish production, the quality of life, and labor force conditions. Second, there has been relatively little public investment of the types which would encourage linkage of these activities to the Apalachicola economy — for example, investment in dockage and loading facilities. Third, and most importantly, the support services available in Apalachicola have not attained the threshold levels necessary for spontaneous economic development. This applies especially to commercial fishing, sportfishing, and other tourism. The support services necessary for offshore commercial fishing include marine supplies and repair services, and facilities for unloading, processing, and shipping of cargo. In the case of sport fishing and tourism, the relevant support facilities include overnight accommodations, restaurants, shopping, and diversions/activities, as well as primary recreation services such as charter boat operations. There has been some improvement in this latter area over the last several years. The difficulty at present is that facilities in Apalachicola cater effectively to only one activity—fishing. Tourist and recreational expenditures in Apalachicola thus tend to be limited to single-purpose fishing trips and brief stopovers by persons on their way to or from other destinations. Family vacations are effectively ruled out by the fact that there is little to do but fish.

These observations have a number of important implications for the future of Apalachicola, and the manner in which future growth can be shaped by public actions. It is felt that substantial economic growth in the Apalachicola area will occur; the primary question is when. Second, any development program for Apalachicola should consider growth trends and prospects in Franklin County as a whole. In order to achieve spontaneous growth, it may not be necessary to attain threshold activity levels in Apalachicola proper. Third, given existing demand conditions and the importance of threshold effects, there appears to be little cause for tourist and recreation-related businesses to fear new competition. Each new establishment will increase the "draw" of the area as a whole and thus should not reduce the patronage of existing businesses. A larger number of visitors should actually increase the overall volume of business. Given these considerations, it is clear that the Apalachicola Economic Development Program should be carefully coordinated with steps taken by the County Planning Commission.

Other types of action which should be considered are historic preservation and revitalization of the central business district. Preservation and rehabilitation of historic structures will ultimately be very important for Apalachicola, but the immediate return to the community of investments of this nature is relatively low. It is therefore recommended that historic preservation efforts be viewed as a long-term process of community development rather than as a front-end expenditure to increase the tourist trade. With regard to revitalization of the business district, the best policy would appear to be a holding action in which steps are taken to prevent further deterioration. Over the long run, the

quality of the downtown area should upgrade naturally through private decisions and investments which are made in response to increased demand.

A possibility for long —term joint City/County action could be to enhance the role of the Apalachicola Airport. A demand for this facility develops, runway maintenance and rehabilitation should take place so that a wide variety of aircraft can be accommodated. A very limited terminal and traffic control facility could be constructed, along with additional aircraft service areas.

In summary, this covers a synopsis, of the results of a number of alternatives studied and can serve as a transition regarding a action program and implementation recommendations to the commission of the City of Apalachicola for action.

Administrative steps to be accomplished in the implementation of a program need to be established, and an outline of procedures to be used in its implementation. Implementation and operational procedures of the various other City and County agencies' programs will need to be developed and presented for consideration and evaluation.

#### **IV. ECONOMIC DEVELOPMENT GOALS, OBJECTIVES, AND POLICIES**

GOAL: To provide a enhanced and diverse economic base which affords Apalachicola and its residents a maximal amount of economic opportunity.

Objective 1: Encourage the conservation and enhancement of those natural and cultural resources which Represent the foundations of the city's seafood, recreation, and tourist oriented economy.

Policy 1.1: All development shall be consistent with environmental protection policies in the Future Land Use, Coastal, and Conservation Elements.

Policy 1.2: Promote the preservation and, restoration of marine ecosystems affecting commercial, recreational, and seafood harvesting by considering:

a. Raising the quality of bay waters by improving wastewater treatment consistent with goals, objectives, and policies of the Sanitary Sewer Plan.

b. Encouraging the restoration of altered coastal wetlands.

Policy 1.3: Increase public awareness about access to recreational shellfishing areas and other fishing activities.

Objective 2: The Apalachicola City Commission will establish an Economic Development Commission whose chief mission shall be to ensure that the principles and guidelines for economic: growth and prosperity set forth in this plan are achieved.

Policy 2.1: The express purpose of the duties and powers o-the Economic: Development Commission shall be designed to implement the policies and procedures set forth in this plan and in State planning law, and shall include but not be limited to the following areas of responsibility:

- a. Prepare and present a comprehensive manual "State of the City of Apalachicola's Economy report for the city commission that reviews the economic indicators of the local economy and the impact of economic development efforts on the goals and objectives outlines in this plan.
- b. Facilitate and participate in the coordination of economic development activity by assisting in the integration of the resources of education Institutions, government, utility services, and others to aid in the development of a positive business and working climate.
- c. Advises the Local Planning Agency and the City Commission en economic development issues that affect comprehensive planning and land development regulation activities.
- d. Participate in the review of grant proposals relating to economic development.

Policy 2.2: The commission will encourage expansion of existing industry and/or development of new business and industry in appropriate locations within designated urban clusters or other appropriate area; in order to maximize the use of existing public services and infrastructure.

Policy 2.3: The Economic Development Commission shall continue and enhance programs which assist existing companies in expansion efforts and annually report existing industry expansions.

Policy 2.4: The Economic Development Commission shall encourage a program of economic diversification to mitigate the impact of any significant economic downturns in current industries.

Policy 2.5: The Economic Development Commission shall coordinate with the Northwest Florida Regional Planning Council concerning regional economic development by meeting not less than quarterly beginning no later than July 1, 1991,

Policy 2.6: The Economic Development Commission shall seek the input of other city departments/divisions with regard to the Commission's promotional endeavors. City departments/division shall assist the Economic Development Commission in their efforts where applicable.

Objective 3: The City shall ensure that land is allocated for future commercial/light industrial land uses to allow for a viable economy.

Policy 3.1: The City Planning Division shall encourage the location and clustering of major commercial and industrial activities according to the following guidelines:

- a. With access to appropriate utilities (water, sewer, electricity, gas, telephone) or to allow for provision of these utilities;
- b. With access to transportation routes where feasible; and
- c. So as to minimize impacts to the natural environment and adjacent land uses.

Policy 3.S: By December 31, 1995, the City's planning Commission shall develop parcel level Geographic Information which can be used to analyze land for its potential to accommodate future industrial /commercial uses.

Policy 3.3: Not later than the deadline established by Section 163.3202(1) Florida Statute, the City shall incorporate land use regulations into the land development regulations to facilitate economic growth.

Objective 4-: The city., in coordination with the county government., shall protect the integrity of existing infrastructure and promote the development of appropriate new infrastructure within designated growth areas to facilitate economic development.

Policy 4-1: The city shall establish cooperative agreements between the county government to provide public, water and sewer facilities for areas where economic growth is appropriate as based on Future Land Use Element by December 31, 1992 and review those areas and agreements annually.

Policy 4.2: The city shall coordinate with representatives of School Board and other educational institutions in order to promote and enhance the overall educational attainment and job skills of Apalachicola residents by meeting not less than semi-annually beginning October 1, 1991,

Objective 5: The City shall implement the objectives and policies of this economic Element through appropriate techniques which include careful evaluation of proposed city actions for conformance with the policies in this element. All objectives and policies within the Comprehensive plan shall be considered when making growth management decisions.

Objective 5.1: The City commissioners shall support the Economic Development commission and the Community Redevelopment Agency through appropriate support and funding.

Policy 5.2: The Economic Development Commission shall implement the programs and plans as specified in this element within the established time-frames.

Policy 5.3: The Community Redevelopment Agency shall establish a program for commercial revitalization with emphasis on the downtown area and coordinate with the Economic Development Commission.

Policy 5.4: The City's development regulations should be designed in a manner that would allow flexibility in the development of "cottage industries."

Objective 6: Ensure that the type of new business and industry locating in Apalachicola (and the expansion of existing business and industry) will contribute towards maintaining a clean environment. Each employer shall be a good neighbor by preventing adverse impacts on the environment. Particular emphasis should be given to the Coastal and Conservation Elements of the Comprehensive Plan.

Policy 6.1: The Planning and Zoning Commission shall utilize the Land Development Code and in particular the Site Plan and Stormwater Management Plan approval to ensure that the objectives of the comprehensive plan are attained.