

**JOINT WORKSHOP  
APALACHICOLA CITY COMMISSION &  
PLANNING & ZONING COMMISSION  
MONDAY, MAY 8, 2023 – 5:30PM  
BATTERY PARK COMMUNITY CENTER  
1 BAY AVENUE, APALACHICOLA, FL 32320**

**AGENDA**

You are welcome to comment on any matter under consideration by the Apalachicola City Commission when recognized to do so by the Mayor. Once recognized please rise to the podium, state your name for the record and adhere to the three-minute time limit for public comment. Comments may also be sent by email to the City Manager or to Commissioners.

- I. Call to Order
- II. Agenda Adoption
- III. Comprehensive Plan Amendment Discussion
- IV. Public Comment
- V. Adjournment

Any person who desires to appeal any decision at this meeting will need a record of the proceeding and for this purpose, may need to ensure that a verbatim record of the proceeding is made which includes testimony and evidence upon which the appeal is based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office 48 hours in advance of the meeting.

**CITY OF APALACHICOLA  
DRAFT ORDINANCE NO. 2023-\_\_**

AN ORDINANCE OF THE CITY OF APALACHICOLA, FLORIDA, AMENDING THE COMPREHENSIVE PLAN

**AN ORDINANCE AMENDING THE CITY OF APALACHICOLA COMPREHENSIVE PLAN TO REVISE SEVERAL ELEMENTS TO BE CONSISTENT WITH LEGISLATIVE REQUIREMENTS RELATING TO PLANNING HORIZONS, CAPITAL IMPROVEMENTS, PERIL OF FLOOD, PRIVATE PROPERTY RIGHTS, DATA AND ANALYSIS AND GENERAL UPDATES TO POLICIES AND OBJECTIVES DEEMED NECESSARY**

**WHEREAS**, the Board of Commissioners of Apalachicola, Florida has received a recommendation from the Apalachicola Planning and Zoning Commission for changes to elements including the Capital Improvements, Coastal Management, Future Land Use, Housing, Public Facilities, Recreation and Open Space, Traffic Circulation, Intergovernmental, Historic and Economic Elements that will bring the City's Comprehensive Plan into compliance with current legislation outlined in the Community Planning Act, Chapter 163.3184, FS

**WHEREAS**, the Board of Commissioners of Apalachicola has conducted a public hearing with due public notice, and

NOW, THEREFORE, BE IT ORDAINED BY THE APALACHICOLA BOARD OF CITY COMMISSIONERS that:

**Whereas, the Community Planning Act, Chapter 163.3177, Florida Statutes, requires local governments to prepare and adopt comprehensive plans consistent with legislation relating to planning periods, and**

**Whereas, the Community Planning Act, Chapter 163.3177, Florida Statutes, requires local governments to prepare and adopt comprehensive plans with capital improvements planning that considers the need for and the location of public facilities in order to encourage the efficient use of such facilities, and**

**Whereas, the Community Planning Act, Chapter 163.3178, Florida Statutes, requires local governments to prepare and adopt comprehensive plans that address peril of flood component that outlines the principles that must be used to eliminate inappropriate and unsafe development in the coastal areas when opportunities arise, and**

**Whereas, the Community Planning Act, Chapter 163.3177(6), Florida Statutes, requires local governments to adopt comprehensive plans that include a property rights element in its comprehensive plan for any proposed plan amendment initiated after July 1, 2021, and**

**Whereas**, the Community Planning Act, Chapter 163, 3177, Florida Statutes, requires local governments to adopt comprehensive plans based upon permanent and seasonal population estimates and projections, and

**Whereas**, there are a number of objectives and policies within the City's comprehensive plan that are either no longer applicable or which are clearly in need of update , and

**Whereas**, the attached changes have been duly advertised and public hearings conducted in accordance with Florida Statute Chapter 163.3174 and City Adoption Procedures, hereby

**City of Apalachicola, Florida**  
**Comprehensive Plan Amendment**  
**May 2023**

**CAPITAL IMPROVEMENTS Element**

Objective 1. ~~Through 2040, the Capital improvements budget and element will be provided to correct~~ identify existing deficiencies needing repair and expansion to accommodate desired future growth, and to replace worn out or obsolete facilities, as indicated in the 5-Year Schedule of Improvements of this element, hereby referenced and included as " Attachment A". The planning horizon for Capital Improvements is 2022 – 2027. The planning horizon for other elements is 2040.

Policy 1.4. The City ~~maintain~~ adopts the - 2018 Northwest Fl Water Management District's Regional Water Supply Plan, adopted by reference, as it is amended at five-year intervals through the planning horizon of 2040-2020. The City shall review the Water Supply Work Plan and update it, at a minimum, every 5 years within 18 months after the NFWMD approves an updated regional water supply plan. Any projects within the Water Supply Plan for which the ~~County~~ City has financial responsibility will be included within the 5-year schedule of Capital Improvements.

Policy 1.4.5. The City shall implement a meter testing program for all meters 2" and larger by the end of 2010 and continue monitoring through 2040.

Policy 4.2. In providing capital improvements, the City shall limit the maximum ratio of outstanding indebtedness to a reasonable and acceptable rate. A percentage rate relating to the property tax base shall be ~~established by January 1, 1991~~ maintained through 2040.

Objective 5 Through 2040, the City shall maintain the adopted levels of service. Issuance of development orders and permits will be ~~based~~ conditioned upon coordination of the development requirements included in this plan, the land development regulations, and the availability of necessary public facilities needed to support such development at the time needed.

Policy 1.4.4. ~~The City shall seek funding to have the Touch Read meter system fully activated and functional by 2013.~~

Policy 1.4.6. ~~The City shall seek opportunities to utilize treated effluent to the greatest extent possible to begin expand reuse initiatives. project construction by the end of the 2009 calendar year, with a projected completion timeframe of four years.~~

Policy 1.4.7. ~~The City shall establish an average persons per household number and multiply that by the number of residential customers. This will then be divided into the average daily flows to determine the per capita demand. The City will make this comparison annually to gauge the effectiveness of the conservation measures undertaken. The City shall establish a~~

method for determining per capita demand of water supply and conduct an annual supply plan to gauge annual water supply needs and conservation measures. For residential use, an average persons per household number multiplied by the number of residential customers can be divided into the average daily flows to determine the per capita demand.

Policy 1.4.8. The City shall ~~execute an interconnection agreement~~ initiate a dialogue with the City of Port St. Joe allowing preliminary discussions and plans toward ~~finalization~~ coordination of the interconnection of water resources ~~before the need arises.~~

Objective 3. Future developments will bear their full proportionate cost of facility improvements necessitated by the development in order to maintain adopted Level Of Service standards. The proportion of the cost will be determined by the city's facilities staff and made a part of the permitting records.

Objective 5 Through 2040, the City shall maintain the adopted levels of service. Issuance of development orders and permits will be ~~based~~ conditioned upon coordination of the development requirements included in this plan, the land development regulations, and the availability of necessary public facilities needed to support such development at the time needed.

Policy 5.2. The City shall utilize the Land Development Code through the required site plan review process ~~development~~ to ensure that, at the time a development permit is issued, adequate facility capacity is available or will be available concurrently as the facility needs are impacted by the development.

Policy 5.3. Proposed plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines as to whether the proposed action would:

c) Generate public facility demands that may be accommodated by capacity increases planned in the five-year schedule of capital improvements;

#### **COASTAL MANAGEMENT ELEMENT**

Objective 1. The wetlands of Apalachicola shall be conserved and protected such that no net loss (after mitigation) shall occur through the year 2040 ~~2000~~. ~~9J5-012(b)1,(2)~~

Policy 1.2. Through 2040 ~~2020~~, Apalachicola shall continue to enforce its Land Development Regulations ...

Objective 2. The City will support the conservation and protection of native vegetation, ecological communities, fish and wildlife habitat to the extent that between 2004 and 2040 ~~2020~~ the City will prohibit development which can be proved to damage the City's natural resources.

Policy 2-7: The City shall prohibit the alteration , other than stormwater improvements and approved maintenance of mosquito ditches. and shall provide treatment prior to discharge to bay.

Policy 3.3: The City shall, through its land development regulations, require developers of subdivisions ~~with lots of less than one acre~~ to connect to a public wastewater system and provide sewers to each lot in the subdivision.

Objective 3. The City shall maintain the estuarine water quality surrounding Apalachicola's coastal resources such that there shall be no loss of any approved shellfish harvesting classifications through the year 2040-2020.

Objective 4. Estuarine Water Quality. Through the year 2040-2020, the water quality of Apalachicola Bay and River shall remain classified as "good."

Policy 4.2 : In order to reduce the impact of effluent from sewage treatment plants on the Bay, sewage treatment facilities with a history of treatment standards violations shall have the highest priority in budget considerations to new or improved facilities.

Objective 5. Through 2040, ~~by 2004~~ the City shall continue ~~begin~~ implementing a floodplain drainage basin plan as part of its stormwater management plan which will address development restrictions for floodplain drainage areas, a work plan for correcting drainage facility deficiencies and the creation of a stormwater manual outlining stormwater systems appropriate for use with the coastal area.

Objective 6. Through the 2040-2020 planning horizon, ~~By 1991~~, the City shall continue to enforce existing land use laws which give priority to the sitting and development of water-dependent uses within the Coastal Area, as compared with other shoreline uses.

Objective 7. Water-Dependent/Water-Related Land Uses. The City shall prohibit any water-dependent or water-related land use which will lower the water quality standards below State water quality standards for River and Bay. ~~9J5.012(3)(b)(3)~~

Policy 7.1. Through the planning period 2040-2020, the City shall require sewage pump-out facilities for all new marina facilities along the riverfront and continue to enforce existing regulations requiring marinas to install such facilities.

Objective 8. Hazard Mitigation and Coastal High-Hazard Areas. Through the 2040-2020 planning period the City shall continue to enforce Land Development Regulations to restrict development within coastal high-hazard areas and budget policies shall restrict public funding for facilities within coastal high-hazard areas.

Objective 9. Development Density and Intensity Through 2040, the City shall, through its Land Development Regulations, limit development density and intensity within the Coastal High Hazard Area and direct it outside of the Coastal High Hazard Area, to mitigate the impact of natural hazards in this area. ~~9J-5.012 (3)(b)(6)~~

Objective 11. Post-Disaster Redevelopment. Through 2040-, the current county emergency plan will be utilized and modified as indicated. ~~9J5.012 (3)(b)(8)~~

Objective 12. Public Access. The amount of public access to coastal resources shall be maintained and not decreased between 2004 and 2040-2020.

Objective 13. Historic Resources. Through the year ~~2040-2020~~ the City shall continue to enforce development standards for the protection, preservation and sensitive reuse of historic resources throughout the City.

Objective 14. Maintaining Scenic routes. By ~~2040-2020~~, the City will establish a scenic road program in order to help preserve the area's natural beauty.

Objective 15. Levels of Service. The level of service standards adopted elsewhere in this Comprehensive Plan for facilities in the coastal area and the additional standards under this objective shall be applied whenever development orders or permits are requested. The evacuation times established by objective 10 shall also be considered levels of service standards for roads. ~~9J5-012(3)(b)(11)~~

Policy 16.1. Improvements to the Apalachicola sewage treatment plant serving the Apalachicola area shall be ~~constructed by 2000 ongoing and~~ the highest priority for funding until system is in compliance with FI Department of Environmental Protection regulation and shall be funded by multiple funding sources including grant funds.

Objective 17. Coordinating with Other Local Governments. ~~By 2020. Through 2040,~~ the city will continually engage with the County regarding ~~an intergovernmental coordination program shall be established in order to manage~~ coastal resources affecting or affected by governments other than the City.

Policy 8.6. The Coastal High Hazard Area shall, ~~at a minimum, be consistent with the definition found in Rule 9J5-03(17) FAC, which reads as follows:~~ is defined by 163.3178 (6) (h) as the area below the elevation of a category 1 storm surge line as established by Sea and Overland Surges from hurricanes computerized storm surge model. For the purpose of administering the regulatory provisions of the City's land development regulations, the Coastal High Hazard Area may be determined to be coterminous with the FEMA Special Flood Hazard Areas (SFHAs) which are identified on Flood Insurance Rate Maps (FIRMs) as zones AE, V, V1-V30 and VE. The Coastal High Hazard Area is defined on Map 9. evacuation zone for a Category 1 hurricane as established in the regional hurricane evacuation study ..." ~~The City's CHHA shall further encompass the velocity zones as identified on the Flood Insurance Rate Maps, the areas seaward of the coastal construction control line and where public facilities have been damaged or undermined by coastal storms.~~

Policy 8.7 The City adopts the most recent amendments to ~~Southern Standard Building Code~~ the Florida Building Code.

Policy 8.8 The City shall continue its efforts to provide flood protection information, including information about Flood Insurance Rate Maps and the National Flood Insurance Program.

Objective 9. Development Density and Intensity Through 2040, the City shall, through its Land Development Regulations, limit development density and intensity within the Coastal High Hazard Area and direct it outside of the Coastal High Hazard Area, to mitigate the impact of natural hazards in this area. ~~9J-5.012 (3)(b)(6)~~

Policy 9.6 A crucial need finding must be arrived at by the City to authorize public expenditures within the CHHA and shall establish that the expenditure is necessary to alleviate dangerously overcrowded or otherwise hazardous roads, to replace or construct wastewater facilities to alleviate or prevent potential violations of surface and potable water quality standards, or to construct recreational facilities unique to coastal sites such as boat-ramps and associated facilities. Furthermore, a crucial need may only be established after consideration has been given to hazard mitigation standards, including floodproofing and evacuation.

Policy 9.7 In coastal areas needing redevelopment after a disaster, structures which were nonconforming in terms of flood elevation or land use, and which suffered damage in excess of fifty percent of their appraised value shall be rebuilt to meet all current requirements, including those enacted since construction of the structure.

Policy 9.8 The City will continue efforts to enter the Community Rating System by completing required documentation and activities that confer eligibility and by enacting rules and policies that will increase the City's Community Rating score, resulting in an improved percentage savings on flood insurance premiums for residents of Apalachicola.

Objective 10. Hurricane Evacuation. ~~The City's hurricane evacuation time for a Level C (category 3) shall not be 12 hours to shelter and 24 hours out of county prior to anticipated landfall of a Category C-E or Category 3-5 storm event Level A storm shall be the minimum of the range as identified elsewhere in this plan (Tables 19 thru 23).~~ 9J5.012(3)(b)(7) As per 163.3178 8(a)3(b) Florida Statutes, the city shall ensure that hurricane evacuation clearance times do not exceed 16 hours for category 1 storms and 24 hours for a category 5 storm as measured on the Saffir-Simpson scale.

Objective 11. Post-Disaster Redevelopment. ~~Through 2040,~~ the current county emergency plan will be utilized and modified as indicated. ~~9J5.012 (3)(b)(8) (also referenced as a planning horizon amendment)~~

Policy 11.7. The City shall coordinate with the county to ~~develop and adopt prior to the 1995 hurricane season a formal decision-making process to evaluate options for damaged public facilities in the CHHA including abandonment, repair in place, relocation, and reconstruction with structural modifications.~~ This process shall consider these options in light of factors such as cost to construct, cost to maintain, recurring damage, impacts on land use, impacts on the environment, and public safety.

#### **CONSERVATION ELEMENT**

Objective 1: Apalachicola shall maintain through the year 2000 2040 ambient air quality standards which are equal to or more stringent than the State and Federal National ambient air quality standards (NAAQS)



Objective 2: The City shall protect the quality of water on the Apalachicola River and bay to the extent that all water maintains existing classification for water quality as established by the Florida Department of Environmental Regulation. ~~9J5.013(2)(b)2~~

Policy 2.1: By ~~1995~~ 2040, the City shall establish and maintain adequate docking facilities complete with bilge pump out facilities at Scipio Creek, Battery Park and all other public and private marinas.

Policy 2.2: ~~By 1991~~, the City shall continue to ~~adopt and~~ implement a comprehensive stormwater management ordinance which provides ~~that~~ for (1) buffer zone between the Apalachicola Bay/River and upland development so that stormwater discharge is diverted away from surface waters (2) most development run off rates, volumes and pollutant loads do not exceed pre- development conditions.

Policy 2.3: ~~By 1995~~, Through the planning horizon, all waterfront properties will be serviced by an adequate central sewer system.

Policy 3.2: In order to protect water supplies and the quality of estuarine waters, the city shall require connection of all development to central sewer by ~~1991~~ identify and begin enforcement action to connect faulty onsite sewer treatment systems. ~~9J5.013(2)©1.~~

Objective 4: The City shall, ~~by 1995~~, ~~adopt mechanisms to conserve~~ current and projected water sources within Apalachicola. ~~In the interim, beginning in 1990, conservation steps will be taken through educational and stop~~ water-loss means. ~~9J5.013(2)(b)(2)~~

Objective 5 : The City shall adopt and enforce aquifer protection measures to ensure the protection of the City's potable water source and to safeguard public health. ~~This action will be a part of the revised land development code to be adopted in accordance with § 163.3202(1) F.S. and~~ ~~9J5.013(2)(b)(2).~~

Policy 5.5: The City shall continue to protect its quantity and quality of water by allowing only low density/intensity uses to be developed within the City's cones of influence areas. ~~9J5.013(2)(c)(1)~~

Objective 6: The City shall, through its land use regulations, protect and conserve soil resources by controlling the encroachment of urbanization on land poorly suited for structural development. ~~9J5.013(2)(c)(3)~~

Objective 7: The wetlands of Apalachicola shall be conserved and protected such that no net loss (after mitigation) shall occur through the year 2040 ~~2000~~. ~~9J5.013(2)(b)(3)~~ .

Objective 8: City will support the conservation and protection of native vegetation, ecological communities, fish and wildlife habitat to the extent that between ~~1990 and 2000~~, 2020 and 2040 the City will prohibit development which can be proved to damage the City's natural resources. ~~(9J5.013(2)(b)(4))~~

Policy 8.7: The City shall prohibit the alteration, other than approved stormwater improvements and maintenance, of mosquito ditches.

Objective 9: The City shall maintain the estuarine water quality surrounding Apalachicola's coastal resources such that there shall be no loss of any approved shellfish harvesting classifications through the year ~~2000-2040.~~ 915.013(2)(b)(4) 5

Objective 10: The City, in conjunction with Franklin County, will continue to ~~develop and~~ implement a hazardous waste management program ~~by 1998.~~ through 2040.

### **FUTURE LAND USE ELEMENT**

Policy 2.1. Through the planning period - 2040 ~~2020~~ the City shall in accordance with F.S. Chapter 163, amend its land use regulations to remain consistent with the GOPS of the comprehensive plan...

Objective 3. Future development and redevelopment will be directed into the City's vacant/undeveloped areas as identified on the Existing Land Use Map where the provision of services and public facilities are available. Current utility facilities, with adequate land for expansion, will meet needs projected through year -2040. ~~2000~~

Policy 3.6: Marine or seafood related commercial activities shall be encouraged through special permitting requirements which include a reduced development set back along the waterfront in the City's downtown commercial district.

Objective 8. Through the year 2040 ~~2020~~, the City shall, through its Land Development Regulations, limit development density and intensity within the Coastal Area and to mitigate the impact of natural hazards in this area to coordinate with hurricane evacuation plans (Coastal Management Element).

Policy 10.2: All development proposed for the City's Special Waterfront District must receive approval from applicable state and federal agencies prior to City issuance of certificate of occupancy ~~development approval~~ .

Goal 2. Through Its Land Use Regulations, Budget Prioritization and Administrative Management, the City Will Restore Its Historic Public Squares to a More Natural State By ~~2020.~~ 2040

Policy 14.5. By 2040 ~~2015~~ the City will design appropriate informational signage and install at each remaining City square for which signs have not yet been completed.

### **HOUSING ELEMENT**

Objective 1. Provide or assist the private sector in providing ~~102~~ 121 net dwelling units, (38 rental and 83 home ownership) including low and moderate income housing by the year ~~2000~~ 2040.

Policy 1.1.4: The Planning and Zoning Commission shall encourage the development of mixed-income projects to avoid concentrations of low income residents when making land use decisions ~~concerning development of regional impact.~~

Policy 1.4.2: Allow density bonus to developers of manufactured mobile home parks who provide "deed restricted" affordable housing for low and moderate income households. ...

Policy 1.4.6: The Planning and Community Development Office will provide referral information to the Housing Authority assistance office to assist low and moderate persons, including the homeless to find adequate housing.

Objective 2. By the year ~~2040~~ 2000, apply for housing grants to rehabilitate at least 289 substandard housing units.

Objective 3. By the year ~~2040~~ 2000, all substandard housing shall be eliminated, with half of the substandard units eliminated by 1996.

Objective 4: By 2028, the City shall establish development standards for ~~mobile~~ manufactured home parks and low and moderate income housing. Individual site built homes are recommended in established single family neighborhoods; multifamily housing complexes of less than 50 units are preferred over larger complexes.

Policy 14.5. Through ~~2040~~ 2015, The City will complete and maintain informational signage and install at each city square.

Policy 14.4: The City shall include historic squares improvements as part of its five year capital improvements budget ~~and strategic planning document.~~

Policy 1.5.4. The City shall coordinate with the public and private sector to provide 10 units of housing for the low income elderly population by the year ~~2040~~ 2000.

## **PUBLIC FACILITIES ELEMENT**

Objective 1. Through the projected planning period ~~2040~~ 2020, local ordinances will continue to require that adequate facility capacity is available at the time a development order is issued, or will be available at the time impacts from the development occur.

Policy 1.4.1. The City shall ~~maintain~~ implement the 2018 Regional Water Supply Plan, adopted by reference, ~~through the planning horizon of 2020.~~ The City shall review the Water Supply ~~Work-Plan~~ and update it, at a minimum, every 5 years within 18 months after the NFWMD approves an updated regional water supply plan. Any projects within the Water Supply Plan, for which the City has financial responsibility, will be included within the 5-year schedule of Capital Improvements.

Policy 1.5.9: ~~The City, by January 31, 2012, shall submit a rate structure evaluation as outlined in the permit.~~

Policy 1.5.10: The City, ~~by January 3, 2010,~~ shall ~~provide~~ annually update a service area map showing areas where service is actually provided as well as the overall franchise or potential service area allocated to the utility by the county, public service commission or other authorizing entity.

Policy 1.5.11: The City, ~~by January 31, 2012,~~ shall ~~submit an evaluation for the revision of its existing membership and/or tap fees~~ to promote the use of Florida Friendly Landscaping techniques and the installation of high efficiency plumbing fixtures.

Objective 2.1. Existing deficiencies will be corrected by completing the following projects by ~~2040~~ 2020:

Policy 2.1: ~~The City will priority implement recommendations of NOAA grant on Stormwater Management.~~ The City will annually prioritize stormwater needs and allocate funding to address stormwater deficiencies.

Policy 3.1.5: All projects required to meet projected demand for the years ~~1996-2001~~ 2023 to 2028 shall be ~~submitted to the Capital Improvements Coordinating Committee and scheduled included~~ in the Capital Improvements Element of this plan in accordance with the requirements of section 163.3177(3) F.S.

Policy 3.2.1. Through the ~~2020~~ 2040 planning period the City shall continue to enforce its comprehensive stormwater management ordinance which provides for: (1) buffer zones between the Apalachicola Bay/River and upland development so that stormwater discharge is diverted away from surface waters; (2) to the greatest extent possible the use of natural systems to provide filtration of stormwater run-off.

Policy 3.2.2. Through the ~~2020~~ 2040 planning period, all waterfront properties will be serviced by an adequate central sewer system.

Objective 3.3. Through the year ~~2000~~ 2040, the City shall, through its land development regulations, prohibit development which would result in the water quality of Apalachicola Bay, River and aquifers being degraded below the current classification of "good." ~~91-5.013(2)(b)(2).~~

Objective 4.1. By ~~2020~~, 2040 decrease the amount of unmanaged hazardous waste sites by fifty percent.

Objective 5.1. Projected demands through the year ~~2000~~ 2040 will be met by maintaining the County landfill in accordance with FDEP R permit requirements.

Objective 7.1. Increase the number of interlocal agreements between the City of Apalachicola, Carrabelle, the County and other utility districts by 25 percent by the year ~~2000~~ 2040.

Objective 8.1. ~~By 2020~~ Through 2040, the City will ~~request assistance from~~ continue to coordinate with the Northwest Florida Water Management District to identify, ~~and update~~ and map prime natural groundwater aquifer recharge areas.

Objective 8.2. ~~By 2020, Through 2040 the planning horizon,~~ the City land development code will provide for ~~maintenance~~ protection of aquifer recharge areas functions.

#### **RECREATION AND OPEN SPACE ELEMENT..**

Objective 1. Parks and recreation facilities will meet and maintain the adopted LOS standards through the year ~~2000~~ 2040.

Policy 1.2 : The City will apply for grants and fully utilize yearly budgeted funds to correct ~~existing~~ recreation deficiencies as they arise.

Objective 2. Lands designated as recreational open space as designated on the Future Land Use map series will be protected from incompatible land uses, lights, sound and activities and will remain functionally intact through at least the year ~~2000~~ 2040. New developments both public and private, over five acres will provide designated open spaces in the proposed site plan.

Policy 2.4: City squares as identified in the element shall be preserved as open space. The City shall encourage acquisition of privately owned city squares in order to eliminate non-conforming uses on city Squares shall, through City policies, be eliminated by 2040 ~~2000~~.

Objective 3. ~~By 1995, Through 2040,~~ existing public recreation facilities shall have automobile, bicycle and pedestrian access which supports the adopted LOS standards. New facilities both public and private will show these provisions in site plans reviewed for approval.

Objective 4. By ~~2000,~~ 2040 each of the nine (9) City streets which end at the riverfront will provide pedestrian access to the Apalachicola River.

Policy 4.1. ~~By 1995, Through 2040,~~ the City shall protect road ends terminating at the river and will discontinue the policy of leasing riverfront street ends. In the event that the City cannot maintain riverfront access at the end of any street, the City will acquire an alternative access point so that the total number of pedestrian access points (9) to the Apalachicola River will not be decreased through the year ~~2040~~ 2000.

Objective 5. ~~By 1992, Through 2040,~~ the City [shall] ~~improve coordination~~ continue to coordinate with the County and school district and with the private sector through specific points of contact to provide improvements in recreational opportunities and facilities.

#### **TRAFFIC CIRCULATION ELEMENT**

Objective 1. Existing roadway levels of service will be maintained at LOS C or better through the year 2040 ~~2020~~.

Policy 2.1. The City Building Official shall continue to identify any right-of-way encroachment on arterial and collector roads by block and lot number and an annual report made to the City Planning and Zoning Commission. All identified encroachments shall be scheduled for elimination by 2040 ~~2020~~ except within the historic district where construction efforts have been permitted that allow minor encroachments for the purpose of preserving historic design.

Policy 2.2. There will be no variances which would permit the reduction of setback requirements along arterial and collector roads through the projected planning period 2040 2020.

Objective 3. Projected traffic demand through the year 2040 2020 will be met by undertaking the opening and/or surfacing of platted undeveloped streets (approximately one mile each year).

#### **INTERGOVERNMENTAL COORDINATION ELEMENT**

Objective 1.1. For coordination with Franklin County and the Franklin County School Board, the City of Apalachicola ~~should~~, shall through 2040, maintain existing mechanisms which are effective and enhance or revise existing mechanisms which are ineffective or establish new mechanisms for issues not addressed by existing mechanisms. This will be accomplished by a review and recommendation made by the Planning Department annually, ~~during 1990~~.

Objective 1.3. ~~Establish~~ Maintain through 2040 a flexible mechanism for use by all local governments in the area of concern, other units of government providing services but not having regulatory authority over the use of land, and state and federal agencies which have been identified as interested parties. ~~A review of action taken to accomplish this objective will be made by the planning department during the first quarter of 1991.~~

#### **HISTORIC ELEMENT**

Objective 1. ~~Through 2040, By 2027, the City shall~~ To implement that ordinances and regulations ~~are in place which provide specific regulations~~ to direct and guide the maintenance and improvement of the Historic District facilities.

Objective 2. ~~By 1992,~~ Through 2040, the City of Apalachicola will continue to encourage ~~developed a program that requires~~ handicapped access on all rehabilitations of commercial and public historic structures.

Objective 4. ~~By 1995,~~ Through 2040, the city will support the ~~of have developed~~ existing development of a working waterfront museum along the Apalachicola River from Wharf Lot 1 to Battery Park. and encourage the provision of similar businesses which promote the local seafood boating and fishing culture of the working waterfront.

Objective 5. ~~By 1995, the City will acquire two (2) historic structures for use as public buildings.~~ Through 2040, The City will continue to maintain its City-owned historic structures through grant funding and innovative public/private partnerships."

Objective 6. Through 2040, the city will apply for and support others in applying for grants and other available funds to acquire and/or improve historical structures, spaces, and other actions which will enhance the Historical District.

#### **ECONOMIC DEVELOPMENT**

Policy 3.2. ~~By December 31, 1995,~~ the City's Planning Commission shall ~~develop~~ continue to utilize 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 Statutes,~~ the City shall incorporate a diversity of land uses ~~regulations~~ into the land development regulations to facilitate economic growth.

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.~~

#### **PRIVATE PROPERTY RIGHTS ELEMENT**

Goal 1: The City of Apalachicola will consider private property rights in all local decision making.

Objective 1: Apalachicola will respect constitutionally-protected private property rights.

Policy 1: The City of Apalachicola will respect the rights of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy 2: The City of Apalachicola will consider in its decision-making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy 3: the City of Apalachicola will consider in its decision-making the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 4: The City of Apalachicola will consider in its decision-making the right of a property owner to dispose of his or her property through sale or gift.

## **DATA AND ANALYSIS**

### **Capital Improvements Element**

Area of Critical State Concern Work Program

### **Coastal Element**

CHHA Vulnerability Map

Adaptation Action Area Overview (from 2017 Vulnerability Assessment)

### **Future Land Use Element**

Population Projections through 2040 Planning Horizon

### **Housing Element**

Florida Housing Finance Corporation Housing Coalition Needs Assessment  
for Franklin County

### **Private Property rights**

Chapter 163.3177(6)i(2), Fl Statutes

### **Public Facilities Element**

2018 Northwest Florida Water Supply Plan (s.373.709(2))



*Motion heard and approved by following vote:*

yes    no

Despina George, Commissioner Seat 1

Adriane Elliott, Commissioner Seat

Anita Grove, Mayor Pro Tem, Commissioner Seat 3

Donna Duncan, Commissioner Seat 4

Brenda Ashe, Mayor

Adopted the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

FOR THE CITY COMMISSION OF THE  
CITY OF APALACHICOLA

\_\_\_\_\_  
BRENDA ASH, MAYOR

ATTEST:

\_\_\_\_\_  
DEBORAH GUILLOTTE, CITY CLERK