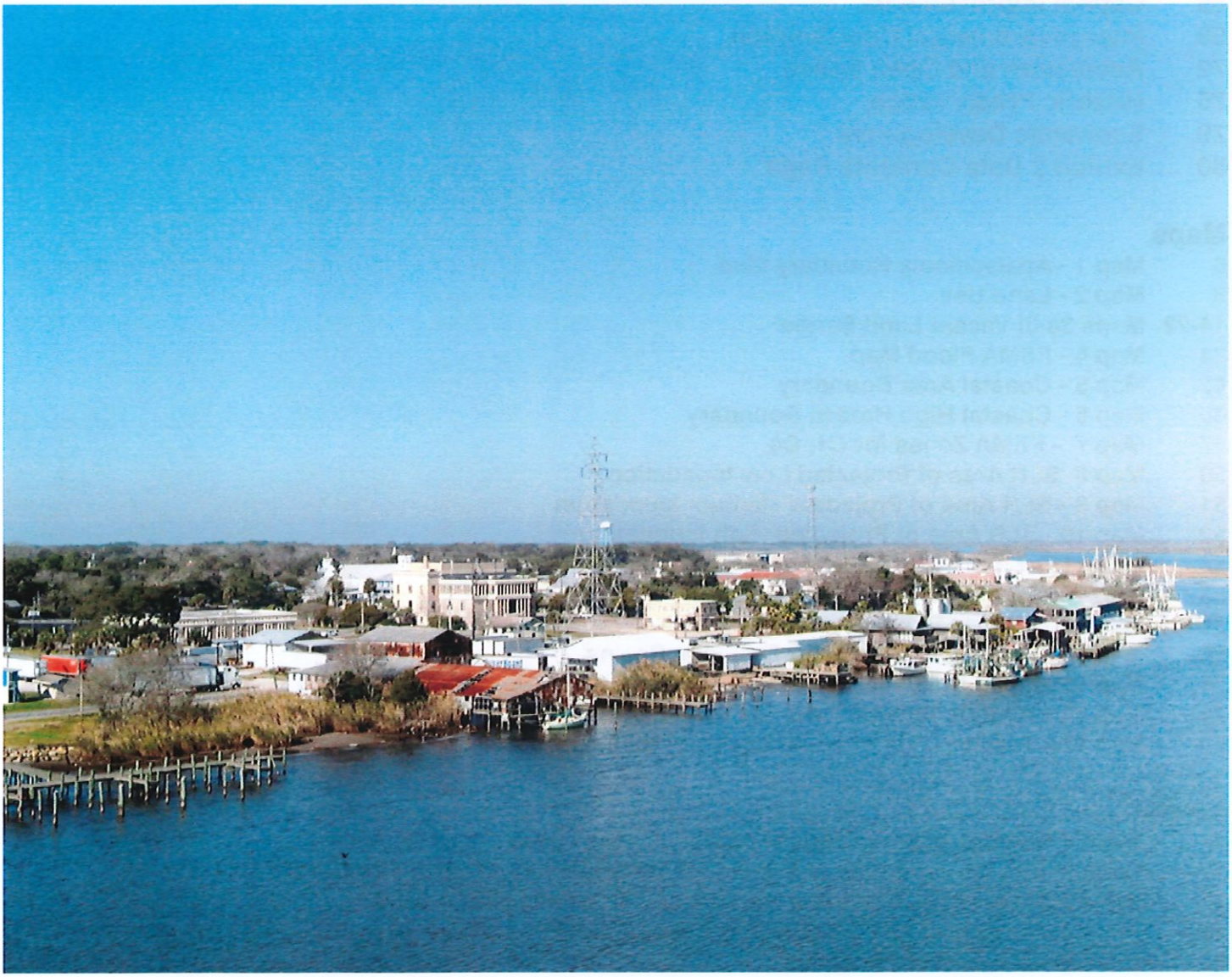
Apalachicola Comprehensive Plan Data and Analysis 2023



Prepared by:
Bay Media Services, LLC

Prepared for:
City of Apalachicola

Table of Contents

Maps

Tables

Attachment 1 Reference Tables, Charts and Reports by Element

Please note: Tables and some reports are combined in Attachment 1 as a .pdf file titled "COA Tables and Reports" Other reports are included separately as identified in the following inventory list. Those reports identified but not included are available online at www.cityofapalachicola.com/departments/planning-community-development/

Capital Improvements Element
- Five Year Capital Improvements Plan
- 2023 Area of Critical State Concern Work Plan
- 2022-2027 Budget

Coastal Element
- Surface Water Classification, Apalachicola Bay Estuarine Research Reserve Management Plan, 2020
- River Meets the Sea, Apalachicola Estuarine Research Reserve

Conservation Element
- Soil types, Water Resources Atlas by Victor Carlisle, 1992
- NWFWMD 2023 Water Supply Assessment Excerpt (Functional Population Methodology

Land Use
- Projections of Florida Population by county excerpt, 2025-2050, with estimates for 2022
- Table A1 BEBR Population Estimates, Seasonal Rates, and Adjusted Population 2020 NWFWMD
- Table A2.2 NWFWMD Population 2020 Estimates and Future Popultion Projections 2025-2045
- Table A4.10 Projected Five Year Growth Rates by County
- NWFWMD 2023 Water Supply Assessment Excerpt (Functional Population Methodology
- Projections of Florida Population by county excerpt, 2025-2050, with estimates for 2022
- Shimberg Comprehensive Plan Data
- Table A1 BEBR Population Estimates, Seasonal Rates, and Adjusted Population 2020 NWFWMD
- Table A2.2 NWFWMD Population 2020 Estimates and Future Popultion Projections 2025-2045
- Table A4.10 Projected Five Year Growth Rates by County, NWFWMD 2023 Water Supply Assessment
- 2023 Water Supply Assessment Excerpt (Functional Population Methodology

Historic Element
- 2017 COA Vulnerability Analysis

Housing Element
- Comprehensive Plan Data, Shimberg Center, University of Florida
- Socioeconomic Data

Public Facilities Element
- Table A4.1 2020 Public Supply Utility Data, NWFWMD 2023 Water Supply Assessment
- Table A4.6. Region V Public Supply Utility Data-Estimates and Projections, Demand and Production, NWFWMD 2023 Water Supply Assessment
- Table A4.10 , Projected Growth Rate by county
- Stormwater Management Master Plan, City of Apalachicola, 2017

Executive Summary

The City of Apalachicola adopted its original comprehensive plan on June 20, 1990 in accordance with F.S. 163.3125 and has maintained a comprehensive plan since 1990. In 1998 it undertook its first Evaluation and Appraisal Report Process and adopted amendments in accordance with those recommendations in 1999 and again in 2004. As mandated by state law, Apalachicola also submitted a 2007 EAR report to the Florida Department of Community Affairs in September of 2007. Since 2007, the City has made minor amendments to its plan, including a 2013 amendment to accommodate a land use change to reflect the City's ownership and use of FCT properties along the riverfront.

The City has nine (9) required elements: Future Land Use, Traffic Circulation, Housing, Public Facilities, Coastal Management, Conservation, Capital Improvements, Recreation, Intergovernmental Coordination. The City has also adopted two (optional) elements: historic preservation and economic development.

In 2022, the City received Technical Assistance (TA) Grant (PO454) from DEO which was split between comp plan evaluation and preparation of the 2023 ACSC legislative work plan.

The deliverables relating to the comprehensive plan portion of the TA grant consisted of evaluating the City's plan and creating a report that summarized the evaluation along with a list of necessary updates based on current statutory requirements and recommended updates suggested by the city. That project was successfully completed and the City received a notice of sufficiency from DEO for the deliverables on July 21, 2023.

As part of the process, the Apalachicola City commission approved the comprehensive plan amendments and transmitted the package to the State Planning Agency DEO, now known as the Department of Commerce (DOC). The DOC reviewed the transmitted comprehensive plan, which primarily consisted of changed policy dates, the addition of a private property rights element and new policies in the Coastal Element regarding sustainability (flooding and climate change impacts). Subsequent to a separate DEO/DOC internal review, the DOC issued a letter to the City citing wording changes in three policies that needed to be identical to language from the Florida Statutes and Federal Regulations. Additionally, the DOC reviewer cited the lack of updated data to support the updated GOPS even though data is not required to be adopted into a comprehensive plan.

This report is intended to provide the relevant and appropriate data on which the City's updated GOPS are based.

Future Land Use Element

Introduction

This element updates data and analysis originally drafted and adopted in 1990 and updated in 2004 2007 (EAR) and 2013. The geographical boundaries of the City have not changed since the element was revised in 2007. Many of the inventoried parameters within this element have not changed. Updated inventory parameters that have changed are updated within this document.

Overview

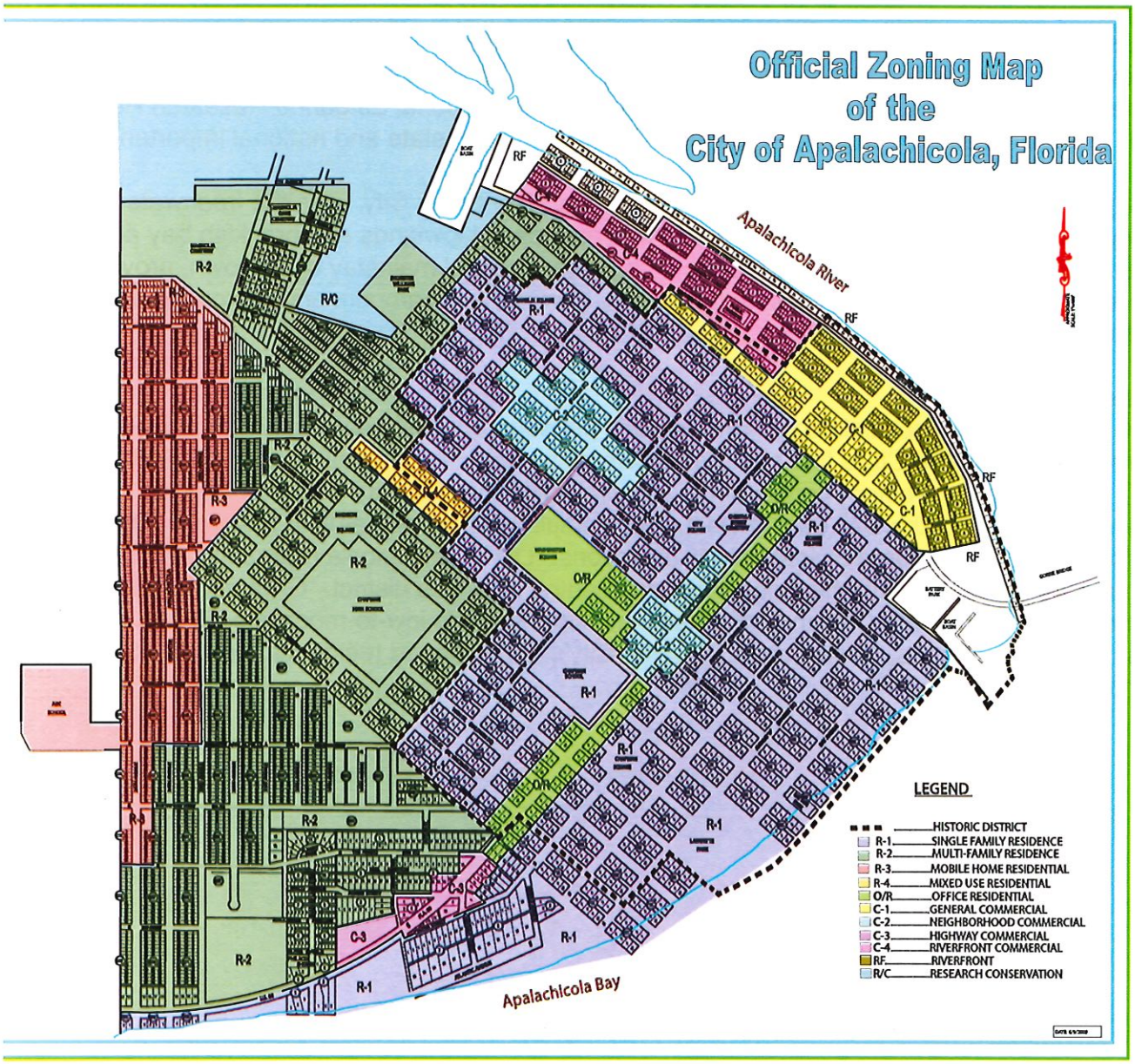
Apalachicola continues to exist as a small coastal community of significant historical value due to its role as a cotton shipping port at the turn of the century. Located at the mouth of Apalachicola River, the town overlooks Apalachicola Bay to the south, and is adjacent to the Apalachicola National Forest on the northeast. The town also borders the Apalachicola National 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 swamps and uplands of the drainage basin in Florida with the coastal lowlands and brackish bay 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 and a growing nature-based recreational tourism industry.

Boundaries

The City limits of Apalachicola cover an area of 1 3/4 square miles, essentially unchanged since the original adoption of the City's first comprehensive plan except for a small inclusion in 2001 of less than 12 acres on the western border of the City limits to accommodate a charter school.
ighway 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 most of the City's low-to-moderate income and high density residential areas, as well as most of the City's undeveloped residential parcels. (See Map 1 Boundary)

Map 1 - Apalachicola Boundary Map



Land Use

The original 1989 land area estimates have been updated in this element to reflect actual land area calculations based on newer, and more accurate, GIS mapping technologies. The updated parcel acreage per land use does not include roads or alleys.

As represented on Land Map 2, the land use classifications include 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.

The following updated table summarizes the amount of land to be found in the various land use categories for the City of Apalachicola beginning in 1989 and including projections for 1995, 2000 and existing 2023 conditions. With the exception of converting less than 20 acres of publically-owned FCT properties from commercial and residential to Public Facilities in 2013, the land uses remain the same.

There are no proposed changes in land use projections, based on modest population estimates and abundance of vacant land (Map series 3 and open space map 13).

TABLE 1 Acreage of Land Uses in Apalachicola by Year

Land Use Acreage	**1989**	**1995**	**2000**	2023 (Actual)	2040 (Projected)
Residential:	242.0	272	278	429	429
Commercial	31.2	35	36	64.11	64.11
Recreation:	14.2	16	16	52.98	52.98
Conservation:	200+/-	200+/-	200+/-	47.21	47.21
Public Facilities:	302.3	302.3	302.3	80.05	80.05

Source for 1989, 1995 and 2000 estimates: 1989 Apalachicola Planning Department. Source for 2023 and 2040 projections: Apalachicola Planning Dept./GIS/ BEBR population projections.

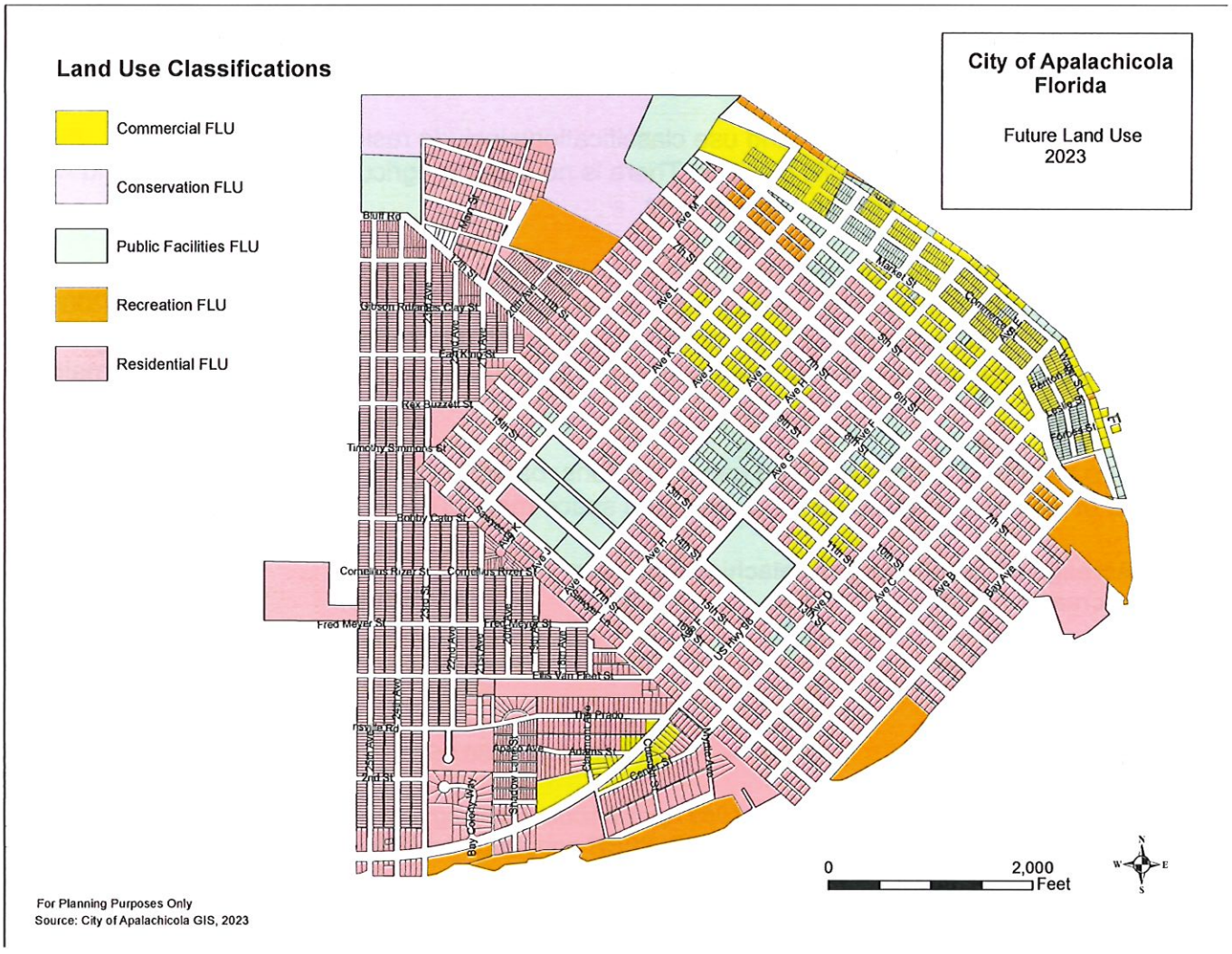
Residential

In 1989, the City documented 242 acres of land available for residential development with a projection of 30 more acres needed by 2000. Updated mapping technologies plus the annexation of acreage west of town now brings that actual residential land use count to 429 acres of land within the City which are currently being used for residential/ or living, purposes. (See Land Use Map 2 and Table

The residential category comprises almost half of the use of all land within the City. The residential category is defined as including such uses as single- and multi-family structures/ accessory buildings (garages/ sheds); mobile home parks and apartment complexes. The category does not include hotels, motels/ bed and breakfast inns, shelters or time-sharing facilities. These uses are defined as commercial land uses and are discussed elsewhere in this element.

This category has been divided into three subclassifications: high-density residential, medium density residential and low-density residential use. The category of high-density residential use includes residences developed at densities between 16-20 units per acre and usually features apartments,

Map 2 - Apalachicola Future Land Use Map



condominiums multi-family residences and some mobile home parks. It also includes single family residences which are located within the range blocks of the downtown commercial 'area because of the size of the lot (2,400 sq. feet or 18 units per acre.)

Medium density residential uses include residences developed within the range of 6-15 units per acre. This category features the single- and multi-family residences built on platted city lots, (6,000 sq. ft = 7 units per acre; 7,000 sq. ft. = 6 units per acre; 3,000 sq. ft. = 14 units per acre) some mobile home parks and low-density apartments.

Low-density residential development, includes residences developed at a density of less than six units per acre. Most residences in this category are large-lot or multi-lot residences.

The largest density of residential land in Apalachicola occurs in the western portion of the city in an area referred to as Greater Apalachicola. These lots were platted at a size of 3,000 sq. ft for a density of 14 units per acre. However, the larger amount of residential acreage is found within an approximate six block radius from the center of town in an area known as Old Apalachicola. Old Apalachicola lots were platted at 6,000 sq. ft. each for a density of approximately 7 units per acre, exactly one half the density of the adjacent westernmost residential city land use.

A snapshot of land available for development can be assessed from the vacant land maps (Series 3a - 3i).

Commercial Land Use

There are 64 acres of commercially designated land in the City, almost double what was estimated in 1989. (see Land Use Map 1 and Table 1). The commercial category comprises approximately nine percent of the use of all land within the City. The commercial category includes land used for retail and wholesale trade, offices, hotels, motels, restaurants, 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 190O 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.

In Apalachicola, most commercial development is typified by low-intensity land use. Retail stores, 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 some vacant structures that could easily be redeveloped for commercial activities. 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 and near the Apalachicola airport. 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 will become evident.

The intensity of land use varies with the use of land. For example along the riverfront in the downtown central business district, development is permitted averaging 80%. Seafood processing businesses are able to develop at 100% lot coverage to maximize the use of the riverfront for water dependent activities. However, in 2023, there were only three seafood businesses still operating along the waterfront. 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.

Recreation/Open Space Land Use

This category includes land used for neighborhood and community parks and open space areas. Apalachicola has a total of 52 acres of recreational/open space land.

The recreational land uses found throughout the City can be classified both natural resource-based and activity-based areas. Those natural resource-based facilities support such water activities such as boating and fishing. The activity-based facilities support such uses as tennis, basketball, volleyball and softball. Recreational land in Apalachicola includes user oriented facilities such as baseball diamonds or tennis courts. Open space land is generally resource oriented land and may include wildlife management areas or beaches.

The City is surrounded by natural waterbodies, both freshwater and saltwater. The two largest City parks, Battery Park and Lafayette Park, are located on the water. The amenities at both parks support natural resource-based recreational needs. There are no public saltwater beach areas within the City limits. However, 1989 figures indicate there are 269 acres, or 36 miles, of public saltwater beach area within the adjacent County boundaries - more than enough, according to State user standards, to meet the County's and Apalachicola's needs.

The City maintains several parks, which provide recreational facilities open space for citizens of the community. Most of the recreation land in Apalachicola can be considered low intensity in use. Activities such as picnicking, baseball, tennis and walking tours do not generally impact traffic circulation around those designated recreation lands. There is one recreation area in Apalachicola, however, that could be described as medium-to-high in the intensity of the land use. Battery Park, located at the mouth of the Apalachicola River, generates a considerable amount of traffic at certain times of the year as it is the most accessible of the two public boat ramps in the City. Battery Park is also the site of the Florida Seafood Festival, an annual event which attracts more than 30,000 people to the 6-acre waterfront park - a very intensive use of the land on one weekend out of the year.

Conservation
This category, which encompasses 47 acres of upland area with probably another 150 acres of wetlands located just offshore of the upper river area. Development in the conservation area is limited due to State and local environmental regulations.

The major areas of conservation land in the City are the marsh/wetlands north of Scipio Creek Boat Basin. This area is comprised of approximately 95% marsh, the remainder being pine uplands following an abandoned railroad right-of-way. The intensity of the City's conservation land is low, as development in the environmentally sensitive land is limited.

Public Facililities
This category includes land used for governmental buildings, post offices, libraries, public utilities and maintenance yards, schools, hospitals and health care centers. Updated GIS capabilities allow the removal of streets and alleys from the calculated land area first estimated in 1989. The updated public facilities category (not including roads and alleys) is 80.05 acres.

Land Use Designation Adequacy
Land use designations have not changed signficantly over the last 40 years, with most development occurring on platted lands as infill on the northwest side of the city. Commercial redevelopment of existing structures has been the key change in the development face of the city. For example, in 1980, there were as many as eighteen dilapidated buildings in the downtown historic commercial center. In 2023, a growing number of those buildings have been renovated and occupied.

Based on modest fixed population estimates, updated land area calculations and abundance of open space (See Map 13) existing land use categories appear to be sufficient to support 2040 projections.

The preponderance of housing stock in the City limits continues to be single-family residences. The greatest densities of single-family homes occur between Avenue J and Avenue M and along the 24th Avenue corridor of Greater Apalachicola: both are areas inhabited predominately by low to moderate income housing developments. Such development is limited to the City-owned public housing developments, scattered single family conversions and the City's newest affordable housing development Denton Cove.

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.

As is indicated by the Existing Land Use Map 2, land use within the City of Apalachicola is predominately residential in nature, with commercial development limited primarily to the downtown area (Market, Commerce and Water Streets) and the U.S. Highway 98 (Avenue E) corridor.

Conservation lands are limited to the river wetlands adjacent to Scipio Creek, in the northeast section of the City. Recreational land is limited entirely to old Apalachicola, with all developed sites occurring in the older, more developed sections closest to the Apalachicola River and Bay. No recreation facilities exist in Greater Apalachicola.

Population

At the time the populations were revised in 2004, the 1990 U.S. Census figures reported Apalachicola's population at 2,799. By 2022, Apalachicola's population decreased to 2,380 and is now projected increase to 1990 levels by 2040. Apalachicola's population is 19.4 percent of the entire Franklin County permanent population.

Table 2: Florida Estimates of Population by County and City in Florida, 2022

Year	2022	2030	2040
Apalachicola Permanent	2,380	2,638	2,793
Apalachicola Functional	3,259	4099	4,726
Franklin County Perm. Population	12,364	13,600	14,400

Source: NW Fl Water Management 2023 Water Supply Assignment Excerpt for Functional Population Methodology Table A 4.1

Franklin county's population is expected to increase by 2.34 percent by 2035 and by 1.53 percent by 2040.

Table 3: Projections of Florida Population by County, 2025 – 2050

Franklin	2021	2030	2035	2040
Medium	12,364	13,600	14,100	14,400

Source: Bureau of Economic and Business Research (BEBER), University of Florida April 1, 2022.

Based on percentage projection numbers, Apalachicola's permanent population is projected to increase to 2638 by 2030 and to 2793 by 2040, creeping back upwards to 1990 Census population estimates.

Apalachicola experiences seasonal flux in its population due to growing tourism, so an analysis of functional population numbers is also helpful in determining impacts on infrastructure.

According to the Northwest Florida Water Management 2023 Water Supply Assignment study, seasonal influx of tourists and part-time homeowners show a functional estimated population of Apalachicola at 3259 in 2022 - significantly higher than the permanent population estimates.

Population projections that factor in seasonal fluctuations in tourism and part-time owner occupant indicate that Apalachicola's functional population is expected to increase from 3,259 in 2022 to 4,726 in 2040. This increase could trigger demand for additional lodging and infrastructure by 2040, parameters that are analyzed in more detail in the housing and infrastructure elements.

Analyzing permanent population numbers are important because they are generally used to determine projected need across all categories within the City's comprehensive plan. Overall, it can be determined that, at least on paper, Apalachicola's updated planning projections included in the Goals, Objectives and Policies are still based on relevant and appropriate data.

Population Impact on Housing

In 1990, the city had 1,182 dwelling units in 1990 and now has 1,091 dwelling units, a decline of

ninety-one units. While the population of the County has a modest projected increase in population and dwelling units, the city's housing stock has remained fairly constant with little growth expansion. Much of the growth can be attributed to redevelopment of exsiting housing stock as the older homes are pruchased and renovated.

According to BEBR housing data that assigns 2.2 persons per household, there will be a demand for approximately 187 dwelling units to accommodate the 413 increases of the permanent population by 2040.

Table 4: Number of Households and average household size

Year	2022	
Franklin County	Households	Average household size
	5,223	2.22

Source: Bureau of Economic and Business Research (BEBER), University of Florida April 1, 2022.

Franklin County's Population per square mile 2022 is less than 50 persons per square mile according to the Bureau of Economic and Business Research (BEBER), University of Florida April 1, 2022.

Need for redevelopment

The downtown riverfront area along Water Street and the Scipio Creek boat basin at the end of Commerce Street is the only viable commercial shoreline access area within the city limits. Traditionally used for seafood processing, commercial fish unloading docks and water dependent wholesale/retail business, the working waterfront of downtown Apalachicola has been encroached upon, in recent years, by a growing tourism industry. Where once seafood processing houses lined Water Street, there are now two restaurants, one major marina and plans to construct another marina motel/restaurant and two additional marina facilities along the waterfront. There are structures along the waterfront in need of rehabilitation and redevelopment.

The future land use element has classified the riverfront area as strictly commercial to accommodate both commercial seafood and commercial tourist industry. Residential is allowed as a second story to commercial.

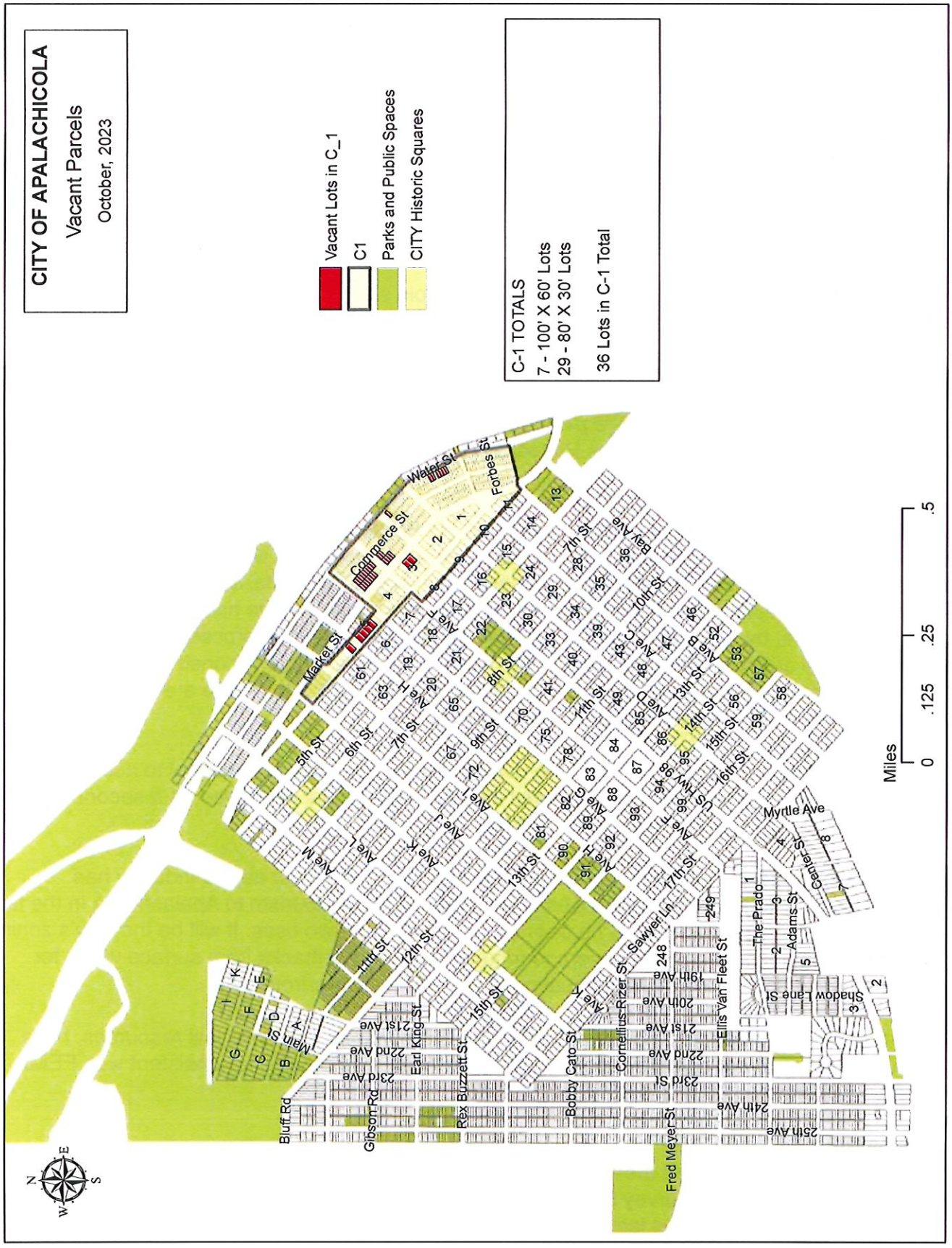
It is preferable to locate seafood commercial directly adjacent to the river as this industry has traditionally been more water-dependent and is what helped attract tourism to Apalachicola in the first place. The future land use map makes no distinction between the two uses. It will be the City's zoning ordinance provides a reduction in lot coverage requirements and setbacks from surface water for seafood commercial to facilitate the continuation of the working waterfront.

Individual developers, interested in capitalizing on the City's natural and historical resources, have already purchased, and are currently updating the downtown area of the city consistent with FEMA regulations. It is expected that this trend will continue.

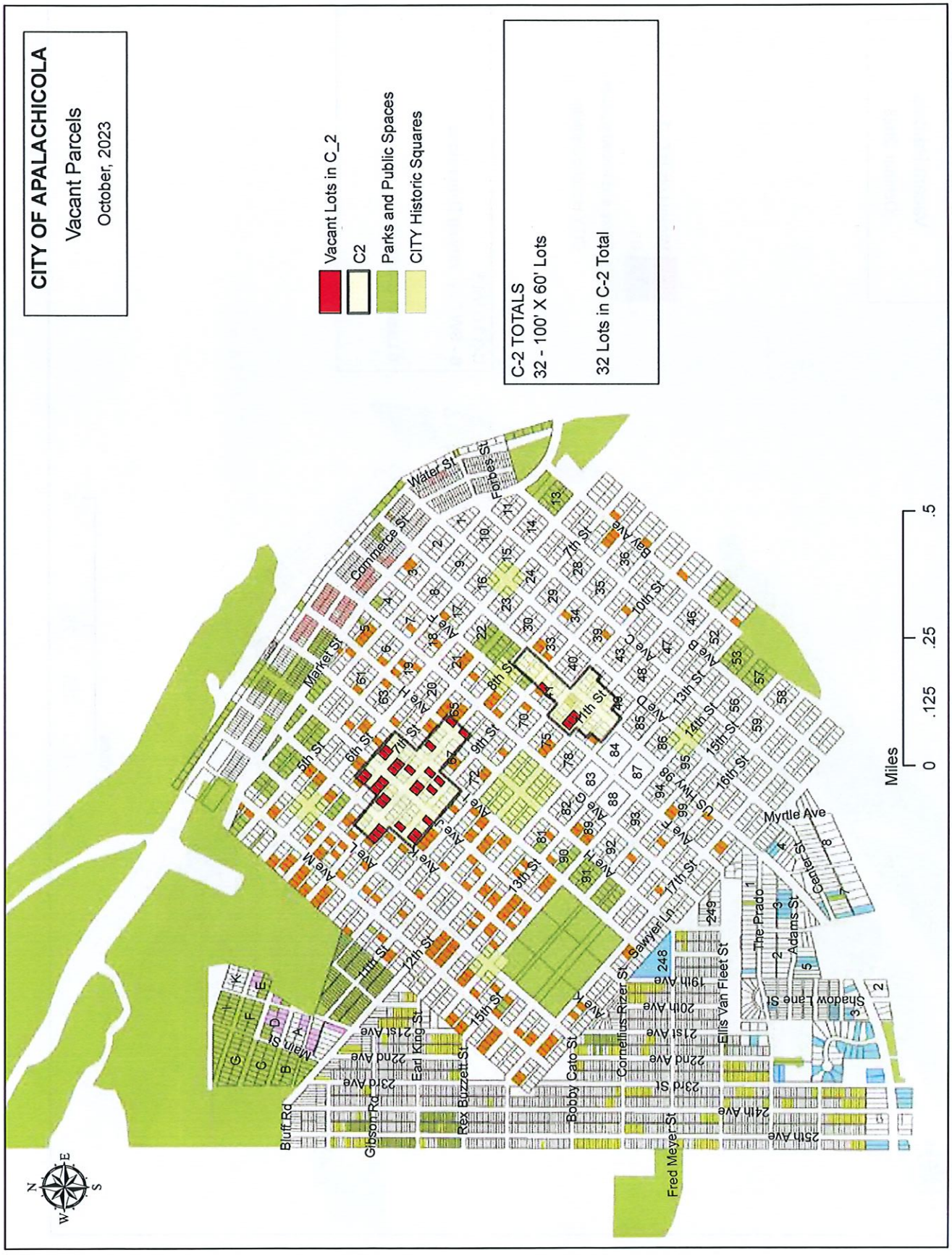
Renewal of blighted areas

There are no continuous blighted areas in the city. According to the Shimberg Center, US Census Bureau American Community Survey 5 year Estimate 2017-2021, there are fifty-four units of housing lacking complete plumbing and 94 lacking complete kitchen facilities within the City. The City

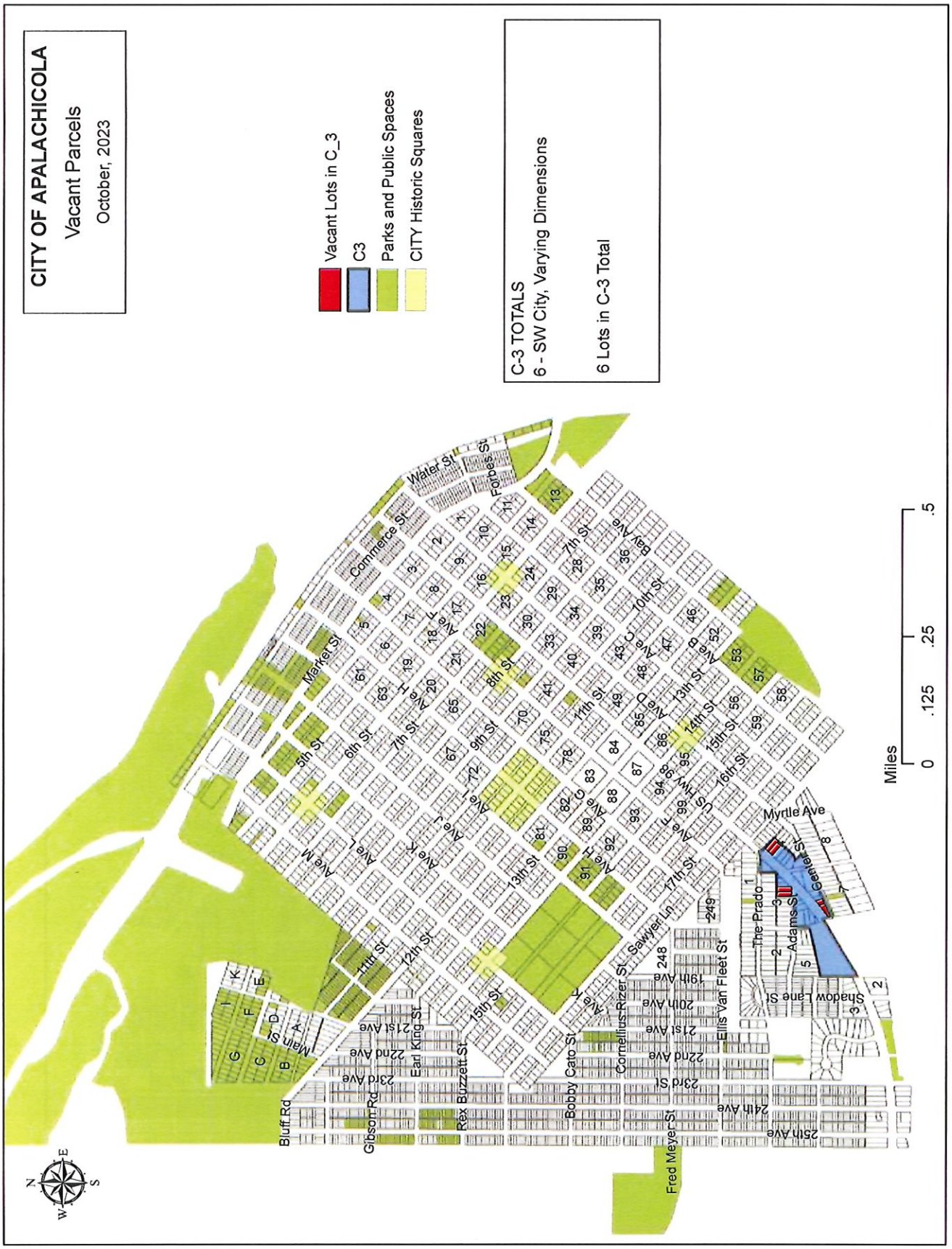
Map 3a - Vacant Land C-1



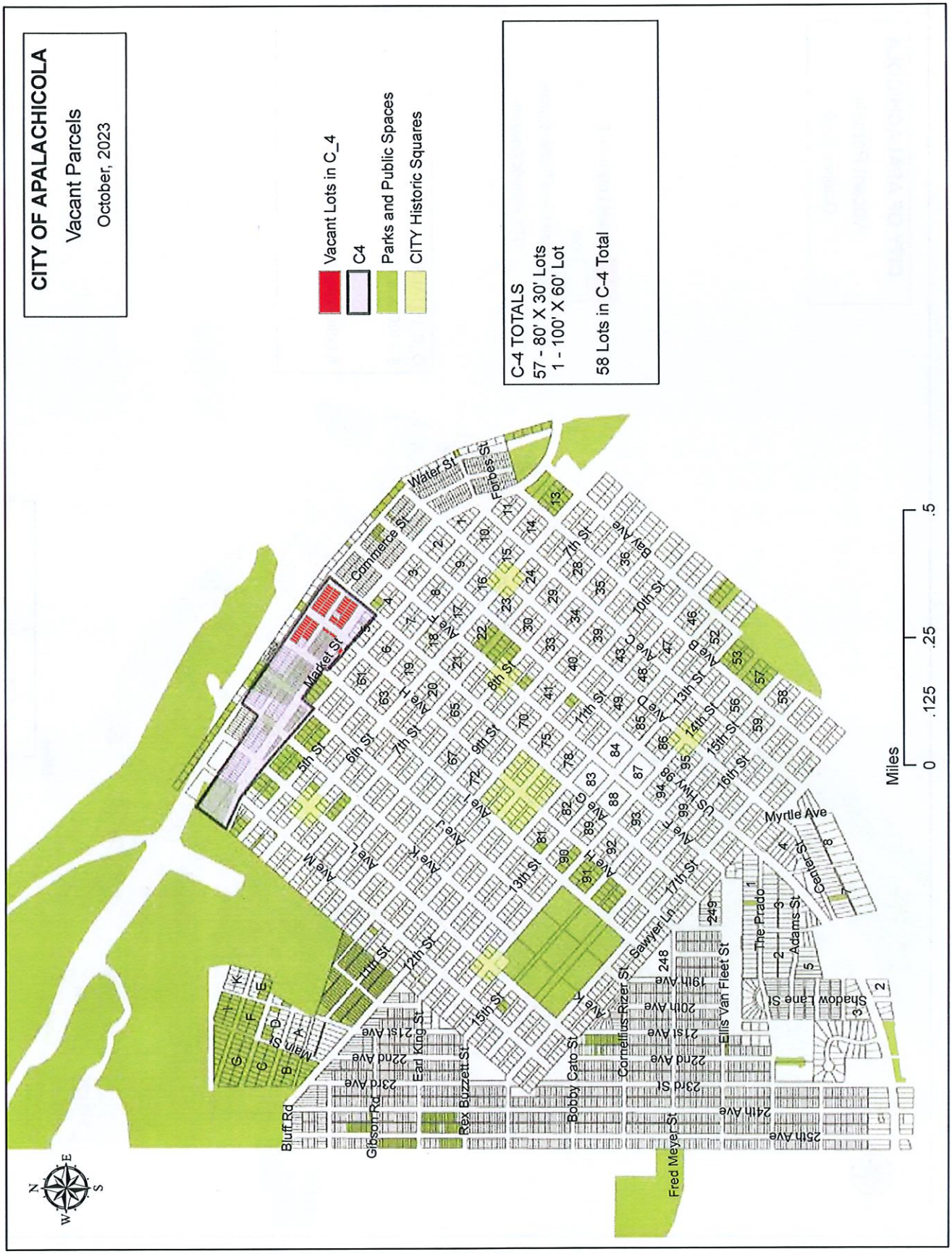
Map 3b - Vacant Land C-2



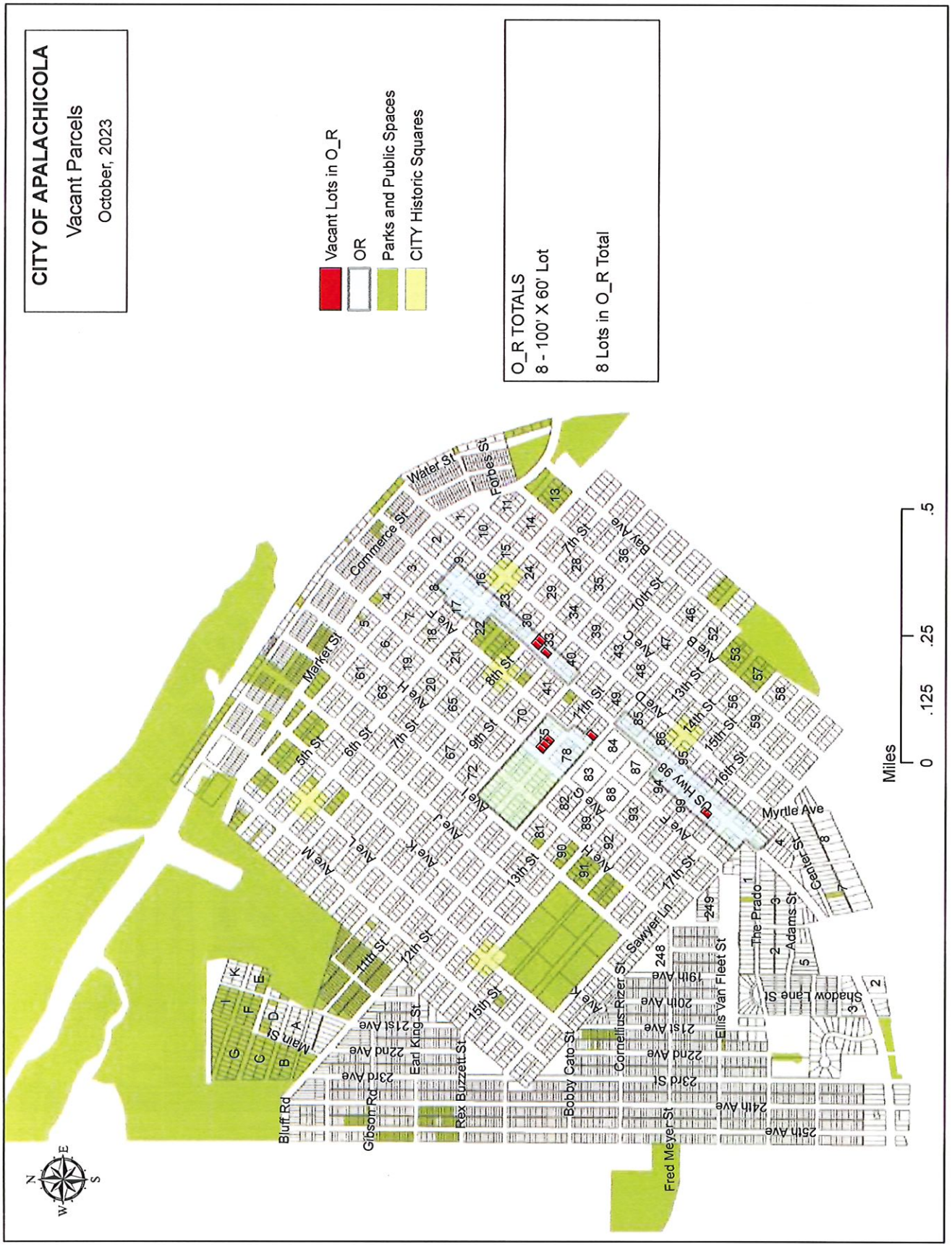
Map 3c - Vacant Land C-3



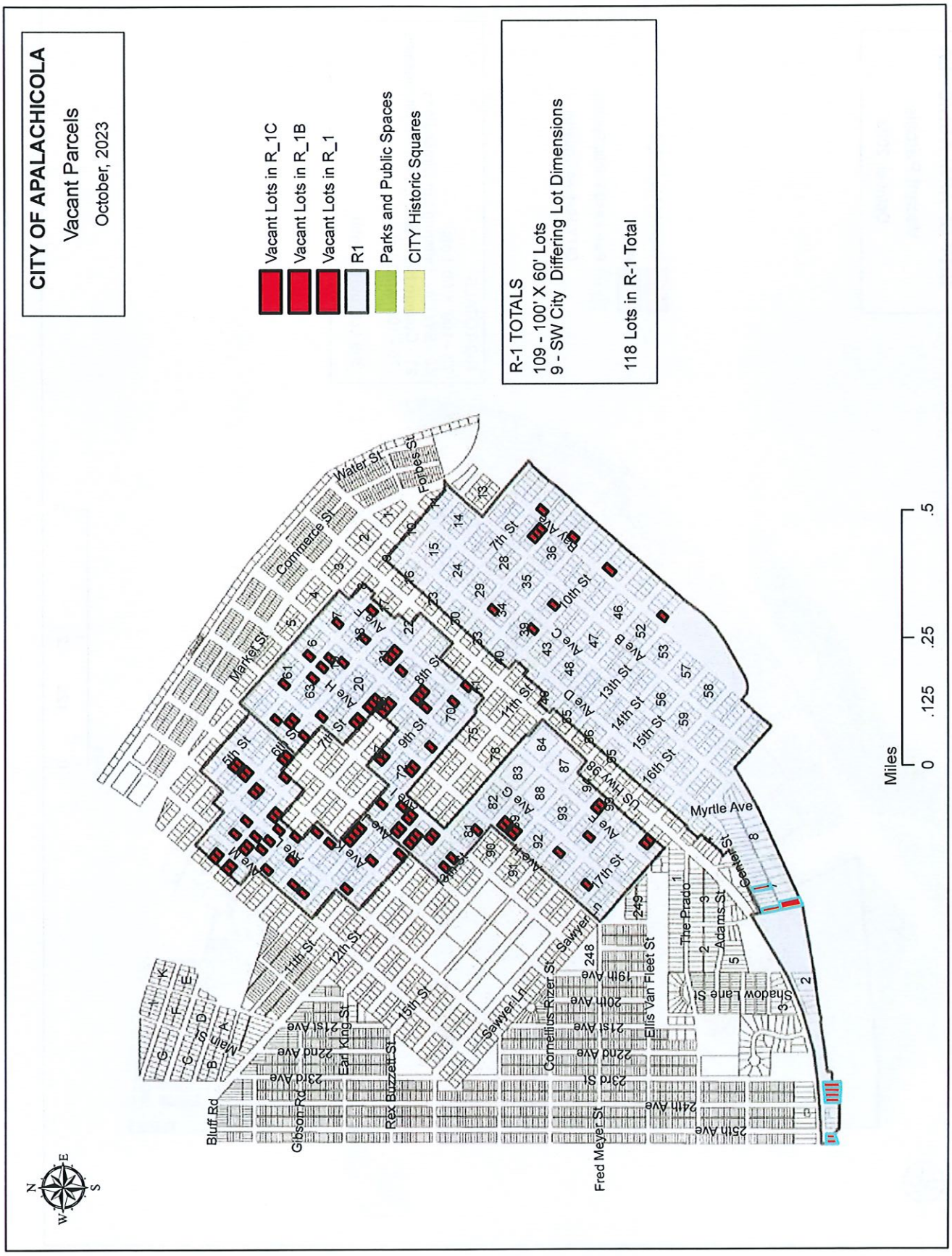
Map 3d - Vacant Land C-4



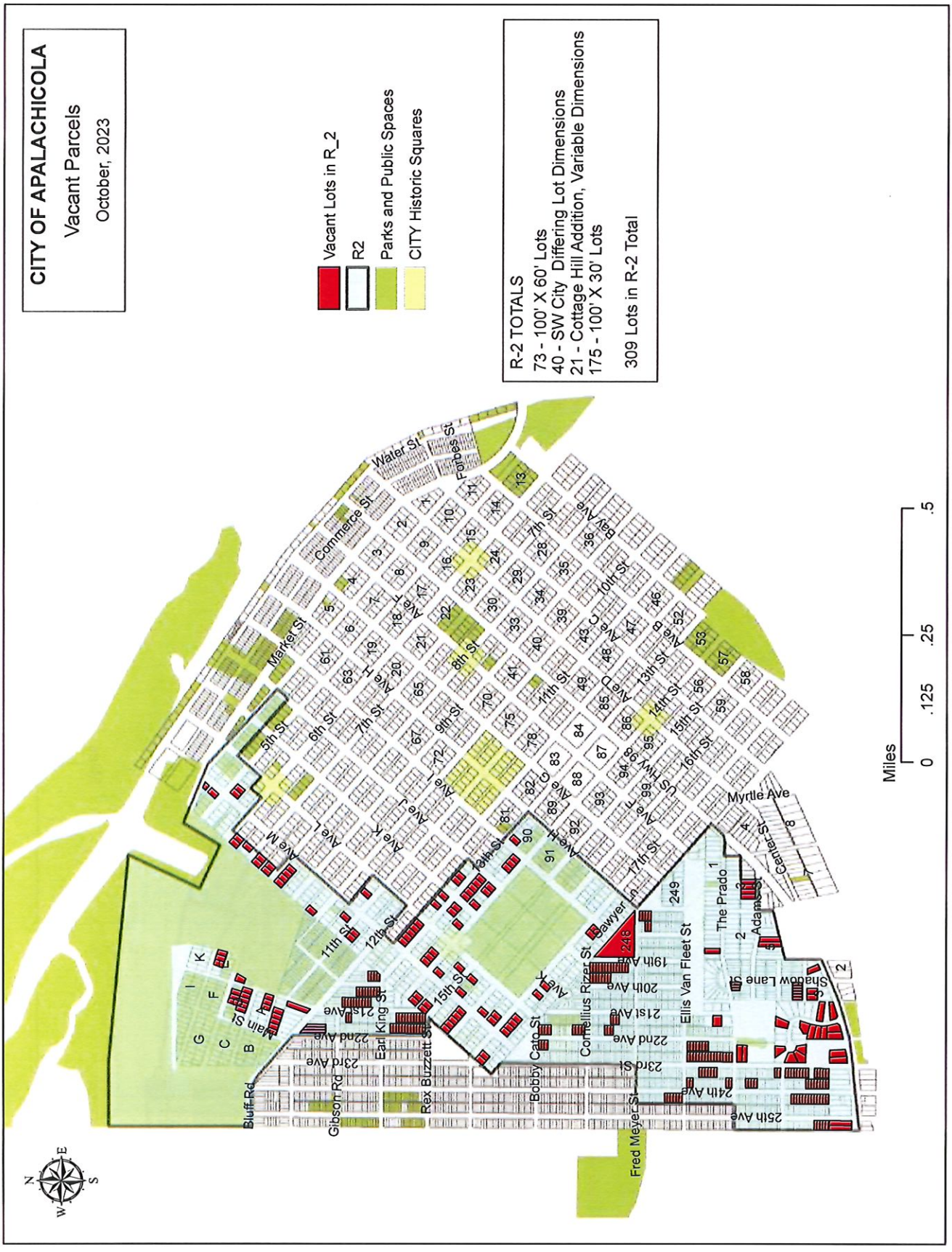
Map 3e - Vacant Land OR



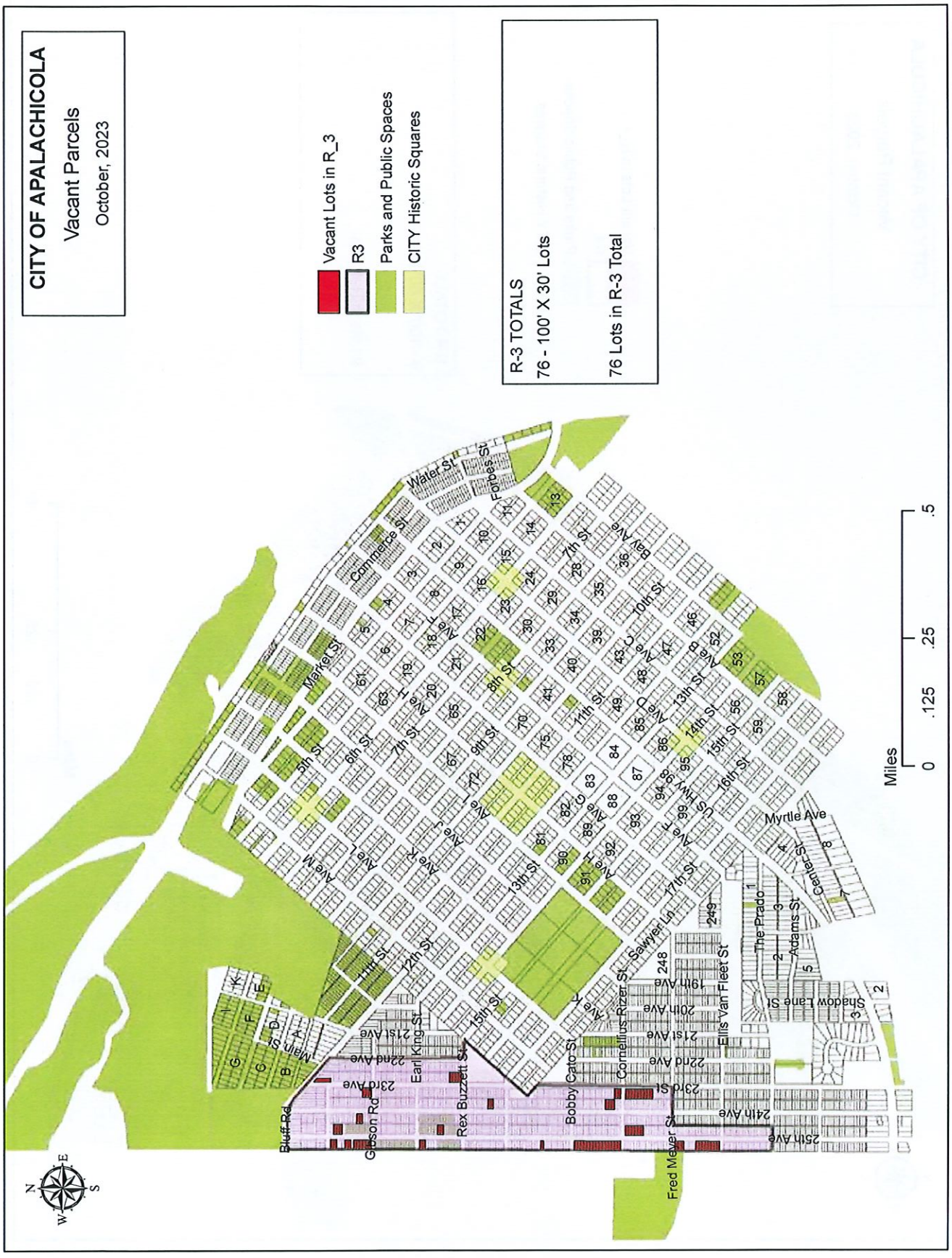
Map 3f - Vacant Land R1



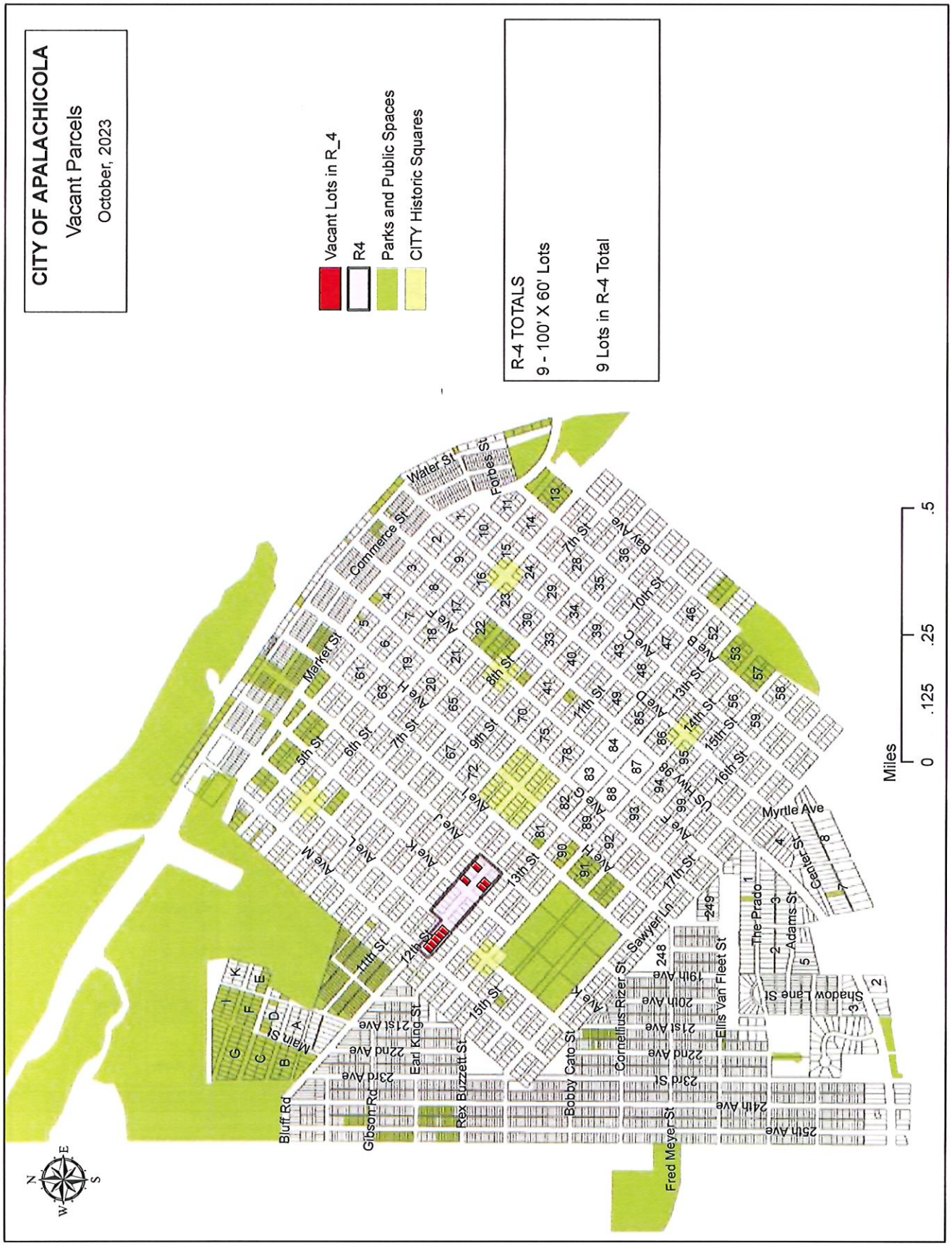
Map 3g - Vacant Land R2



Map 3h - Vacant Land R3



Map 3i - Vacant Land R4



continues to work with the County and legislative delegation to identify needs and seek funding to eliminate substandard housing.

Elimination of non- conforming uses
There are few, if any, non-conforming uses which are inconsistent with community character. There may be non-conforming structures based upon elevation or set back from surface water or lot lines. That information is evaluated at site plan approval for new additions or modifications.

Tourism impacts
According to the Franklin County Tourist Development Council, a one percent lodging tax increase implemented in July 2021 bumped collection numbers by more than 30% during the last three months of the fiscal year. As per legislation relating to the use of bed tax dollars, many infrastructure improvements have been made within the City including docks, piers damaged by Hurricane Michael in 2018 and an extensive renovation of the Coombs Armory.

There are currently 124 motel rooms in the city, not including bed and breakfast rentals. The city has a grandfathered ordinance which regulates the location and duration of short-term rentals. Any modifications to this ordinance could result in the loss of the ability to regulate the location of short-term transient rentals.

Vacant Land Analysis
As indicated in Maps 3a-3i, there are approximately 44 acres of vacant/undeveloped land in Apalachicola. Table 5 breaks down the vacant parcels by zoning district.

Map 4 - FEMA Flood Map

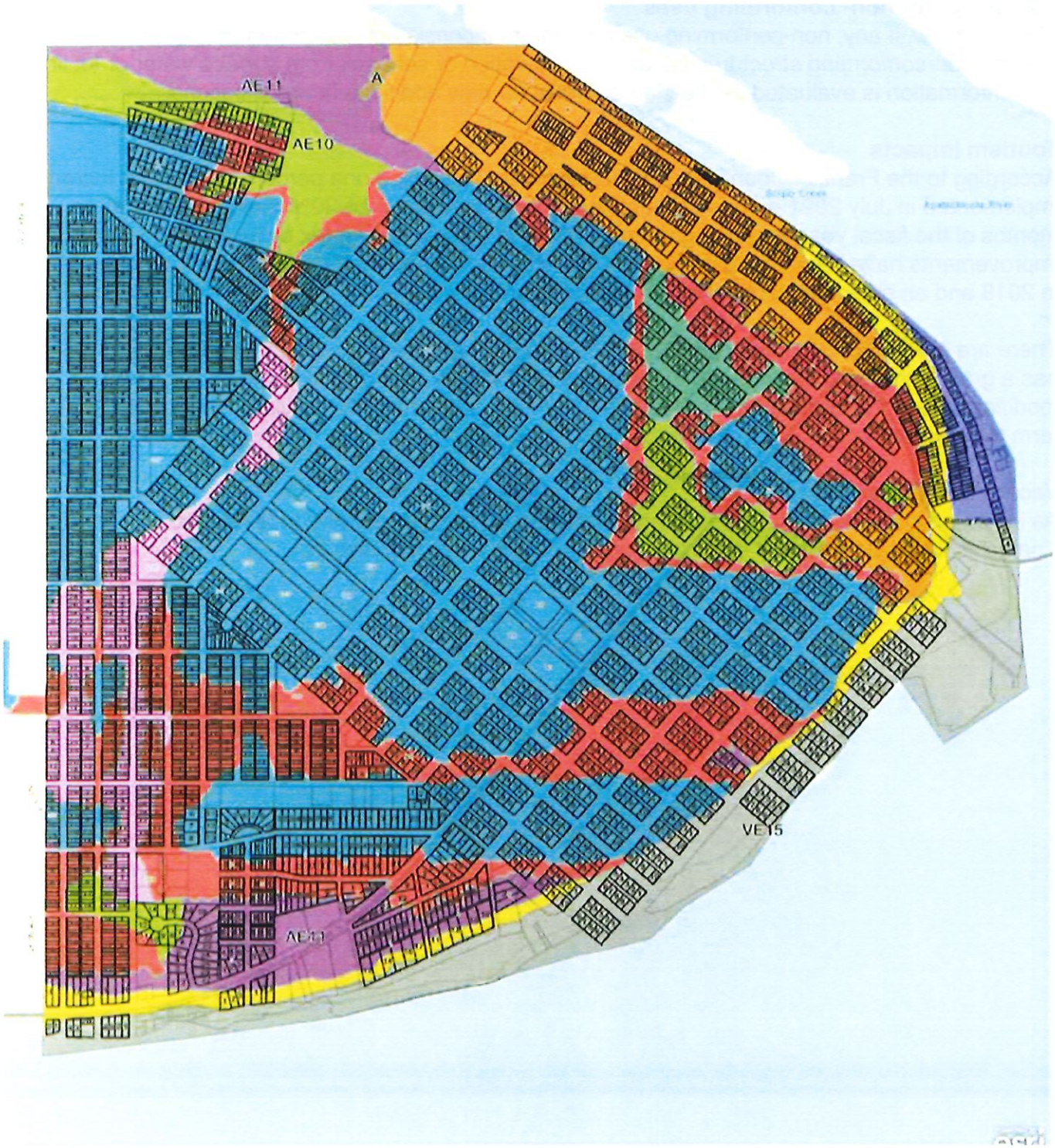


Table 5 - Vacant Land Analysis

Zoning Districts	Lot size	Number lots	Density yield
Commercial 1	100 x 60	7	33,600 sq. ft. and 7 dwellings
Commercial 1	80x30	29	55,680 sq. ft. and 29 dwellings
Commercial 2	100x60	32	153,600 sq. ft and 32 dwellings
Commercial 3	vary	6	21,600 sq. ft.
Commercial 4	80x30	57	136,800 sq. ft. and 57 dwellings
Commercial 4	100x60	1	4800 sq. ft and 1dwellings
Residential 1	100x60	109	109 dwellings
Residential 1	vary	9	9 dwellings
Residential 2	varying	40	40 dwellings
Residential 2	100x60	73	73 dwellings
Residential 2	vary	21	21 dwellings
Residential 2	100x30	175	175 dwellings
Residential 3	100x30	76	76 dwellings
Residential 4	100x60	9	9 dwellings
Office Residential	100x60	8	19,200 sq. ft. or 8 dwellings

Source: Bay Media Services field survey, Franklin County Property Appraiser 2023.

Note: in commercial district, this assumes commercial on the bottom with dwelling unit above commercial. This projection could serve 1,421 persons at 2.2 units per dwelling unit.

Vacant Residential: In the residential area, the majority of the vacant land is part of platted but not yet developed areas such as the Cottage Hill Addition and blocks within the Northwest "Greater" Apalachicola area. In terms of topography, these undeveloped residential areas range in elevations from 12 to 18 feet and are all rated as "C" (areas of minimal flooding) on the Federal Insurance Rate Maps. According to the Franklin County Soils Survey, completed by the USDA Soils Conservation Service, the soils of most of the undeveloped residential area in the northwest quadrant of the City are suited for development, with the exception of an area north of the railroad tracks (See Existing Land Use map) which drops off into the Apalachicola River Floodplain and a small stream channel south of the railroad tracks which runs through the Cottage Hill subdivision. The vegetation of the majority of the vacant residential land consists of hardwoods, with live oaks, magnolias and sycamores. There are also patches of softwoods with slashpines being the dominant vegetation.

There is one area of vacant residential land located along the southern perimeter of the City that may not be well suited for development. The area, which stretches from 6th Street to 13th Street along the south Bide of Bay Avenue (See Existing Land Use map) borders Apalachicola Bay and an extensive tidal marsh. The area, which has elevations ranging from sea level to 12 feet is located predominately

in a "V" or velocity zone as indicated on Federal Insurance Rate Maps. The soil on many of the lots is muck and supports vegetation which the State Department of Environmental Regulation considers jurisdictional , such as sawgrass, cattails and juncus. State and Federal regulations already restrict development within the jurisdictional area and the City Zoning regulations prohibit development within 20 feet of the jurisdictional wetland areas. See Map 4.

Vacant Commercial: The second big concentration of vacant/undeveloped land within the City occurs with a 14-block area located in the City's central business district. (See Existing Land Use map). Adjacent to the river, the area ranges in elevations from 2 feet (land northwest of Avenue F) to 12 feet (land southeast of Avenue F to the base of the old bridge). According to the Franklin County Soils Survey/ the soils of most of the central business district of Apalachicola are considered to be highly man-altered soils. Dredge spoil, sawdust from a yesteryear timber industry, oyster shells, construction debris and brick comprise much of the waterfront "upland" soils composition. The vegetation of the upland areas include plants that colonize waste areas. The lower elevated areas, (from Avenue F to Scipio Creek) are partially tidal marsh in composition and therefore State jurisdictional in areas. The soil in the lower areas is muck and supports tidal marsh vegetation including cattails, hyacinths, coastal plain willows, juncus, Spartini and Distichilis. Obviously, development should be encouraged to happen on the upland areas which have already been disturbed.

Natural Resources

The occurrence and spatial distribution of natural resources have profoundly affected the land use pattern in Apalachicola.

Apalachicola is surrounded by approximately 8 miles of shoreline of the Apalachicola River and Bay. The River coast has been developed for municipal, marinas, commercial seafood processing and other commercial uses. The shallow bay coastal waters and tidal marshes have limited the commercial and residential development along Apalachicola Bay because shoreline entry is not feasible without extensive dredging.

A series of freshwater wetlands lies near the western boundary of the city, running northward from Apalachicola Bay to Scipio Creek; other areas of wetlands are located in the Northeastern quarter of the city. Many of these wetlands have not been used for homesite or commercial development because of the limitation posed by wetness and load bearing strength of the soils there. Some of these areas however have been drained and/or filled to accommodate residential and commercial land uses. See Coastal and Conservation Element for additional resource-related data.

Area of Critical State Concern (ACSC)

The City continues to be an active Area of Critical State Concern and works diligently with its legislative delegation to seek funding to implement legislatively-mandated infrastructure improvements that will improve and maintain water quality of Apalachicola Bay. A detailed budget of the recent legislative work plan projects is identified in the capital improvements element.

ACSC background

On June 18, 1985 Apalachicola and most of Franklin County was designated an area of Critical State Concern through Chapter 380.0555, Florida Statutes. The exact boundaries of the designated area are described in the Statutes as Franklin County less all Federally owned land and less all lands lying

east of the line formed by the eastern boundary of U.S. 319 running from the Ochlocknee River to the intersection of U.S. 319 and U.S. 98 and. then due south to the Gulf of Mexico. The legislative intent of the "Apalachicola Bay Area Protection Act", in part, was:

- To protect the water quality of the Apalachicola Bay area.
- To financially assist Franklin County and its municipalities in upgrading and expanding their sewage systems.
- To protect the Apalachicola Bay Area's natural and economic resources by implementing and enforcing Comprehensive Plans and Land Use Regulations.
- To promote a broad base of economic growth which is compatible with the protection and conservation of the natural resources of the Apalachicola Bay area.

The requirements for local governments were, in part for Franklin County and the municipalities within it:
- To within sixty days after a sewage system is available for use, notify all owners and users of onsite sewage systems of the availability of such a system and that connection is required.
- After consultation with the Department of Health and Rehabilitative Services (HRS) and the Department of Environmental Regulation (DER) shall develop a program designed to correct any onsite sewage treatment systems that might endanger the water quality of the Bay.
- Shall enact land development regulations to protect the Apalachicola Bay area from stormwater pollution.
- Shall survey existing stormwater management systems and its charges to determine their effect on the bay and develop a Comprehensive Stormwater Management Plan to minimize such effects

To implement these and other requirement within the Area of Critical State Concern, the law established several principles, for guiding development. These "principles" are generally included in the goals, policies and objectives of the attached elements. Generally, these principles guiding the development include the following:

- 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.
- Land development shall be consistent with a safe environment, adequate community facilities, a superior quality of life and a desire to minimize environmental hazards.
- Aquatic habitats and wildlife resources of the Apalachicola Bay area shall be conserved and protected.
- 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.
- Water quantity shall be managed to conserve and protect the Natural Resources, and Scenic beauty of the Apalachicola Bay.
- The quality of water shall be protected, maintained and improved for public water supplies.
- 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.
- Stormwater discharges shall be managed in order to minimize their impacts on the bay system and protect the numerous uses of the bay.
- Coastal dune systems, specifically the area extending landward from the extreme high-tide line to the beginning of pinelands of the Apalachicola Bay Area shall be protected.

The Area of Critical State Concern provides numerous state mandates for Franklin County and its municipalities. The main thrust focuses on the Apalachicola Bay Area and the numerous natural resources, water quality, sewage and stormwater drainage impacts which have the potential to reduce the overall quality of the Bay Area.

Land Use Data Sources To Be Found Within Index Attachment 1 Tables and Reports

- Projections of Florida Population by county excerpt, 2025-2050, with estimates for 2022
- Table A1 BEBR Population Estimates, Seasonal Rates, and Adjusted Population 2020 NWFWMD
- Table A2.2 NWFWMD Population 2020 Estimates and Future Popultion Projections 2025-2045
- NWFWMD 2023 Water Supply Assessment Excerpt (Functional Population Methodology
- Projections of Florida Population by county excerpt, 2025-2050, with estimates for 2022
- Shimberg Comprehensive Plan Data
- Table A4.10 Projected Five Year Growth Rates by County, NWFWMD 2023 Water Supply Assessment
- 2023 Water Supply Assessment Excerpt (Functional Population Methodology)

Public Facilities

Introduction

This element updates data and analysis originally drafted and adopted in 1990 and updated in 2004 2007 (EAR) and 2013. Many of the inventoried parameters within this element have not changed. Updated inventory parameters that have changed are updated within this document.

Current and Projected Design Capacity of Public Facilities

Water Facilities

Apalachicola's potable water plant is permitted for 100,000 gallons per day and has a current daily demand of 699,677 gallons per day. There are currently 2,380 water connections including residential and commercial development. Two large users of potable water are seafood houses.

With a projected increase of 417 people at 120 gallons per day, there will be an increased demand of an additional demand of 50,040 gallons per day in 2040. The increased demand along with the existing demand totals 749,717 gallons per day in 2040. This compares well with the estimated demand of 609,261 gallons per day projected demand for water in 2040 found in the *Northwest Fl Water Demand Table A. 46 of the 2023 Water Supply Assessment.*

The potable water plant is in need of electronic upgrades, potable water valve replacements, testing site installation, and fire hydrants are needed. Recent changes in the way chlorine are added resulted in DEP lifting a consent order for the water system. Funding has been received to make these repairs. The city has a critical need for another water pump and water use permit for additional capacity. The September 2023 quote for the pump is estimated to cost $434,000.

The availability of ground water supply is not a concern in Franklin County based upon the Northwest Fl Water Management District Report. This is attributed to the low population and continued expectation of low growth. As a result, the district has not conducted additional water supply assessments for the County since a Water Facility Supply plan was conducted in 2013. Currently, the Northwest Fl Water Management District estimates that the low population increase for Franklin County will result in an increased demand for water of 3.5 percent above the current use through 2040.

The district has recommended the future inland development of wellfields and the interconnection of water supply with Gulf County to prevent saltwater intrusion and also recommends increased water reuse facilities to replace the use of potable water for landscape irrigation. Funds for the interconnection, enhancement, or improvement of existing water facilities or for the construction of water reuse facilities remains the greatest challenge to fully implementing the recommendations.

Wastewater Treatment Facility

The wastewater plant is permitted for one million gallons per day. The average daily demand is 300,000 gallons per day. The level of service standard is four hundred gallons per day per capita per day. Based on a projected population increase of 413 individuals through 2040, it is anticipated that an additional 164,000 gallons per day will be needed for permanent population increases in 2040, the projected demand would be 464,000 gallons per day, well under the permitted capacity of one million gallons per day.

The Wastewater Plant has been under consent order for a number of years and is located in a vulnerable flood hazard zone. The plant is designed to provide advanced wastewater treatment. The effluent is then sprayed through the air to a sandy field for infiltration.

The Department of Environmental Protection has recently provided funding to replace 150 spray heads and to install eleven solar controllers and batteries. The State has provided funding to construct the headworks for a new plant and sequence batch reactor relocation, replacement and repair outside a special flood hazard zone for an estimated 18.0 million. The lift stations are in need of rehabilitation. The vacuum stations need electronic upgrades. The spray fields need repair and construction. The flow vacuum monitors need installation. Funding for engineering, design, and permitting is available for the project. All development in the city is required to connect to central wastewater.

ACSC Work Plan - Background and Infrastructure Projects (excerpts from Work Plan)
Since the adoption of the 2020 ACSC Work Plan, the City of Apalachicola has been hard at work to demonstrate their commitment to the intent of this legislation through securing nearly $34 million in funding to support the guiding principles of the ACSC Program, the resolution of long-standing consent orders from the Florida Department of Environmental Protection and most recently, advocating for the passing of The Apalachicola Stewardship Act.

The Apalachicola Area of Critical State Concern (ASCS) Work Plan describes projects and actions that the City with support from the State and Federal Government, can take to address the intent of the Apalachicola Bay Protection Act (Section 350.055, Florida Statutes). The projects included in this plan, specifically address the intent of the legislation as it relates to:
• Upgrades and improvements needed to enhance wastewater and sewer infrastructure,
• Promotion of water quality to ensure a healthy environment and thriving economy for residents of the area and the state

The Apalachicola Stewardship Act (Appendix A) was passed by the State Legislature during the 2023 legislative session to create a framework for long-term state investments in the City of Apalachicola as an Area of Critical State Concern. The passing of this legislation marks a major milestone for the City as this took many years to get this new language enacted. This legislation authorizes the Florida Department of Environmental Protection to expend up to $5 million each fiscal year for the purpose of entering into financial assistance agreements with the City of Apalachicola to implement projects that improve surface water and ground water quality with the Apalachicola Bay ACSC, including the construction of stormwater management facilities, and central sewage collection facilities, installation of onsite sewage treatment and disposal systems, direct and indirect potable use, and other water quality and water supply projects for a period of five years.

This Act allows the City to pursue funding under the Act and not be required to file appropriation project requests to receive a direct appropriation in the budget and gives the Florida DEP the authority to work directly with the City. The Stewardship Act also shows state recognition of the need for additional support of the unique areas that share these designations. Modeled after the Florida Keys Environmental Stewardship Act, the Apalachicola Stewardship Act shows a recognition by the state of the unique challenges

The projects contained in this Areas of Critical State Concern Work Plan are meant to guide the City's request for funding through this act over the next five years. By showing how each project addresses the intent of the ACSC designation, the City can demonstrate a connection to the state's goals for the community.

Consent Orders Lifted on Potable Water Concerns

In March of 2023, the Florida Department of Environmental Protection recognized the City of Apalachicola's efforts to meet the Safe Water Drinking Act by lifting a long-standing consent orders from 2012. Through years of dedicated work and investment, the City of Apalachicola has overcome its long struggle to reduce the levels of Total Trihalomethanes (TTHM) found in the municipal water supply and bring them into alignment with state and federal guidelines.

Like many small communities whose water supply comes from groundwater and requires treatment, limited population, aging infrastructure and changing technology and standards have continued to complicate those efforts. Initially, the City installed an aerator mixer to release TTHMs into an underground storage tank, following corrective steps outlined by the Florida Rural Water Association and the Florida Department of Environmental Protection. In early 2020, the Florida Department of Environmental Protection approved a pilot project to solve the TTHM problem with the implementation of a new treatment plan using Hydrogen Peroxide and greatly expanded system flushing. This project, along with efforts to clean wells, refurbish water tanks and regularly flush hydrants, helped the City to make steady progress towards meeting the TTHM standards which came into compliance in September of 2022. The City will continue to conduct monthly monitoring of potable water systems into the future and this plan includes a project to install potable water testing sites throughout the City to ensure that the problems do not resurface.

Over $34 Million in Grant Funding Secured

When Hurricane Michael slammed into the Panhandle of Florida as a Category 5 storm, it left devastation in its wake. However, it also opened the door for unprecedented funding opportunities throughout the region. This included FEMA funding as well as a special allocation of Community Development Block Grant – Disaster Recovery (CDBG-DR) funding that provides flexible resources to address infrastructure challenges. Recognizing this potential, the projects included in the 2020 Apalachicola ACSC Work Plan were aligned with proposed programs in the Hurricane Michael CDBG-DR Action Plan, where appropriate. In addition, the original plan tied projects back to other federal funding opportunities that were specific to Hurricane Michael for historic preservation, affordable housing and economic development as well as state funding programs to support resiliency.

Since the adoption of the 2020 ACSC Work Plan, the City of Apalachicola has secured nearly $34 million in funding to implement many projects. Notable projects are highlighted below and the entire list of projects can be found in hte work plan.

- A Resilient Florida grant in the amount of $13.4 million to move critical wastewater infrastructure out of the flood zone to higher ground.
- A commitment to use $5.5 million in Coronavirus State and Local Fiscal Recovery Funds from the American Rescue Plan Act to further support the relocation of critical wastewater infrastructure and make advanced wastewater treatment upgrades to the system.
- A $3.9 million CDBG-DR Infrastructure grant to complete stormwater repairs that will alleviate floodwater drainage issues.
- Nearly $450,000 through two Rural Infrastructure Fund grants to assist with resolving potable water

consent order concerns and an analysis of drainage basins that border the Apalachicola River and Bay to address stormwater challenges.

Loan for Wastewater Infrastructure from Florida Department of Environmental Protection
In 1995, the City of Apalachicola entered into a $9.35 million loan agreement with the Florida Department of Environmental Protection to make improvements to the City's aging wastewater treatment plant and collection system. An initial debt repayment schedule was formulated that would allow funding from an interest-bearing account to cover much of the debt. In 2013-2014, the City instituted a Sewer Use Fee to raise revenues to help pay down the debt obligations associated with the loan.

In 2015-2016, as debt service payments on the loan began to rise, the City faced a deteriorating financial situation, struggling to make partial payments on the loan. In 2017, a Rural Water Association Report indicated that residential water and wastewater revenue was "not adequate to meet the projected expenditures and significant debt service requirements for the system" and recommended a three-year rate increase plan to address the shortfall.

In response to this recommendation, in January 2018, the City increased water and sewer rates along with non-senior and commercial accounts were increased in alignment with the Rural Water Association's report. In 2019, with support from the Florida Department of Environmental Protection, they began work and completed a system-wide Asset Management Plan. This report examines the water and sewer systems, suggests needed repairs, and prioritizes and examines costs as well as revenue projections. This plan will allow the City to prioritize and budget for ongoing improvements needed to the wastewater system. In doing so, the City can address the wastewater systems current/future needs while continuing discussions with the Florida Department of Environmental Protection about how best to move forward with satisfying the initial 1995 loan.

In late 2020, the City met with the Florida Department of Environmental Protection to discuss the loan. Thanks to a great partnership with the agency, the City was able to renegotiate the terms of the loan to include a 0% interest rate and forgiveness on all penalties and fees. The City of Apalachicola has been steadily making payments on this loan since the renegotiation of the terms.

In addition to wastewater, the City of Apalachicola is also addressing stormwater and its role in overall water quality concerns locally. This includes securing grant dollars from projects as well as the completion of several projects designed to reduce nutrients in stormwater and address community flooding that overwhelms stormwater systems. The City has also undertaken a number of resiliency projects to help address concerns related to stormwater, including utilizing surveys and mapping data to develop policies and objectives for managing the City's stormwater system.

The ACSC Work Plan was developed to help the community strategically approach major funding sources that may be available over the next five years. Additional resources are also available through opportunities including the Apalachicola Stewardship Act, Triumph Gulf Coast, Federal funding through the Infrastructure Investment and Jobs Act, the Bipartisan Infrastructure Law and the State of Florida Live Local Act.

The ACSC Work Plan outlines specific projects aimed at addressing infrastructure, economic development, housing and water quality. The plan includes a summary of all projects contained in the ACSC plan and is intended to demonstrate the multiple benefits that can be provided by the project as a way to help the City identify appropriate funding sources and accurately describe the benefits of the project. Due to the significant challenges with infrastructure, it's important to note that improvements under this category would positively benefit water quality, workforce housing and economic development. The funding sources identified in the plan are further detailed in the Implementation plan section. In addition, projects that are highlighted in BLUE were identified by the Apalachicola City Commission in a Public Workshop on May 11, 2023, as a priority and staff have been directed to prepare detailed scopes of work to ensure that the project is ready to be funded through the Apalachicola Stewardship Act or other grant sources. In addition, a detailed cost estimate has been prepared for all infrastructure projects in blue. The information on each of these projects can be found in the ACSC Work Plan in Exhibit 2 Data files which includes the detailed cost estimates and quotes received to ensure project readiness. See Table 6. *Source 2023 ACSC Work Plan.*

Additional funded infrastructure projects currently underway as of October 2023.
Source: City of Apalachicola October 2023 grant report.

November 2023 Public Facility Improvements Grant Status
1. *DEP Resilient Florida Grant – Implementation* - $2.4 million to complete identified drainage projects in the city needing repair due to known nuisance flooding drainage issues
2. *DEO Rural Infrastructure Fund – Drainage Basin Analysis Phase II + Camera Work of Stormwater Lines:* A grant for $300,000 with no local match from the DEO Rural Infrastructure Fund has been approved. The application is for Phase II of a Drainage Basin Analysis that began in 2018. This $300,000 grant proposal would fund an analysis of the drainage basins that border Apalachicola River and Bay. The proposal also includes funding to begin camerawork of the stormwater lines in phase I, as recommended in that report.
3. *Rural Infrastructure Fund, DEO FY 21/22-Water Treatment Plant Improvements:*
The City has been funded for $150,000 for engineering services for potable water improvements.
4. *CDBG-DR Infrastructure– Avenues Stormwater Repair Project* (M0016)
5. *DEP Resilient Florida + Water Restoration Assistance – Wastewater Treatment & Vulnerability Study* - The City of Apalachicola was approved for the full $19 million for new equipment and relocation of the plant out of the Coastal High Hazard Zone.

Public Facilities Data Sources in Attachment 1
- Table A4.1 2020 Public Supply Utility Data, NWFWMD 2023 Water Supply Assessment
- Table A4.6. Region V Public Supply Utility Data-Estimates and Projections, Demand and Production,
- NWFWMD 2023 Water Supply Assessment
- Table A4.10 , Projected Growth Rate by county
- Stormwater Management Master Plan, City of Apalachicola, 2017
- ACSC Work Plan

Table 6 ACSC Work Plan Projects (Table 1) Excerpted from 2023 ACSC Work Plan

Project	Infrastructure	Water Quality	Housing	Economic Development
INFRASTRUCTURE				
WW.1A. Wastewater Treatment and Collection Systems Inflow and Infiltration Study	✓	✓	✓	✓
WW.1B. Wastewater Treatment Repair Design	✓	✓	✓	✓
WW.IC. Major Wastewater Pipe Replacement Project	✓	✓	✓	✓
WW.2. Construction of Wastewater Treatment Plant Headworks and Relocation	✓	✓	✓	✓
WW.3. Lift Station Rehabilitation	✓	✓	✓	✓
WW.4. Vacuum Station – Electronic Upgrades	✓	✓	✓	✓
WW.5. Water Plant - Electronic Upgrades	✓	✓	✓	✓
WW.6. Repair/Construction of Sprayfield	✓	✓	✓	✓
WW.7. Upgrades to the City's Irrigation System	✓	✓	✓	✓
WW.8. Flo-Vac Monitor Installations	✓	✓	✓	✓
WW.9A. Franklin Unincorporated – Septic to Sewer Conversion Project Feasibility Study	✓	✓	✓	✓
WW.9B. Franklin Unincorporated – Septic to Sewer Conversion Project Design	✓	✓	✓	✓
WW.9C. Franklin Unincorporated – Septic to Sewer Conversion Project Construction	✓	✓	✓	✓
WW.10. Operational Staffing Needs	✓	✓		
PW.1. Fire Hydrant Replacement	✓	✓	✓	✓
PW.2. Potable Water Valve Replacements	✓	✓	✓	✓
PW.3. Potable Water Testing Site Installation	✓	✓	✓	✓

Table 2. Summary of Water Quality Projects

Project	Infrastructure	Water Quality	Housing	Economic Development
WATER QUALITY				
PE.1. Steward of the River Guidance for Residents – Outreach Campaign	✓	✓	✓	
SW.1A. Stormwater Inflow and Infiltration Study	✓	✓		
SW.1B. Stormwater Design	✓	✓		
SW.1C. Stormwater Construction	✓	✓		

HOUSING ELEMENT

The preponderance of housing stock in the City limits continues to be single-family residences. The greatest densities of single-family homes occur between Avenue J and Avenue M and along the 24th Avenue corridor of Greater Apalachicola: both are areas inhabited predominately by low to moderate income housing developments. Such development is limited to the City-owned public housing developments, scattered single family conversions and the City's newest affordable housing development Denton Cove.

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.
The availability of affordable housing is a growing concern across Florida, and the nation, as land prices, construction costs, and interest rates continue to escalate with wages lagging behind. Affordable housing supply is decreased by short term "vacation rentals "and local governments have limited ability to regulate the tenure and frequency of short-term rentals.

In 2022, the median income for Franklin County was $61,800 adjusted for household size. The median income has risen from $51,600 in 2019 to $61,800 in 2022. The portion of the population earning less than 30 percent of the median income are classified as "extremely low income" by the Federal Department of Housing and Urban Development (HUD). Federal funding for housing is available for families earning as much as 160 percent of the median income for a county. HUD identifies the "Area Median Income (AMI)" for each county in the state annually and establishes the maximum rent and mortgage assistance available using the AMI. Households spending more than 30 percent on housing, utilities, mortgage, insurance, and taxes are considered "cost burdened".

Table 7, Franklin County Cost burdened By Income, All Households

Low Income cost burdened	639
Low Income, not cost burdened	754
Not Low Income, cost burdened	388
Not Low Income, Not cost burdened	2,329

Source: Solutions for Affordable Housing, Franklin County, Florida Housing Coalition July 19, 2022

Table 8, Franklin County Cost Burdened by Income, Renter Households

Low Income cost burdened	200
Low Income, not cost burdened	173
Not Low Income, cost burdened	130
Not Low Income, Not cost burdened	453
Total Unmet Housing Rental Need:	200

Source: Solutions for Affordable Housing, Franklin County, July 19, 2022 Florida Housing Coalition

Summary: Based on a 19% ratio of county population, Apalachicola has a need of thirty-eight rental units

Table 9, Franklin County Cost Burdened by Income, Owner Households

Low Income cost burdened	439
Low Income, not cost burdened	581
Not Low Income, cost burdened	258
Not Low Income, Not cost burdened	1,876

Total Unmet Owner Housing Need: 439 Households
Source: Solutions for Affordable Housing, Franklin County, July 19, 2022
Florida Housing Coalition

Based on 19 percent of population, Apalachicola has a need of eighty-three owner units

Table 10: Age Distribution of Population Franklin County

Year	2021	
Age:	0-17	18,
Age	18-44	30.7
Age	45-64	26.9
Age	65+	23.8

The demand for housing by age group is evenly split between age groups.
Source: Bureau of Economic and Business Research (BEBER), University of Florida April 1, 2022.

ACSC Work Plan on Housing (excerpts from 2023 ACSC Work Plan)
The need for workforce housing is directly tied to economic development and support for small businesses in the City of Apalachicola. Without places for individuals to live, it can be difficult to retain the local workforce needed to support the City's thriving downtown. There is a need for privately-owned and rental housing for low- and moderate income individuals and families in the City which includes housing to support teachers, nurses, medical support staff, and police offers. The available housing stock is not easily accessible to these essential members of the local workforce, creating a challenge in retaining talent to fill these important positions.

Initiatives to support housing are often defined by the area median income (AMI) or a percentage thereof as it relates to various programs with 30 percent of AMI defined as extremely low all the way up to 120 percent defined as workforce income. According to data provided by the University of Florida Shimberg Center's Florida Housing Data Clearinghouse, the median income for a family of four in Franklin County is $61,800. Therefore, the breakdown in percent of AMI by persons in household is: Florida Housing Income Limits in Franklin County:

Table 11: Florida Housing Income Limits in Franklin County

AMI Category	1-Person Household	2-Person Household	3-Person Household	4-Person Household
Extremely Low Income - <30%	$12,990	$14,850	$16,710	$18,540
Very Low Income - <50%	$21,650	$24,750	$27,850	$30,900
Low-Income Housing Tax Credit Qualified - <60%	$25,980	$29,700	$33,420	$37,080
Low-Moderate Income - <80%	$34,640	$39,600	$44,560	$49,440
Workforce Income - <120%	$51,960	$59,400	$66,840	$74,160
Workforce Income - <140%	$60,620	$69,300	$77,980	$86,520

Source: ACSC Work Plan, Shimberg Data

To put this into perspective, it's important to consider the wages that are earned by different individuals in the workforce. For example:

• According to the Franklin County Public Schools 22-23 Teacher Salary Scale, the base rate for a new teacher with a bachelor's degree is $40,000. Using the income limits above, this means that a starting teacher who is the sole provider in a three-person household would make less than 80% of the AMI.
• According to the Florida Department of Law Enforcement the Certified Entry-Level Officer Minimum Salary in Franklin County is $33,000. Using the income limits above, this means that a starting officer who is the sole provider in a three-person household would make less than 60% of the AMI.

However, it should be recognized that if a starting teacher and starting law enforcement officer and starting teacher were both supporting a 4-person household, their income will still fall under 120% of the Area Median Income.

According to the United Way of Florida it is estimated that 17 percent of households in Franklin County live in poverty, which is five percent higher than the state average (12%). However, while families may earn more than the Federal Poverty Level, many may still earn less than the basic cost of living for the County. This is defined as Asset Limited, Income Constrained, Employed (ALICE) households. According to 2021 data, it is estimated that there are 4,559 ALICE households in Franklin County, representing 27% of the households in the County. While this may be lower than the state average of 33%, it is a statistic that is crippling for the local economy of this community.

While income is an important part of understanding housing affordability, it is only the first part of the equation. As the price of housing continues to escalate, it can put homeownership out of reach for many families. According to Zillow, a typical home value in Franklin County was $220,503 in 2018 and is now, five years later $400,131 which is an over 80% increase in five-years.

However, it is noted that coastal property values in Franklin County are much higher, which may skew the average for the County. To look at relevant data for average homes in Franklin County that are not waterfront, here are some recent statistics of homes sold in Apalachicola.

• A two-bedroom/two-bathroom (1,236 sq. ft.) single family home built in 1950 in Apalachicola sold in May of 2023 for $349,000.
• A two-bedroom/two-bathroom (1,012 sq. ft.) single family home built in 1920 in Apalachicola sold in April of 2023 for $335,000.
• A three-bedroom/two-bathroom (1,168 sq. ft.) single family home built in 2007 in Apalachicola sold in January of 2023 for $260,000.
• A three-bedroom/two-bath (1,440 sq. ft.) mobile home built in 1998 in Apalachicola sold in April of 2023 for $195,000.
• A three-bedroom/two-bath (924 sq. ft.) mobile home built in 2012 in Apalachicola sold in February of 2023 for $70,000.

In July of 2022, the Florida Housing Coalition presented a study to the Franklin County Board of County Commissioners that evaluated solutions for affordable housing in the County. In this report, the FHC calculated the amount of subsidy needed at that time, by AMI percentage to afford a three-bedroom home valued at $350,000 without being cost-burdened (meaning that an individual is

not paying more than 30% of their income on housing costs). The results showed that homeownership ($350,000/home) is essentially impossible for families that are 80% or less of the AMI. In addition, it demonstrates that individuals that are typically classified as workforce (120 – 140 percent AMI) would require a significant subsidy or a cost-burdened mortgage to afford a $350,000 home. While lower valued homes (when available for sale) would bring these figures down, the availability of housing stock can be a challenge as well.

In addition, this FHC report, citing DEO data from May 2022, shows that of the 3,206 people who are employed in Franklin County, 1,804 live and work in the county while 1,402 workers live outside of Franklin County. This demonstrates that 43.7 percent of workers are commuting from other counties.

This need for more housing to attract workforce was further validated in a recent Duke Energy Site Readiness Report, which evaluated the actions needed to support economic development at the Apalachicola Airport Industrial Park (owned and operated by Franklin County, but in close proximity to city limits). The top recommendation for the County in this report was not related to infrastructure improvements but rather prioritizing workforce development and workforce housing before making substantial investments in property development. The recommendation from this Duke Energy report demonstrates that importance of workforce housing to support the attraction of new businesses to an area.

The FHC report also examined the age of the housing stock in Franklin County, noting that 60% of the housing stock was built prior to 1990 and therefore before the enacting of the Florida Building Codes. This means that much of the housing stock may be vulnerable to wind events and depending on location, vulnerable to flood and/or storm surge as well. This can contribute to higher insurance premiums for homeowners, adding more to the overall cost of homeownership and putting it further from the reach of the workforce.

The key takeaways identified by the FHC included:
- Affordable rental housing continues to be out of reach.
- The cost of taxes and insurance as a percentage of the mortgage amount pushes lower income borrowers out of eligibility.
- Current purchase assistance amounts identified in the Franklin County Local Housing Assistance Plan (which guides the spending of State Housing Initiative Partnership dollars) are not adequate at $10,000 - $15,000.
- Employers are challenged to attract workers to live in Franklin County due to shortage of available housing (There are 1,402 workers commuting to Franklin County).

Finally, the City of Apalachicola's (and Franklin County's) economy is largely built on the tourism industry, which according to a 2019 Tourism Economic Impact Study by VISIT FLORIDA is a $272.3 million industry. While there are hotels and condominiums within Franklin County, the conversion of single-family homes from long-term rentals to house residents to short-term rentals for visiting tourists, is a profitable venture for many second homeowners or seasonal residents. When a home that was once rented to a local who is participating in the workforce is taken off the long-term market and converted to short-term rentals for vacationers, it removes rental workforce housing from the market and can contribute to a rise in long-term rental housing prices, due to a decreasing supply. In a county where the vast majority of the land is in public ownership and protected, the ability to develop new

housing opportunities is limited and therefore any reduction in the long-term rental housing market can be a challenge for the community.

The 2023 ACSC Work plan identified several actions and strategies that the City of Apalachicola can take to incentivize affordable housing as well as ensure a more resilient housing stock in the future. It is worth noting that in 2023, DOC granted the City a $75,000 TA grant to conduct an affordable housing study.

1. Develop a Comprehensive Workforce Housing Strategy

- Develop an officially recognized Workforce Housing Task Force comprised of local stakeholders that have resources to support or would benefit from additional workforce housing.
- Examine the income levels within Franklin County and determine the appropriate AMI percentage that should be targeted to address the needs of workforce housing.
- Once this target population is determined, inventory all federal and state funding programs that could be available to support opportunities to increase workforce housing and determine whether they are currently being used to their full extent in Apalachicola and the surrounding areas of unincorporated Franklin County.
- Considering an anticipated increase in SHIP funding for 2023 and potentially future years, evaluate the programs offered through the Franklin County Local Housing Assistance Plan (LHAP) and maximize the ability to use these funds to support the development of workforce housing.
- Inventory city and county-owned vacant land in and around the City of Apalachicola and consider a partnership with the Land Trust to develop these lands for workforce housing with affordability periods to ensure that the property is not later converted to market-rate housing. Explore the legal provisions needed for this partnership to exist using best practices from other communities around the state.
- Examine the infrastructure needs to develop city and county-owned vacant land and consider these needs as potential projects for the Florida Job Growth Grant or other state funding sources.
- Examine the feasibility of incentivizing the preservation of workforce housing through tax abatement programs for homeowners that do not convert their property to short-term rental.
- Examine the Land Development Regulations for Apalachicola and consider changes such as decreasing the minimum lot size for development (not below the levels allowed in the historic plat) and decreasing the minimum structure size to allow for smaller homes that are in line with the historic shotgun character that is iconic in the community. Other considerations could include flexible lot configurations and density bonuses for housing that is restricted to workforce income levels and below.

2. Develop a Workforce Housing Revolving Loan Program

Revolving Loan Fund programs are development tools that communities can use to support many priorities including the provision of workforce housing. Revolving Loan Funds are designed to be evergreen as they are maintained by the repayment of principal and grow through interest payments. Workforce housing revolving loan funds can provide low-interest loans for new construction, acquisition, and rehabilitation of affordable housing.

Establishing a revolving loan fund provides access to a flexible source of capital that can be used in combination with more conventional sources. Often the RLF is a bridge between the amount the borrower can obtain on the private market and the amount needed to complete the project.
RLFs often issue loans at market or otherwise competitive and attractive rates. Many RLF studies have shown that access to capital and flexibility in collateral and terms is more important to borrowers over lower than market interest rates. RLF programs should be built on sound interest rate practices

and not perceived as free or easy sources of financing. RLFs must be able to generate enough of an interest rate return to replenish the fund for future loan allocations. With competitive rates and flexible terms, a RLF provides access to new financing sources for the borrower, while lowering overall risk for participating institutional lenders.

3. Implement Community Rating System Program to Increase Affordability
While the City of Apalachicola does not currently participate in the Community Rating System, it has completed many of the steps needed to implement this program through a past project. To get credit, community officials will need to submit documentation that verifies these efforts and identify a CRS Program Administrator. Participation in the CRS is voluntary. If Apalachicola is in full compliance with the rules and regulations of the NFIP, the community may apply. There is no application fee, and all CRS publications are free.

Other Apalachicola and Franklin County Housing Stock facts:
- Sixty percent of all houses were constructed before 1990
- The median income of homeowners is $51,684
- The median income for renters is $34,311
- Typical home value is $385,514 seasonally adjusted and only includes middle price tier of homes (Zillow Home Value Index)
- 3,206 people are employed within the county workforce
- 1,402 people live outside county and work in the county
- 1,760 people live in county and work outside county
- Poverty rate is 14.2%
- 2.3% unemployment rate
- Franklin County provides down payment assistance to six households per year through SHIP funding.
- There is a waiting list of one hundred families in need of 3-bedroom homes.

The Florida Housing Coalition Report (July 2022) indicates that home ownership at an average of $350,000 per home is not possible for families earning less than 80 percent of the Area Median Income. The City has received funding to conduct a comprehensive study of housing issues which will be initiated in 2023. *Source: Solutions for Affordable Housing, Franklin County, July 19, 2022, Florida Housing Coalition*

Table 12 - Substandard Housing

Lacking Plumbing	54
Lacking kitchen facilities	ninety-four

Source: Shimberg Center; US Census Bureau American Community Survey 2017-2021 5-year Estimate

Housing Data Found in Attachment 1
- Comprehensive Plan Data, Shimberg Center, University of Florida
- 2022 Florida Housing Coalition Report for Franklin County
- 2023 ACSC Work Plan

Coastal Management Element

Introduction

This element updates data and analysis originally drafted and adopted in 1990 and updated in 2004 The coastal area boundaries of the City have not changed since the element was revised in 2004. Many of the inventoried parameters within this element have not changed. Updated inventory parameters that have changed are updated within this document.

Coastal Area Boundary

The coastal area for Apalachicola consists of an area designated by the City Land Development Regulations as the special waterfront district (See Map 5). This designation serves as the special purpose study area for hurricane evacuation and hazard mitigation purposes and includes the Category 1 Hazard Zone. The special purpose study area for estuarine water quality are these estuarine waters referred to as the Apalachicola River and Bay, East Bay, St. Vincent Sound and adjacent Gulf of Mexico waters. Within the coastal area and special waterfront district, coastal development is more strictly administered through the City's land development requirements through increased setbacks and lot coverage requirements.

Land Use in the Coastal Area

There have been no land use changes within the coastal area since the last plan amendment (2013). Development within the coastal area continues to be strictly regulated by setback restrictions, density and lot coverage requirements. There have not been any significant development within that area, other than infill and redevelopment, that affect any of the policy amendments proposed in 2023. The predominant land uses in the coastal area are conservation, public facilities, commercial and low density residential. There are no projected increases in urban land use beyond the capacity of the Future Land Use map which is sufficient to support the modest projected population increase.

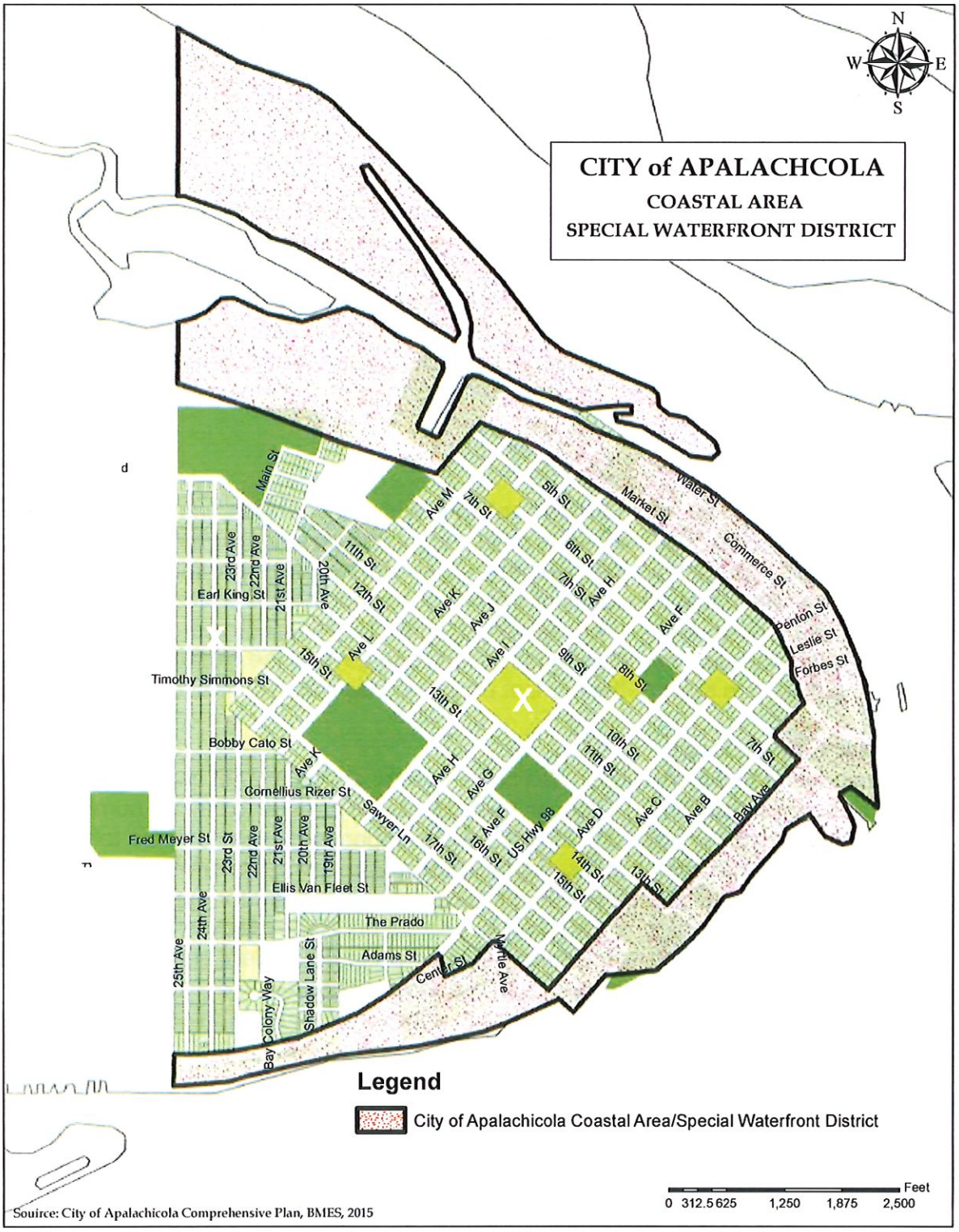
Water Dependent/Water Related Use

The types of water dependent and water related uses in the coastal area have not changed significantly since the last plan amendment (2013) although there has been a reduction in the number of seafood processing facilities along the riverfront. In 2023, water-dependent uses continue to be recreation fishing piers and boat ramps, commercial fishing facilities and marinas. Water-related commercial uses continue to include commercial resorts with dockage, upland support for marinas, upland support for commercial fishing, dry storage and support for recreation. Redevelopment within the coastal commercial area continues to shift from seafood-related water dependent uses into more of a tourism water dependent use that includes restaurants with docks, hotels with docks and marinas. The number of active seafood businesses has decreased to approximately three waterfront businesses.

The City's land development regulations continue to support preference to seafood-related water dependent and related use but other water dependent allowable uses are able to develop; albiet with more restrictive setbacks and lot coverage requirements within the sensitive coastal area. There are no plans to amend any provisions relating to water dependent use.

The city operates two marinas within the coastal area along the Apalachicola River and at the mouth of the river. Both facilities offer sewer pump out to reduce any source of pollution. The City has a privately-owned dry boat storage facility. The city land development regulations require four feet of

Map 5 Coastal Area Boundary



depth for docking facilities and require marinas to connect to central sewer, provide stormwater management for impervious surfaces, parking, and have a hurricane evacuation plan. The data and plan policies relating to water quality, marina siting and environmental diligence continue to be relevant and appropriate through the projected planning period to accommodate the development of new marinas along the riverfront.

Coastal Area Infrastructure

The entire coastal area, as well as the rest of the City, is on a central water and sewer system. Many of the distribution lines are in need of repair along with vacuum pumps and other utility equipment. Specific areas have been identified for repair and funding and are referenced in the Public Facilities Element and Capital Improvements element. Stormwater infrastructure is also aging in many areas along the commercial riverfront. Several infrastructure grants and legislative allocations are providing much needed relief to resolve many of the identified areas of need. Those projects are identified in the City's Public Facilities element and also in the City's 2023 ACSC Work Plan. All of the infrastructure work planned is consistent with existing and updated goals, objectives and policies found within both the Coastal Management element, Conservation element, Public Facilities element and Capital Improvements Element. Because there is not a significant population increase projected, non-point source pollution increases should be minimal once infrastructure repairs are complete.

Coastal High Hazard Area

FEMA defines the Coastal High Hazard Area as those areas within the Special Flood Hazard Areas (SFHAs) along the coast that have additional hazards due to wind and wave action. These areas are identified on Flood Insurance Rate Maps (FIRMs) as zones V, V1-V30 and VE. This includes the area defined as the Category Storm Surge Zone 1 as established by hurricane storm surge (SLOSH) models. The City defines its Coastal High Hazard Area (Map 6) to be in accordance with statutory requirements, (Section 163.3178(2)(h), F.S. that reads as follows: "the coastal high-hazard area is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. Application of mitigation and the application of development and redevelopment policies, pursuant to s. 380.27(2), and any rules adopted thereunder, shall be at the discretion of local government." The City amends its Coastal High Hazard Map to be consistent with boundaries identified in Florida Statutes 163.3178(2)(h). As the storm surge models are revised, the City will amend its Coastal High Hazard Area boundaries accordingly in future plan amendments.

The City regulates development within the Coastal High Hazard area through its floodplain management ordinance for areas identified as V, V1-V30 and VE.The critical shoreline provisions in the land development regulations and in accordance with adopted goals, objectives and policies are still relevant through the 2040 planning period.

Natural Area Inventory

There have been no changes within the City since the last plan amendment (2013) or to the lands bordering the city that affect the area's natural area inventory. Apalachicola is surrounded by the Apalachicola Bay and the Apalachicola River. The Apalachicola River is the confluence of the Chattahoochee and Flint and drains a land area of 2,400 square miles (USA COE, 1978). The Apalachicola River has the most extensive floodplain and the largest flow and the most productive estuary in Florida (Apalachicola National Estuarine Management Plan, 2020) The watershed contains six counties including Gulf, Gadsden, Liberty, Calhoun, Jackson and Franklin. *Source: River Meets the Sea, Apalachicola Estuarine Research Reserve*

Apalachicola is bordered on two sides by incorporated Franklin County which is mostly rural with 96 percent of the land designated Agriculture (forestry) or Conservation. The Tate's Hell Forest and the Apalachicola National Forest above Apalachicola are public lands.

The City of Apalachicola lies adjacent to much of the Apalachicola Bay Basin, which encompasses approximately two hundred square miles of estuary area including St. Vincent Sound, East Bay, Apalachicola Bay and St. George Sound. The bay system is the terminus of a 20,000 square mile basin which extends to a point north of Atlanta, Georgia. The major inflow into the bay is the Apalachicola River with an average flow of 25,000 cubic feet per second varying seasonally from less than 15,000 to greater than 40,000 cubic feet per second. The basin is primarily bay water, but also encompasses drainage from Apalachicola and the offshore barrier islands.

The confluence of the Flint and Chattahoochee Rivers at Lake Seminole form the Apalachicola River. In Florida, the Apalachicola River flows 107 miles southward from the Jim Woodruff Dam to the Gulf of Mexico at Apalachicola. Prior to entering Florida, the river system receives numerous discharges from Atlanta and other urbanized areas (textile mills, paper mills, wastewater treatment plants, steam power plants, and a nuclear power plant) along with extensive runoff from agricultural areas of Alabama and Georgia.

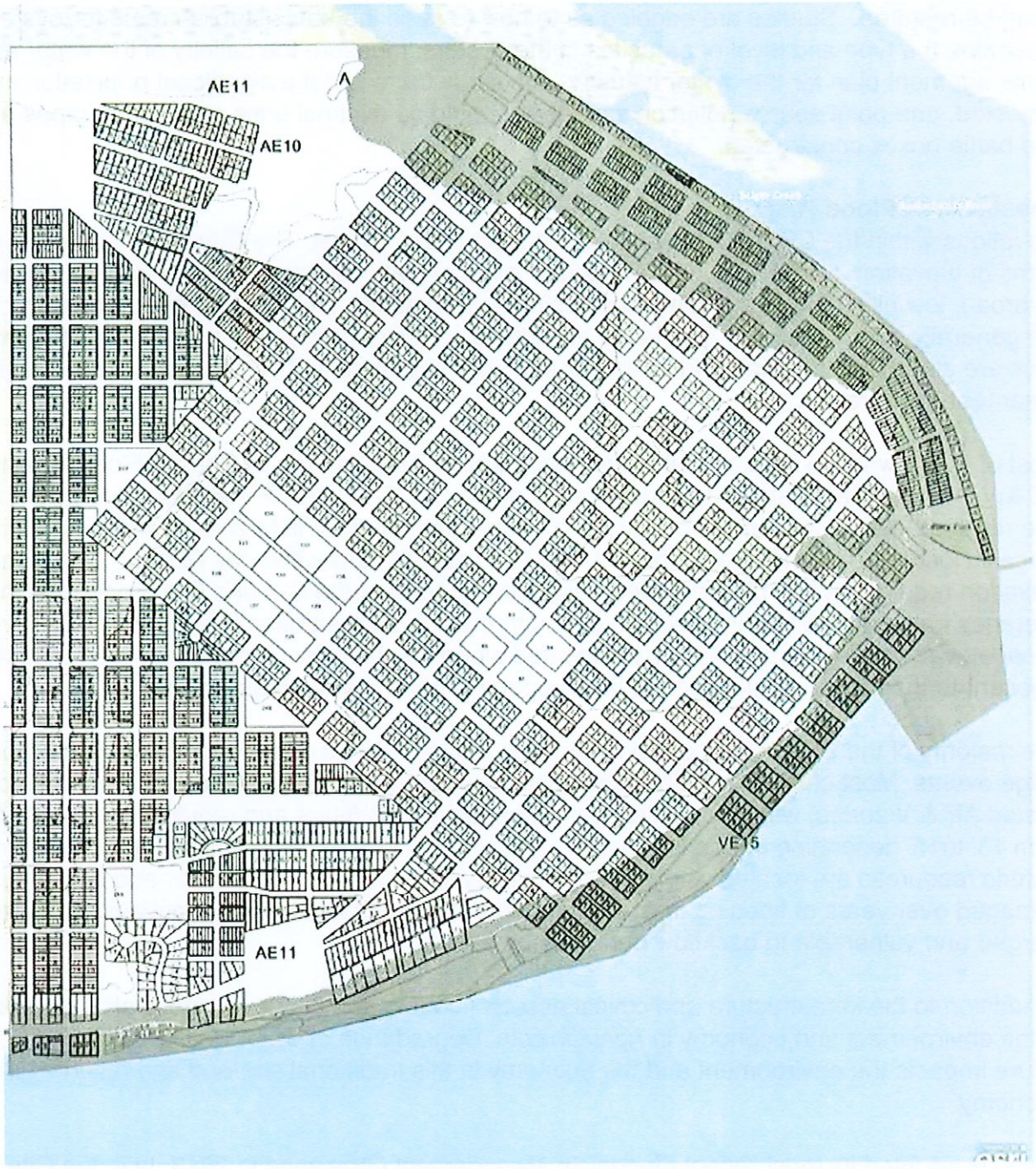
Apalachicola Bay

Apalachicola Bay, as well as the Apalachicola River, continues to be designated as an Outstanding Florida Water. The bay is classified by the Department of Environmental Protection as Class II water, those used for shellfish propagation or harvesting, include the majority of the brackish water areas in the estuary. Most surface waterbodies around Apalachicola are rated as having good water quality. Class II water standards are more stringent concerning bacteriological quality than any class due to the fact that shellfish, oysters and clams that are consumed uncooked by man can concentrate pathogens in quantities significantly higher than the surrounding water. Protection of Seagrass is not an issue in the river or within proximity to City waterfront areas. *Source: Surface Water Classification, Apalachicola Bay Estuarine Research Reserve Management Plan, 2020*

Much of the potential for water quality degradation comes from outside the City's power to administer. The large watershed surrounding the City, the river's proximity to Atlanta, the up-stream agriculture and industrial uses contribute contaminants to the river and can cause water quality degradation. The increased water demand in the ACFS basin has contributed to a reduction in fresh-water flow of the river, particularly during drought, and it is thought to have contributed to the mortality of the oyster population due to increased predation from species that thrive in saltier water. The largest sources of contamination come from the Chattahoochee/Flint rivers due to the large concentrations of population in these areas.

The Florida Department of Agriculture Division of Aquaculture regularly conducts water quality monitoring for the purpose of managing the opening and closure of public bars and privately-leased oyster aquaculture bars in accordance with management plan standards adopted for shellfish safety. The Apalachicola National Estuarine Research Reserve also conducts water quality monitoring in and around the bay.

Map 6 - Coastal High Hazard Area



Legend

Coastal High Hazard Area

Source: City of Apalachicola 2023

The Florida Fish and Wildlife Commission closed the conditionally-approved public shellfish harvesting areas in and around Apalachicola Bay in 2020 to wild-caught oyster harvesting due to diminished oyster populations. As part of a multi-million Triumph Gulf Coast grant, Florida State University is conducting studies to determine why the oyster production of the bay has been diminished and how it can be restored. Studies are ongoing as to how to seed the bay, establish reefs for oyster spat, determine the type and level of parasites in the oysters, measure the salinity of the water and develop a management plan for the oyster industry. because there is not a significant population increase projected, non-point source pollution increases should be minimal once stormwater pipes are installed and baffle boxes constructed.

Coastal Area Flood Risk

Elevations within the City generally range between 0 and 16 feet. The City is generally low relief in terms of elevation. Some areas are located in lower elevations close to sea level and some areas are on broad, low hills. The higher elevations coincide with sandy, well drained hills. The lower elevations are generally poorly drained. The lower elevations are also more prone to flooding. The lower elevations are along the shoreline and inland for two blocks, generally. The City has approximately 20,000 linear feet of shoreline.

Most of the downtown commercial district is located in FEMA's Area of Special Flood Hazard (Rated AE & V zones), (See Map 7). The topography of the C-1, C-4 and RF districts ranges from 2-6 feet. The required elevations range from 13' to 15' depending on the FIRM zone in which an individual parcel is located. The majority of the C-1 and C-4 property falls within the AE12 and 13 zones with an elevation requirement of 13 and 14 feet respectively. Most of the C-1 and C-4 property in this zone averages between 4-6 feet in elevation although there is an area directly adjacent to the river with a 2 foot elevation. The V zone property is located along south Water Street and affects the lots directly adjacent to the river. The elevation of this property is lower, averaging between 2-4 feet.

The majority of the City's commercial district lies within 2 blocks of the river and is vulnerable to storm surge events. Most of the City's downtown district is located in FEMA's Area of Special Flood Hazard (Rated AE & V zones) with a topography that ranges from 2-6 feet and required elevations that range from 13' to15' depending on the FIRM zone. Many of the City's critical assets, aging infrastructure and historic resources are located within close proximity to the Apalachicola River and Bay and have been damaged over years of flooding from storm events and several stormwater outfalls are partially submerged and vulnerable to backflow during surge events.

In addition to the infrastructure and critical assets, flooding and sea-level rise is also a potential threat to the environment and economy in Apalachicola. Degradation of water quality due to infrastructure failure impacts the environment and the economy in this traditional seafood and nature-based tourism economy.

The City adopted its most recent Floodplain Management Ordinance in 2013. In it, the City adopted provisions that require a one foot free-board above the required base flood elevation (BFE) requirements. All new construction within the City is required to meet and exceed the required BFE by one foot.

In 2017, The City received funding to conduct a Vulnerability Analysis (VA) in which the City inventoried and then analyzed hazard-specific data to determine the short and long-term vulnerabilities of sea level rise facing critical infrastructure, coastal properties and historic resources within the City Apalachicola. Much of this analysis focused on the C-1, C-4 and RF zoning districts of the City's downtown historic district.

Apalachicola's initial VA used NOAA SLR stillwater inundation models but the original study did not consider storm surge and waves, or the interaction of extreme rainfall with aging infrastructure. The 2017 analysis provided the City with a screening-level tool but did not provide a long-range comprehensive picture of potentially impacted areas and critical assets, infrastructure, and publicly-owned historic and cultural resources.

What the project did illuminate was important in terms of flood potential awareness. The analysis found the following:

Model of Low Level Inundation -The total area of low level inundation (0-2 feet) was calculated around the City, not including marshes, to be 38.51 acres. This area includes roads, alleys, and unconstructed, platted roads. The projected low level of inundation would primarily affect parcels located along the extreme north and south end of the riverfront along Water Street and along the bayfront marsh along Bay Avenue. (See Map 8).

Model of Medium Level Inundation - The total area of medium level inundation (0-4 feet) was calculated around the City, not including marshes, to be 94.20 acres. This area includes roads, alleys, and unconstructed, platted roads. The projected medium level of inundation would affect more than twice the low level projection area, basically expanding a wider band along the City's Riverfront and bayfront. Along the riverfront, the inundation area expands south up through the City's Scipio Creek area. The projected medium level inundation model run showed a greater number of downtown commercial buildings and critical infrastructure. There are a number of historic resources located within this inundation zone. Many of the commercial buildings are pre-FIRM construction and do not meet current FEMA required base flood elevations. Along the bayfront, the inundation absorbs more of the same blocks oted in the low level projection. The FEMA Flood Zones for those areas fluctuates between VE14 and VE15. All of the residential homes located in this exclusively residential area are elevated and are probably compliant with current FEMA base flood elevation requirements. (See Map 9).

Model of High Level Inundation - The total area of low level inundation was calculated around the City, not including marshes, to be 116.22 acres. This area includes roads, alleys, and unconstructed, platted roads. The projected high level of inundation - defined as the six (6) foot inundation model - would expand the impact area within the City to over 116 acres. Surprisingly, the expansion would not grow significantly in terms of area but the inundation level would be higher in those areas already impacted by the low and medium inundation model projections. Along the downtown commercial district, inundation levels would no doubt impact pre-FIRM construction, historic resources would be compromised and even post FIRM structures may possibly be impacted from the inundation. The model projects an area of inundation would expand from the river upland to 5th street at the north end of the City impacting blocks 183 through 185 - an area with a FEMA flood zone rating of AE11. Along the bayfront, the impact area spreads and the model run showed the possibility of some of the pre-FIRM residential development in this area could be affected. (See Map 10).

Map 7 FEMA Zones for C1, C4 with historic buildings

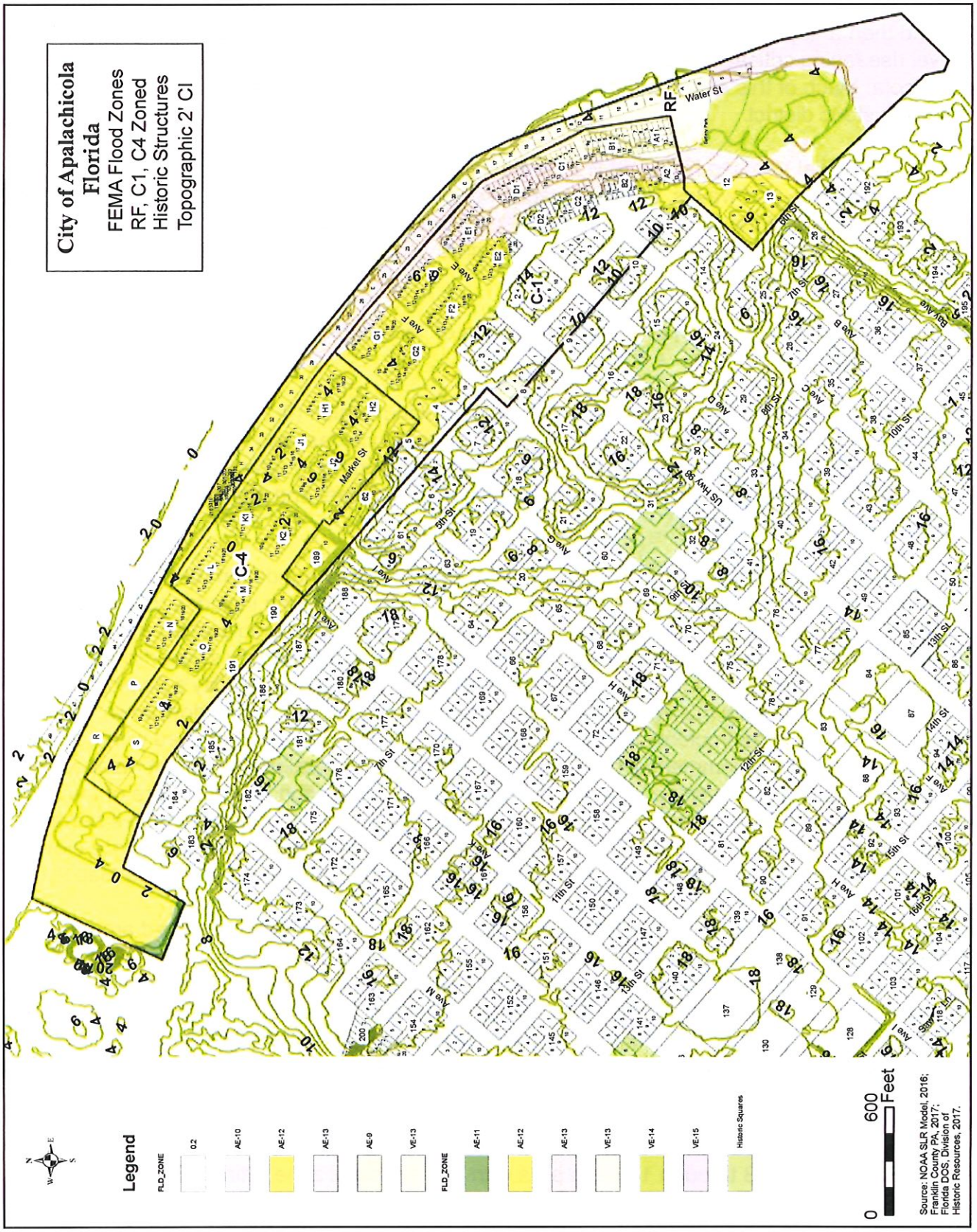


Table 13 - Apalachicola Parcel Exposure to Sea Level Rise Projections

SLR Inundation	Parcel Acreage
Low	38.51 acres
Medium	94.20 acres
High	116.25 acres

Financial Impacts

The 2017 VA also analyzed financial exposure to flood hazards and determined that inundation could affect more than $138 million worth of property (based on 2017 property values).

Analysis of Roadways

The 2017 VA determined the following roadway impacts.
The low inundation area will impact 3.79 acres of roadway.
The medium inundation are will impact 21.79 acres of roadway.
The high inundation area will impact 33.19 acres of roadway.

Current Hazard Mitigation Planning Efforts

The City's initial VA report, combined with the 2018 destruction to Apalachicola from Hurricane Michael highlights the City's vulnerability to both flood and storm surge for buildings, infrastructure and critical assets. Beginning in 2023, the City is working on an update to its VA which will incorporate the use of storm surge modeling which will help give a more detailed analysis of the potential impacts of flooding associated with storm surge. The updated VA will include the impacts of sea-level rise, storm surge, and rainfall flooding as outlined in s. 380.093 F.S. The economic impacts of flooding will be projected and mapped over a planning horizon that extends to 2100. Critical assets, infrastructure, and historic properties at risk will be identified. The resulting document will allow the City to draft recommended changes to the comprehensive plan and recommended adaptation strategies. The updated VA will be complete in 2024.

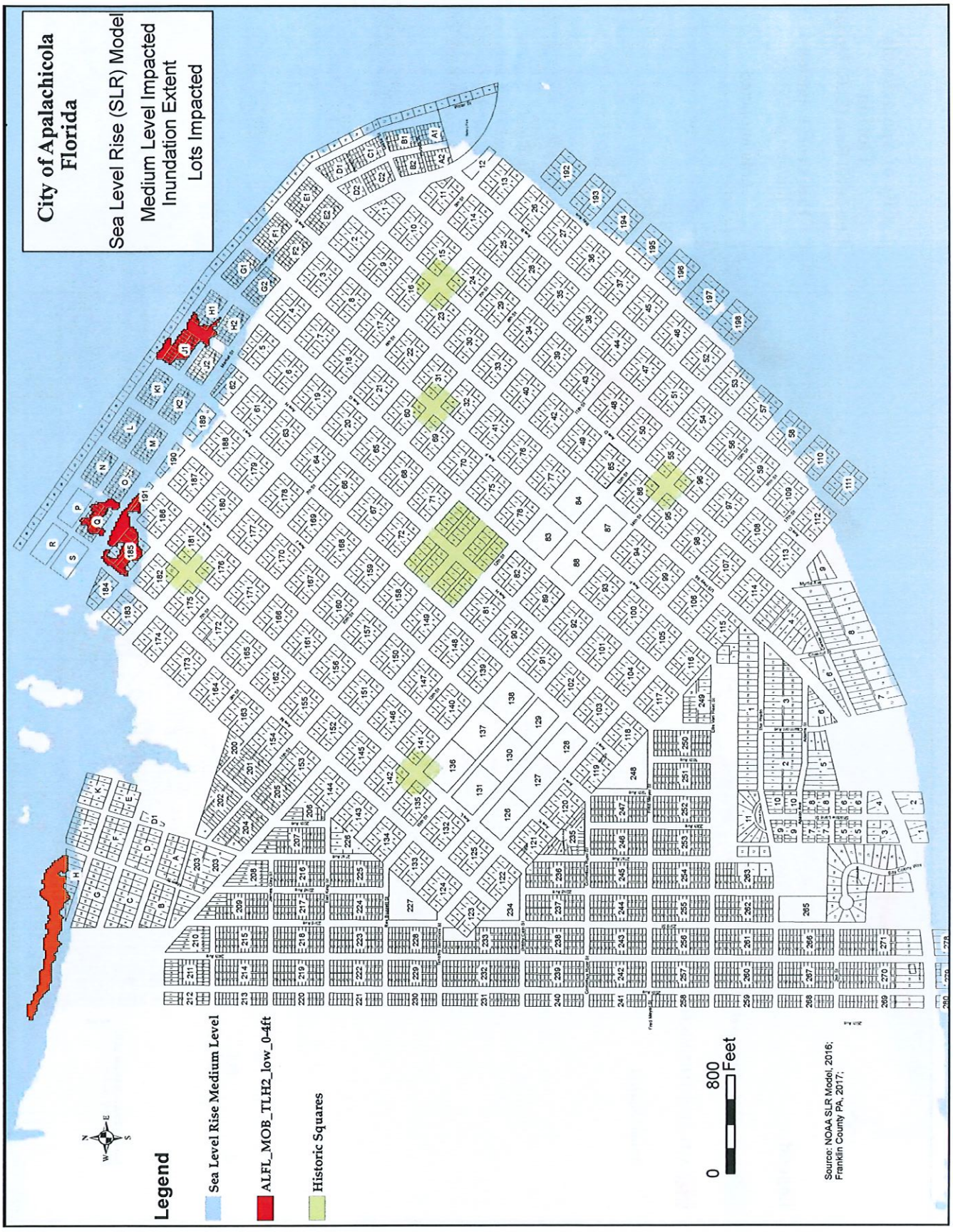
Results of the updated assessment will be used by the City to prioritize long-term capital improvements, prepare recommended changes to the comprehensive plan and mitigation strategies relating to infrastructure. The resulting data from this project will enable the City to prioritize long-term capital improvements, provide documentation to seek infrastructure and historic mitigation funding. The data will serve as guidance for the City to implement recommended changes to the comprehensive plan and incorporate recommended mitigation strategies relating to infrastructure. The assessment will also provide publicly-available data for property owners located within impacted areas who may wish to pursue mitigation measures for their own properties. An economic impact analysis will determine the property value of parcels within the projected impact areas and expected losses associated with flooding over a planning horizon that extends to 2100.

Coastal Management Data in Attachment 1 Tables and Reports

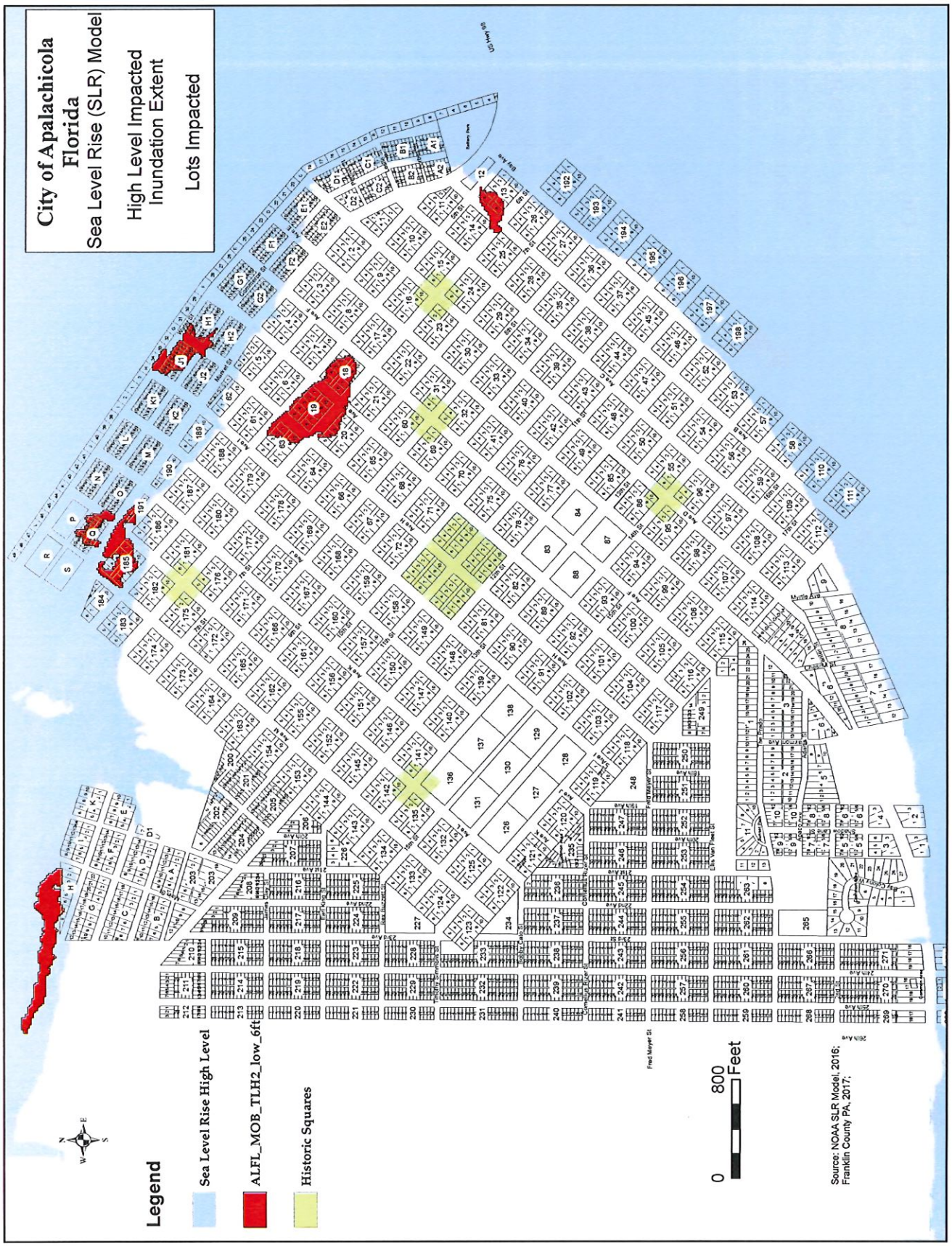
- River Meets the Sea, Apalachicola Estuarine Research Reserve
- City of Apalachicola Vulnerability Analysis (2017)

Map 8 SLR Area of Projected Low Inundation

Map 9 SLR Area of Projected Medium Inundation



Map 10 SLR Projected High Inundation



Conservation Element

Introduction
This element updates data and analysis originally drafted and adopted in 1990 and updated in 2004 Many of the inventoried parameters within this element have not changed. Significant inventory parameters that have changed are updated within this document.

Resource Inventory and Analysis
Water Resources - The classification and inventory of water resources has not changed since the conservation data was revised in 2004. Goals, objectives and policies relating to protection of water resources continue to be based on relevant and appropriate data.

Floodplains - The classification of floodplains has not substantially changed since the conservation data was revised in 2004. Goals, objectives and policies relating to protection of floodplains continue to be based on relevant and appropriate data.

Groundwater Resources - The classification of groundwater resources has not substantially changed since the conservation data was revised in 2004. Goals, objectives and policies relating to protection of groundwater continues to be based on relevant and appropriate data.

Soils - The classification of soil resources has not substantially changed since the conservation data was revised in 2004. Goals, objectives and policies relating to protection of soil resources continues to be based on relevant and appropriate data. (See Map 11).

Minerals - The classification of minerals has not substantially changed since the conservation data was revised in 2004. Goals, objectives and policies relating to protection of mineral resources continues to be based on relevant and appropriate data.

Flora and Fauna - The classification of flora and fauna has not substantially changed since the conservation data was revised in 2004. Goals, objectives and policies relating to protection of flora and fauna resources continues to be based on relevant and appropriate data.

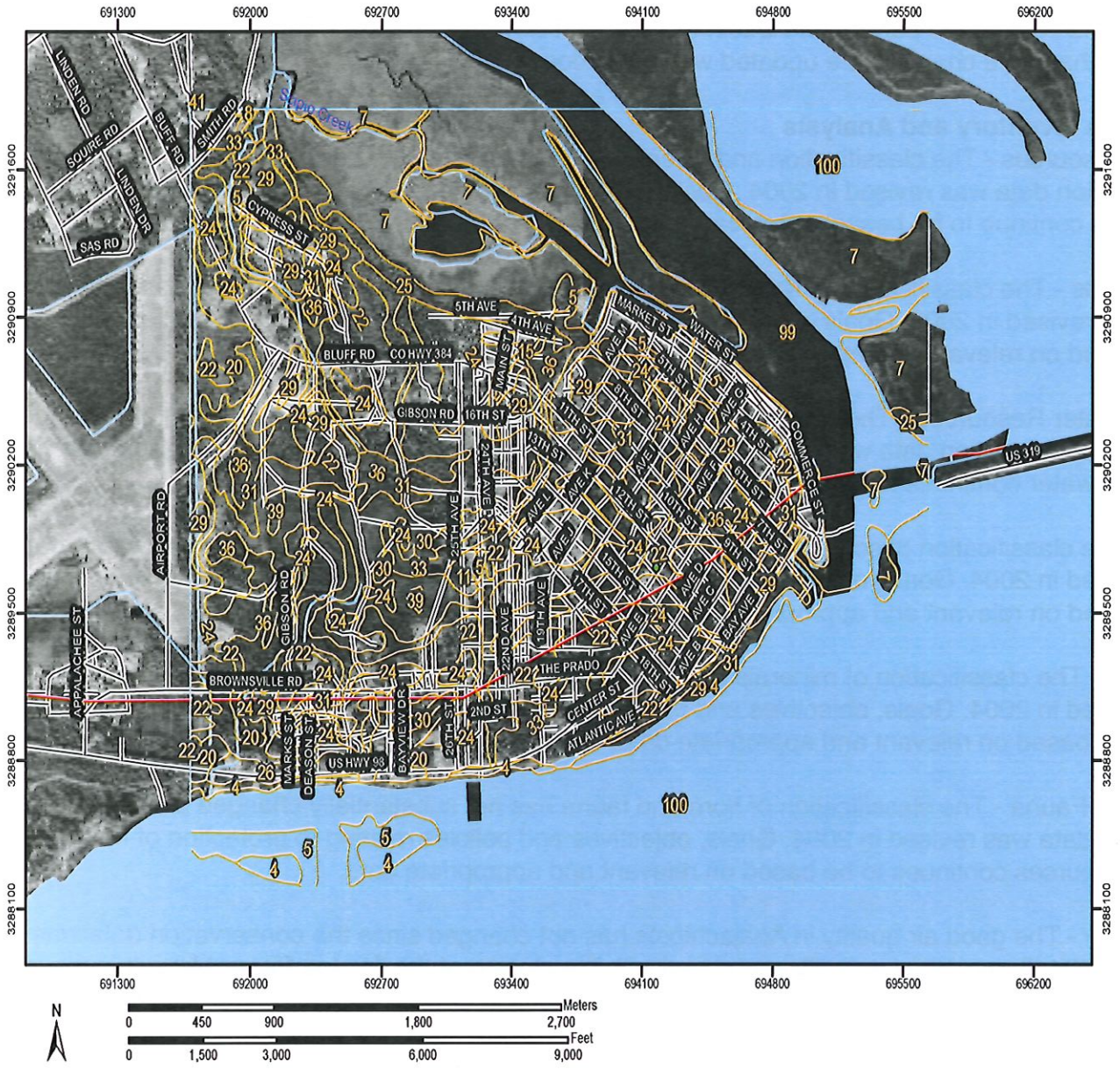
Air Quality - The good air quality in Apalachicola has not changed since the conservation data was revised in 2004. It may have actually imnproved with the closing of the St. Joe Paper Mill within the last 15 years. Goals, objectives and policies relating to protection of air quality continues to be valid.

Natural Groundwater Aquifer Recharge - The aquifer recharge classification has not changed since the conservation data was revised in 2004. The transmissivity of the aquifer in Apalachicola is the lowest in the state at less than 10,000 feet per day (USGS 1970) (See Map 13)

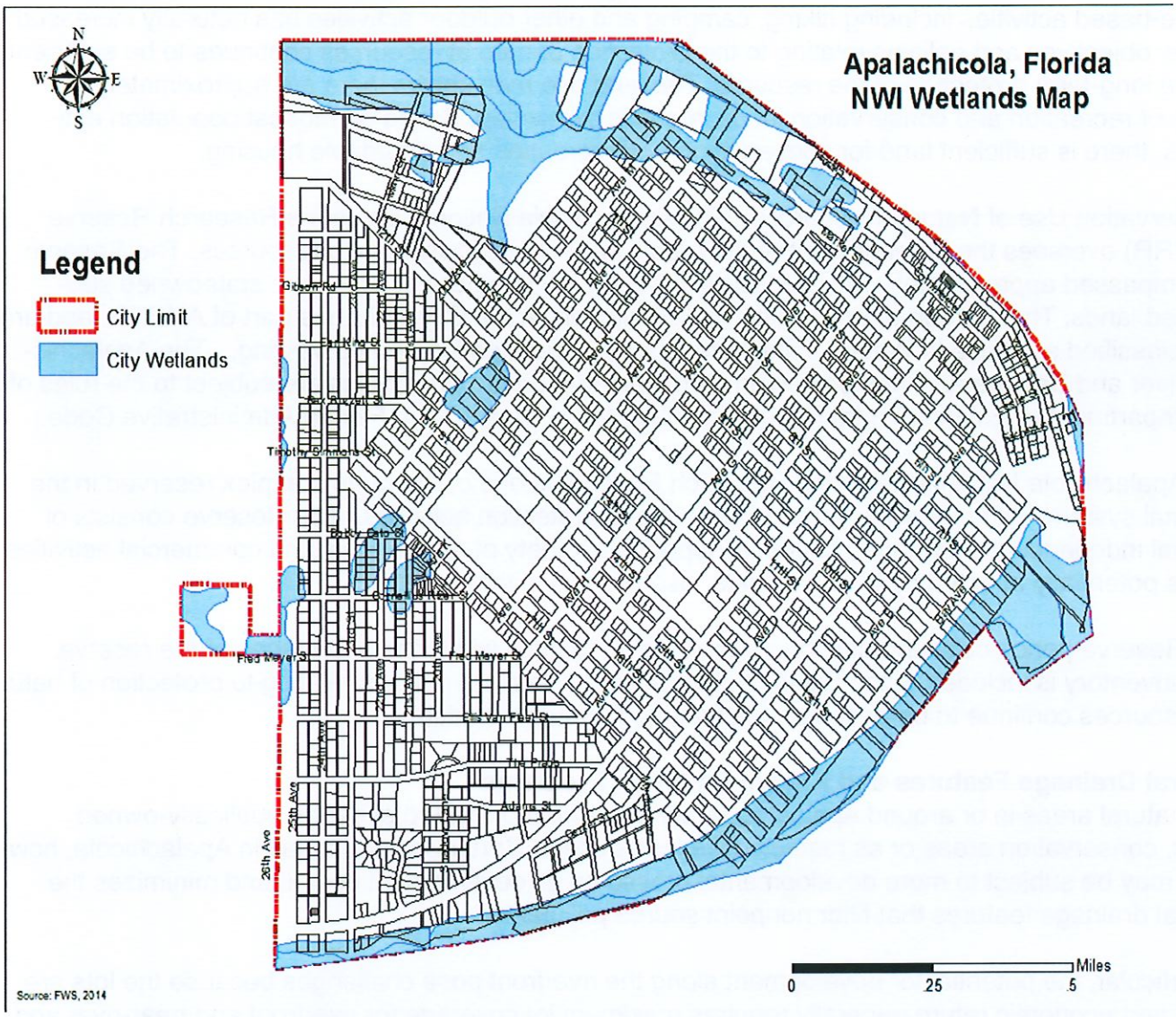
Wetlands - Approximately 29% of the land area in Apalachicola may be classified as wetland based on the occurrence of hydric soils. Some older areas of the city contain hydric soil which no longer supports wetland vegetation. The surface hydrology of these areas has been altered by development, lawns, gardens, parking lots and buildings. Many of these areas are still prone to flooding or surface water ponding during periods of heavy rainfall. Most wetlands in Apalachicola do not have defined streams, channels, and surface water flow is intermittent. (See Map 12).

Map 11 Soils

Soil Map–Franklin County, Florida



Map 12 - Wetlands



Commercial Use of Natural Resources - Recreational and commercial fishing continues to be the predominate use of natural resources. As the area grows in nature-based tourism, an increase in nature-based activities including hiking, camping and other outdoor activities has naturally increased. Goals, objectives and policies relating to the protection of natural resources continues to be sufficient for the long-term protection of the resource. The land use map shows there are approximately 52 acres of recreation and conservation lands in public ownership. Based on modest population estimates, there is sufficient land for conservation and recreation and affordable housing.

Conservation Use of Natural Resources - The Apalachicola National Estuarine Research Reserve (ANERR) oversees the management of the area's natural publically-owned resources. The Reserve Encompassed approximately 193,758 acres, most (135,680 acres) of which are stateowned submerged lands. That portion of the Apalachicola River within the City limits is a part of ANERR and are also classified as Class III Waters suitable for shellfish propagation and harvesting, The Apalachicola River and Bay are also designated an Outstanding Florida Water which are subject to the rules of the Department of Environmental Regulation, Chapter 17-3 and 17-4, Florida Administrative Code.

The Apalachicola National Estuarine Research Reserve is one of the more complex reserved in the national system, with reference to management and protection activities. The Reserve consists of several independently managed subunits, supports a variety of recreational and commercial activities, and is potentially affected by land and water use policies in three states.

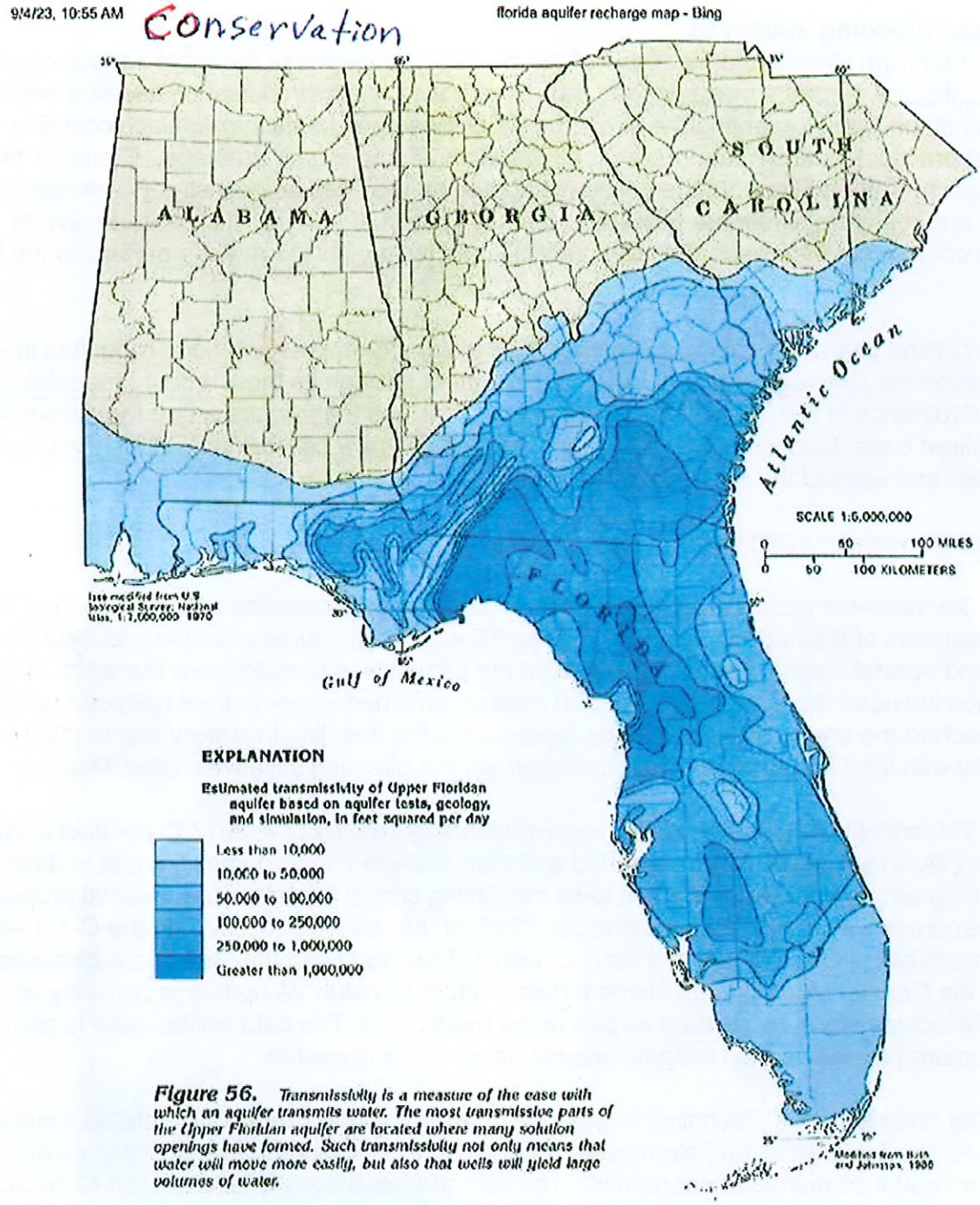
The Reserve periodically updates the inventory of resources within the boundaries of the reserve. That inventory is included in the Exhibit 2. Goals, objectives and policies relating to protection of natural resources continue to be based on relevant and appropriate data.

Natural Drainage Features and Known Pollution Problems

The natural areas in or around Apalachicola are somewhat protected either as publically-owned parks, conservation areas or as restricted wetland buffers. Certain natural areas in Apalachicola, however, may be subject to more developmental pressures as development occurs and minimizes the natural drainage features that filter nonpoint source pollutants.

In particular, the potential for development along the riverfront pose challenges because the lots are small and economic return generally requires maximum lot coverage for riverfront and near-river and bay access. Apalachicola land development regulations feature stormwater treatment requirements for development within the coastal area - both commercial and residential. The City's current stormwater management provisions within the adopted code require stormwater management of the first 1.5 inches of rainfall designed in accordance with state stormwater management standards. Adopted as part of the Area of Critical State Concern Program, the stormwater management provisions require two separate elements: 1) that a State Stormwater Management permit be obtained for all new development except for the construction of residential dwelling units; and 2) for those types of development exempted from state permitting, the city provisions require that stormwater impacts be minimized by using site-suitable best management practices. A manual has been developed to provide applicants recommending types of "site suitable" stormwater management for properties not required to obtain a permit from the Northwest Fl Water Management District. A Stormwater Master Plan has been adopted by the city and a modest stormwater management fee is collected on utility bills.

Map 13 Aquifer Recharge Area



Beyond regulatory administration, the City continues to be proactive about identifying stormwater and flooding nuisances and seeking the appropriate funding to plan for and mitigate the issues throughout the City. A discussion of those efforts is outlined below.

Stormwater and Flooding Initiatives

Stormwater run-off from streets and highways of the city represents one of the most serious of pollutants which enter the natural surface waters. Stormwater also results in nuisance flooding within low-lying areas of the City. Preventing the direct run-off of these pollutants into Apalachicola Bay offers the most practical means of addressing both filtration and adequate drainage. Drainage facilities which retain run-off and filter out the pollutants should be provided as new streets are opened and highways are improved. Drainage facilities in the city consist of swales, ditches and culverts constructed in connection with roads. The city currently has twenty-six stormwater outfalls to the bay or river.

Over the past several years, the City has accomplished many stormwater and flood reduction initiatives. In addition the City regulates floodplain management through its most recent Floodplain Management Ordinance in 2013. In it, the City adopted provisions that require a one foot free-board above the required base flood elevation (BFE) requirements. All new construction within the City is required to meet and exceed the required BFE by one foot.

Other flood and stormwater initiatives include the following:

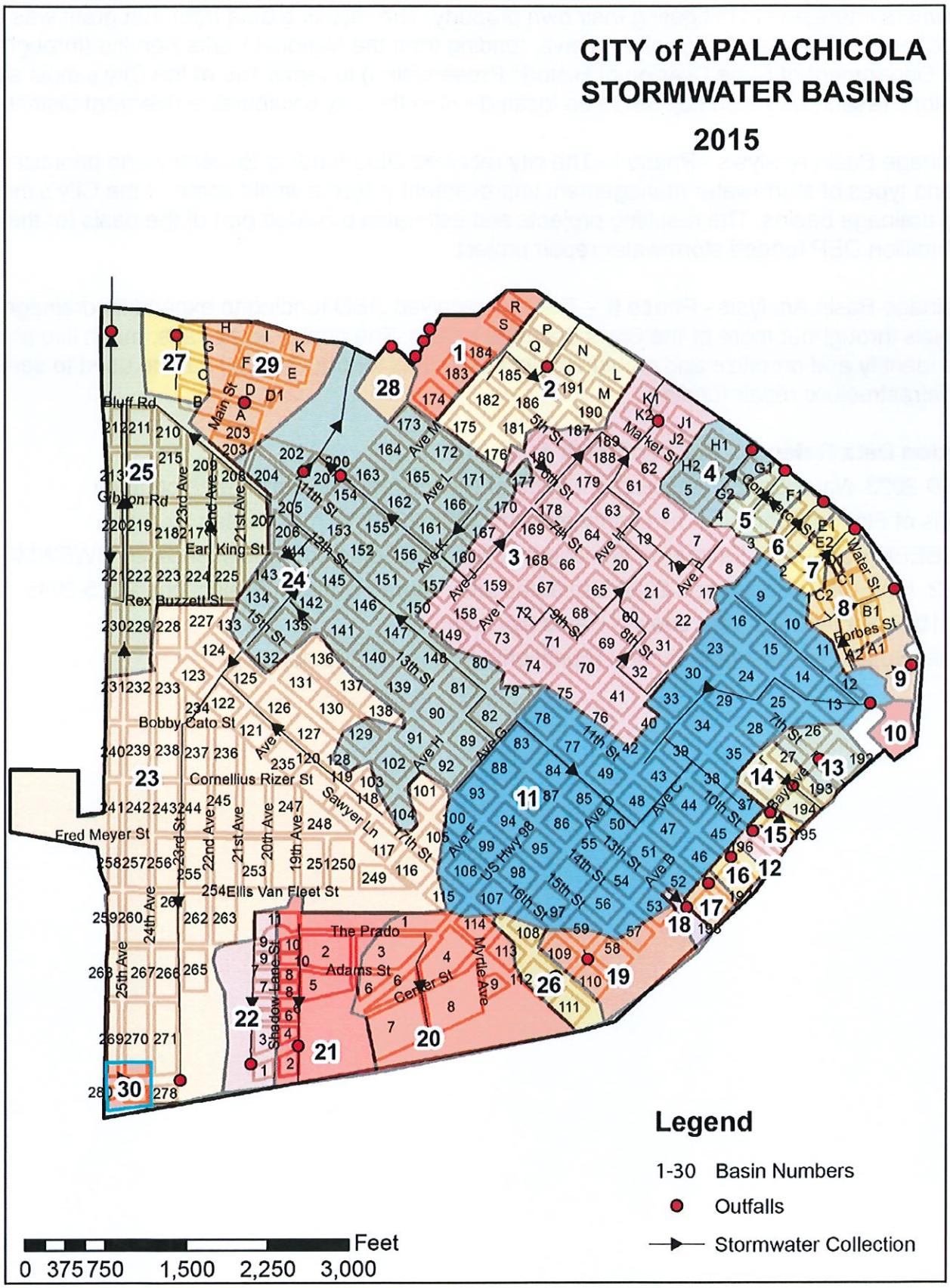
• In 2015, the City received technical assistance funding to identify categorize and map each of the known outfall sources of drainage to Apalachicola Bay/River. Those sources include drainage ditches, storm drains and natural creeks. The ultimate goal of the project was to make sure that each drainage conveyance included the appropriate filtration mechanisms necessary to treat nonpoint pollutants before they reached the bay or river. This study represented the baseline inventory that in 2023 would provide the City with $2.4 in treatment funds to implement the planning initiatives. (See Map 14).

• 2017/2023 - Vulnerability Analysis. The City received funding from DEO in 2017 to conduct a Vulnerability Analysis (VA) in which the City inventoried and then analyzed hazard-specific data to determine the short and long-term vulnerabilities of sea level rise facing critical infrastructure, coastal properties and historic resources within the City Apalachicola. Much of this analysis focused on the C-1, C-4 and RF zoning districts of the City's downtown historic district. This study and the results are discussed in more detail in the Coastal Management element data. A 2023 followup VA update is currently underway that will include storm surge data as part of the model runs. The data will be used to plan for future infrastructure projects to help mitigate against future flooding events.

In 2018, the City received a $40 Technical Assistance grant to address stormwater-related issues. The funding was used to draft fill and stormwater regulations for flood-prone areas and to establish a comprehensive floodplain management permitting system to track/store plans, elevation certificates and other information necessary to administer anticipated CRS program. The City implemented the fill ordinance and installed the software.

In 2019 the City received funding from NOAA to assess floodprone historic properties for risks related to sea-level rise and associated flood hazards, and provide the City with specific recommendations and estimates for mitigation measures such as floodproofing or elevating the vulnerable properties.

Map 14 Drainage Stormwater Drainage Basins



An online information portal was also developed and additional resources made available for local property owners interested in mitigating their own property. The resulting data from that grant was a springboard for the City to apply for, and receive, funding from the National Parks Service (through the Florida Department of State Division of Historic Preservation) to repair two of the City's most significant historic resources which happen to be located within the City's vulnerable riverfront district.

2017 - Drainage Basin Analysis - Phase I - The city received DEO funding to identify and prioritize locations and types of stormwater management improvement projects within some of the City's most floodprone drainage basins. The resulting projects and estimates provided part of the basis for the City's $2.4 million DEP funded stormwater repair project.

2023 - Drainage Basin Analysis - Phase II - The City received DEO funding to expand its drainage basin analysis throughout more of the City's drainage basins. The goal of this phase, much like phase I, will be to identify and priroitize and provide project estimates for the City that can be used to seek additional infrastructure repair funding.

Conservation Data Refences in Attachment 1

- NWFWMD 2023 Water Supply Assessment Excerpt (Functional Population Methodology
- Projections of Florida Population by county excerpt, 2025-2050, with estimates for 2022
- Table A1 BEBR Population Estimates, Seasonal Rates, and Adjusted Population 2020 NWFWMD
- Table A2.2 NWFWMD Population 2020 Estimates and Future Popultion Projections 2025-2045
- Table A4.10 Projected Five Year Growth Rates by County
- 2023 Water Supply Assessment Excerpt (Functional Population Methodology

Transportation Element

Introduction

This element updates data and analysis originally drafted and adopted in 1990 and updated in 2011 Many of the inventoried parameters within this element have not changed. Significant inventory parameters that have changed are updated within this document.

Inventory

Apalachicola is a municipality with a population of less than 50,000 and it is not located within a Metropolitan Planning Organization (MPO) pursuant to Florida Statutes. The City did not adopt a mass transit, ports, aviation and related facilities elements.

Existing Conditions

The City of Apalachicola is one of two municipalities in Franklin County. The City contains collector, arterial and local roads. All roads in the city are two-lane and two-way. There are no ports, commercial airports, or high-speed rail lines in the city. An unused railline is identified but not currently used. The major east-west transportation route within Apalachicola is U.S. Highway 98 (State Road 30, Avenue E). This two-lane arterial road includes a left turn lane in the center of Apalachicola at the corner of Market Street and Hwy 98. There is a three-way stop with a caution light at this turn of Market Street and Hwy 98 where the highway makes a sharp ninty degree turn west. There is also one four way lighted intersection in Apalachicola at the corner of Hwy. 98 and 12th Street.

Apalachicola streets are set in a grid pattern. The newer streets of Apalachicola were laid out in a grid pattern but have been set at a slightly different angle. The avenues run east to west in alphabetical order. The streets run north to south in numerical- order. Water, Commerce, and Market street represent first, second, and third street and these streets are laid out north to south.

There are approximately 36 miles of paved roads in the city and 6 unpaved roads within the City. (Florida DOT City County Milleage, 2008) All of the paved roads are rural, 2 lane undivided. Twelfth Street, Twenty-fourth Avenue, Avenue M, and a portion of Market Street are considered to be collector streets. The only arterial road in the City is Hwy 98; the rest of the streets in Apalachicola are classified as local roads.

Level of service (LOS) is rated on an A-F scale: A represents the best driving conditions and F represents the worst. Level of service varies depending on the type of road facility, condition and congestion. Apalachicola continues to maintain a Level of Service "C" for its local and state-maintained roadway system. All collector streets within the City of Apalachicola have a Level of Service Standard C or better. Most of the paved City Streets are in good condition. However, U.S. Highway 98, the City's only arterial road, currently exceeds the City's LOS standards and is currently operating at a Level of Service D.

Highway 98 runs along the coast in Franklin County and carries the majority most of the county's traffic from one end to the other. The more rural sections of US 98 outside the City limits run at either Level B or C. But when traffic. When it arrives in Apalachicola, it becomes bottlenecked within the City's narrow historic district. In addition, approximately half the trips within the Level of Service D segments appear to be internally captured: that is, the trips remain within the city limits of Apalachico-

la and are considered locally generated. Hwy 98 is a state-maintained road and is not technically the City's responsibility. *Source: Franklin County Level of Service on State Roads, ARPC*

A LOS analysis for Apalachicola was prepared in 2009 by the Apalachee Regional Planning Council in accordance with the standards and measurement techniques for generalized planning presented in the FDOT Quality/Level of Service Handbook and incorporates the most recent traffic data available from FDOT's Transportation Statistics Office. A more recent document is not available.

The 2009 LOS analysis for State roadways in the City of Apalachicola is included in the Exhibit 2. The State road segments included in this analysis are listed in column one. Other columns identify the road characteristics of each segment including number of lanes (NO. LANES), number of signals or stops (SIG./STOPS), median/turn lane type (FAC TYPE), length of section (LGH. miles) and LOS area type (LOS AREA). These characteristics are used to determine the maximum traffic volume for each segment based on the FDOT Generalized Service Volumes for Cities Less Than 5,000 Population.

The most recent available data analysis shows the segment of US 98 east of CR 384 was operating at LOS D in 2009, which is above the City's adopted LOS C standard. The analysis presented in this report is based on generalized data. The City may wish to coordinate with DOT to update its study of US 98 to get a better understanding of current and future traffic conditions and potential solutions for addressing the LOS deficiency.

The impact of proposed development on US 98 should continue to be evaluated and appropriate measures taken to mitigate adverse impacts including improvements to the surrounding road network and installation of turn lanes and pedestrian and bicycle enhancements.

Coordination with Building Department

The City building department responds to right of way encroachments within the City that affect the roadway network. The City Building Official continues to identify any right-of-way encroachment on arterial and collector roads by block and lot number and reports the information to the City manager for followup by the Planning and Zoning Commission. Identified encroachments are eliminated as discovered except for within the historic district where construction efforts have been permitted that allow minor encroachments for the purpose of preserving historic design. The land development code does not permit variances which would permit the reduction of setback requirements along arterial and collector roads.

Recommendations from APRC

In 2009, the ARPC staff's opinion that the maximum volume included from the FDOT Tables appears to underestimate the actual conditions of this road section and that the City should work with FDOT to determine if there is an actual congeston problem and how serious this condition will become in the future. The City may also want to consider revising its currently adopted level of service standard.

The traffic impacts of any proposed development should continue to be evaluated, as well as any reasonable potential for reducing future impacts through transportation alternatives, such as sidewalk connections and bikeways. Also, the need for turn lanes should be evaluated with each proposed development. No further action concerning level of service is recommended at this time.

Bike Paths

There is one designated bike lane in the City. It is a facility on 12th Street that runs from Highway 98 at 12th Street to the City's Ballfield and recreational center northwest of town. A windshield survey concludes that not only cyclists but also walkers and joggers use the lane. There is an unofficial bike lane running down Market Street from Avenue F to the City's parking lot.

City bicycle and pedestrian ways are provided on sidewalks along avenue E Hwy 98 and on portions of 4th, 5th, 6th Market Street and 12th streets. Most of the city's residential areas do does not have bicycle or pedestrian ways and as a consequence, are not connected to recreational areas and schools, except through the street system. There is sufficient room for pedestrians to walk along the shoulder of the road without danger from vehicular traffic. There are no problems with traffic congestion in the city and there is one traffic light in the city and a blinking light at the intersection of Avenue E(Highway 98) and Market Street.

The provision of adequate parking within a walking distance in the downtown commercial areas of the city may become an issue in the future. The city attracts many elderly retired people who may not be capable of walking far. The city is currently implementing a program to develop pervious public parking areas on Avenue H and has obtained funding to provide additional sidewalks along Highway 98.

Big Bend Scenic Byway

Approximately 220 miles in length, the Big Bend Scenic Byway can be accessed from Apalachicola in the west, Tallahassee Regional Airport in the north, or Newport in the east. It includes SR 65 from the Franklin/Liberty County Line to US 98/SR 30 at the coast. At this point, it spurs to the west on US 98 to include Apalachicola. Returning east on US 98, another spur includes St. George Island via South Bayshore Dr. to SR 300 and CR 300 to St. George Island State Park, returning to US 98 via SR 30. From here the corridor travels eastward along the coast to Carrabelle, then follows the harbor on Marine St., returning to US 98 via CR 30A.

Hurricane Evacuation

A crucial element in a hurricane evacuation plan is the ability to transport the citizens on the existing roadway. The roadway system in Franklin County consists primarily of two lane rural roads which are limited in their ability to carry vehicular traffic during an evacuation. Roadways providing-northward access away from the coastal areas in Franklin County include Highway 6i and 67. Highway 98 is vulnerable at the approach way to Gorrie Bridge. In the past, damage to the roadways have occurred in Franklin County. Nearly all of US 98 in Franklin County is subject to flooding based on the 100-year storm calculated for the Federal Emergency Management Agency Flood Insurance Studies, Map B. State Road 65, the road likely to be used as an escape route, is likely to experience flooding due to excessive rains. Road areas below ten feet in elevation are identified in the Hurricane Evacuation Plan developed by the Apalachee Regional Planning Council. That report indicated that the storm surge in Apalachicola could range from 3. 1 feet to 12. 1 feet depending on the category of the storm.

The Roadway Vulnerablitity Analysis prepared as part of the 2017 Vulnerability Analysis (Coastal Management Element) indicates that U.S. 98 west of the City limits would experience flooding.

Analysis of Roadways

The 2017 VA determined the following roadway impacts.
The low inundation area will impact 3.79 acres of roadway.
The medium inundation are will impact 21.79 acres of roadway.
The high inundation area will impact 33.19 acres of roadway.

As a result of the heavy reliance on US 98 and the low bridge access between Apalachicola and Eastpoint, it is imperative that evacuation from these areas occur during the early stages of the warning process. Franklin County is traversed by a limited number of rural two-lane county and state roads that would carry vehicular traffic during an evacuation. Roadways providing northward access include State Roads 65 and 67. In addition to these roadways, US 319 and US 98 are major arterials running primarily east and west through the county. State Road 20, US 231 and 1-10 would carry the majority of inter-regional traffic.

Based upon the 2020 Apalachee Planning Council Report, the following times are required for out of county hurricane evacuation:

Table 14 - Hurricane Evacuation Times

Category c (old cat. 3)	Category D (old cat. 4)	Category E (old cat. 5)
13.5	13.5	13.5

Highway 98 currently operates as a level of service D through the city *(Source: 2023 staff phone communication FDOT Chipley Public Information Officer)*

Traffic Circulation Data Refences in Attachment 1

- Franklin County Traffic LOS, FDOT source
- Traffic County traffic count 2008 - FDOT
- Franklin County Level of Service on State Roads, ARPC

Capital Improvements Element

Introduction

This element updates data and analysis originally drafted and adopted in 1990 and updated in 2004 Many of the inventoried parameters within this element have not changed. Significant inventory parameters that have changed are updated within this document.

Overview

The analysis performed in the preceding City of Apalachicola Comprehensive Plan Elements have identified facility improvements needed to meet the demands; of existing and future development. Public education is administered by the Franklin County School Board. Public health facilities are provided by the Department of Health and Rehabilitative Services, and the private sector. The County public education and public health facilities are located within the City. It was determined that these systems and facilities (no new schools or public health facilities are projected during this planning period), were adequately served by roadways, sanitary sewer, solid waste, drainage, potable water, and recreation facilities. No additional public facilities of this nature will be needed beyond those already planned in order to adequately satisfy the projected demand and maintain adopted level of service standards, as proposed in the other elements of its comprehensive plan. The area of service is the City of Apalachicola.

Therefore this inventory is concerned with those needed improvements which are of relatively large scale, are of generally non-recurring high cost, and which -may require multi-year financing. A financial criterion uses by the City classifies , non-recurring improvements as $25,000 or more for the construction, acquisition or installation of facilities. The needed improvements derived from the preceding elements of this plan which qualify as capital improvements are listed in the Capital Improvements Budget included in the Exhibit 2. These improvements were ranked in order of priority by the Chairman of the Planning and Zoning Commission, the Commissioner appointed to the Water and Sewer Departments, and the Director of the Community Development Block Grant.

Capital Improvements Data Refences in Attachment 1 - Tables and Reports

- 2023 Capital Improvements Project List
- 2022-2027 Budget

Intergovernmental Coordination Element

Introduction
This element updates data and analysis originally drafted and adopted in 1990. Since the last plan update, the City now coordinates with the Franklin County Local Mitigation Study as a representative member and also is a representative to the Franklin County Tourism Development Council. Further, the City is represented on the Apalachee Regional Planning Council board as a voting member and coordinates informally with the Apalachicola National Estuarine Research Reserve on issues of public awareness.

Overview
Since the last plan update, the City now coordinates with the Franklin County Local Mitigation Study as a representative member and also is a representative to the Franklin County Tourism Development Council. Further, the City is represented on the Apalachee Regional Planning Council board as a voting member and coordinates informally with the Apalachicola National Estuarine Research Reserve on issues of public awareness. Several other governmental agencies that the City of Apalachicola coordinates with have not changed since the plan was originally adopted. Several of the agencies with whom the City coordinates have changed names however. The following narrative is an updated list of governmental agencies that the City regularly coordinates with on various topics. The narrative describes the utilities and the primary county, state, and federal agencies operating in the City.

Apalachicola
The City of Apalachicola, the Franklin County seat and major population center (approx. 2,380 persons), is also the major commercial land transportation center for the County. The City is located on Highway 98 at the mouth of the Apalachicola River. It is governed by a Mayor and four Commissioners. The City employs people in the following departments:

1. Water, Sewer, and Drainage
2. Police
3. Fire
4. Parks and Recreation
5. Finance and Administration
b. Planning

Franklin County
Franklin County is governed by a Board of five County Commissioners elected by district. The Commissioners along with the other constitutional officers of the County form the County government. The County government has jurisdictional responsibility for the unincorporated area as granted within the Constitution of the State of Florida.

Carrabelle
The City of Carrabelle is the only other municipality in the County. With a Population of approximately 1,3OO, it is located on Highway 98 at the mouth of the Carrabelle River.

Regional Agencies

Apalachee Regional Planning Council

Apalachicola is located within the Apalachee Regional Planning Council region, a nine county area in the central Florida panhandle. The Council provides certain planning and technical assistance functions. The City is a member of this association of local governments. The Regional Planning Council office is located in Blountstown. The Apalachee Regional Planning Council is charged with the preparation of a Comprehensive Regional Policy Plan pursuant to Florida Statutes and provides services to local governments on a contractual basis.

Northwest Florida Water Management District

The Northwest Florida Water Management District was established by the Water Resources Act of 1972. This district is governed by a board appointed by the Governor. The Water Management District office is located on Highway 90 between Tallahassee and Qulncy. At this time, the District's responsiblities Include water resource planning and permitting for some specific uses, well drilling. and surface water storage.

State Agencies

Governor's Office of Planning and Budgeting

The Governor's Office of Planning and Budgeting is responsible for reviewing all applications for federal domestic assistance when the federal program requires state clearinghouse review. The purpose of this review is to insure that the proposed project is in conformance with state plans and programs. The ultimate goal of the review process is to provide for intergovernmental coordination between local, state and federal agencies.

Florida Department of Transportation (FDOT)

The Florida Department of Transportation is responsible for planning, constructing and maintaining the State road system. The central office is located in Tallahassee and the County office is locacted in Carrabelle. Given the close relationship and interdependence between land use and trasportation, the coordination of local and state transportation plans is important.

The FDOT regulates access to State roads. Before new development may have access to a State road the developer must present plans for review to the Department. It also may influence drainage in new developments adjacent to State roods by 11 regulating the amount of stormwater runoff which may be allowed to flow into the roadside ditches. New developments which expect to increase the amount of runoff to the drainage system of a State road must submit a drainage plan for review to the Department.

Florida Department of Commerce

The Florida Department of Commerce (formerly Department of Community Affairs and Department of Economic Opportunity) is the designated state land planning agency. Located in Tallahasse, the DOC has been assigned the responsibility of reviewing local comprehensive plans to determine if such plans are consistent with Chapter 163, Florida Statutes, the Comprehensive Regional Policy Plan and the State Comprehensive Plan must be provided for this purpose to the DOC prior to the plan's adoption.

Florida Department of Environmental Protection
The Florida Department of Environmental Regulation (formerly the Department of Natural Resources and Department of Environmental Regulation) is primarily a permitting organization with respect to environmental quality. Plans and management strategies for achieving air and water quality goals have been set both at the federal and state levels. Many of these programs strive to maintain or improve air and water quality by regulating the discharge of pollutants into water and air. Dischargers must receive permits from DER. The Department is also charged with the administration, supervision, development, and conservation of Florida's natural resources. The DEP is responsible for determining the position of the coastal construction line and for issuing building permits for development occuring seaward of the line.

Florida Fish and Wildlife Commission
The Florida Fish and Wildlife Commission (formerly the Florida Game and Freshwater Fish Commission) now enforces the marine Fisheries Commission rules and regulations once administered by the Florida Department of Natural Resources. The Commission is responsible for fishery supervision throughout the state, and its policies are especially felt in Franklin County and Apalachicola where the fishery Industry constitutes a large share of the local economy. The Commission is involved with a number of programs in Franklin County. They are concerned with threatened and endangered species management, commenting on dredge and fill permits, and reviewing appropriate parts of Developments of Regional Impact.

Apalachicola National Estuarine Research Reserve
The Apalachicola National Esturaine Research Reserve (ANERR), located adjacent to Apalachicola, encompassess 193,758 acres and is the largest Reserve in the National Estuarine Reserve Research System. The Reserve was established in September 1979, as a cooperative effort between local, state and federal governments under the Federal Coastal Zone Management Act. The Reserve is administered by the Florida Department of Environmental Protection. The major objective of the ANERR are research and education. The Apalachicola Reserve coordinates the myriad of research activities in the area and assists in funding and logistical research information into an education program designed for school curricula and the general public. The Reserve also servies as a field laboratory where scientists can study naturally functioning systems.

Florida Department of Health and Rehabilitative Services
The Department of Health and Rehabilitative Services (HRS), through the Franklin County Health Department, issues permits for septic tanks and inspects their placement. HRS is also responsible for Implementing programs for elderly housing, energy assistance, food stamps, disabled and the homeless, and alcohol and drug abuse counseling.

Florida Department of Highway Safety
The Department is responsible for vehicle registration and driver's liscense inpections.

Florida Department of Insurance
The Department communicates on a regular basis with the constitutional officers of the County.

Florida Department of State
The Department administers historic preservation and cultural affairs for projects within the City.

Federal

U.S. Army Corp of Engineers

The U.S. Corps of Engineers regulates dredge and fill activities in waters and wetlands under federal legislation. Authorization to engage in dredge and fill is contingent upon receiving approval from the Corps, as well as the Florida Department of Environmental Protection. The Corps of Engineers field office serving the Apalachicola area is located in Panama City. The District headquarters are in Jacksonville.

U.S. Department of Commerce

Responsible for coordinating census and population information and the administration of federal funding.

National Marine Fisheries Services (MFS)

The National Marine Fisheries Service (NMFS), informally known as NOAA Fisheries, is a United States federal agency within the U.S. Department of Commerce's National Oceanic and Atmospheric Administration (NOAA) that is responsible for the stewardship of U.S. national marine resources. It conserves and manages fisheries to promote sustainability and prevent lost economic potential associated with overfishing, declining species, and degraded habitats.

NOAA

The National Oceanic and Atmospheric Administration is a Washington, D.C.–based scientific and regulatory agency within the United States Department of Commerce, a United States federal government department. The agency is charged with forecasting weather, monitoring oceanic and atmospheric conditions, charting the seas, conducting deep sea exploration, and managing fishing and protection of marine mammals and endangered species in the U.S. exclusive economic zone.

U.S. Forest Service

The U.S. Forest Service, a division of the Department of Agriculture, has responsibility for forest managment assistance and provides fire protection and.foresty management services to forest and wildlife areas in the County. The Forest Service operates and maintains the Apalachicola National Forest. The Forest extends Into three other counties: Liberty, Leon, and Wakulla. In Franklin County, the Forest covers 21,000 acres and has several recreation areas.

U.S. Fish and Wildlife Service

The U.S. Fish and Wildlife Service, a division of the Department of the Interior, has several roles in the County. The Service manages St. Vincent Island Refuge, and is involved in threatened and endangered species management.

Environmental Protection Agency

The Agency addresses the County through the Clerk's office in regards to reports arid new legislation.

Federal Emergency Management Agency

The Agency is responsible for managing the Federal Flood Insurance Program in which Apalachicola participates. The City planning office verifies that flood requirements are .met for new construction and inspects the existing buildings to make sure they do not make additions which violate the flood program.

Department of Housing and Urban Development
The Department adminsiters a variety of grant programs which the City has participated in over time.

Soil Conservation Service
The Soil Conservation Service is a non-regulatory, public assistance and resource inventory agency of the United States Department of Agriculture. SCS advises to promote wise land use management for maximum environmental, economic, and aesthetic benefits. Erosion control and prevention, water management, natural resource conservation, and agricultural productivity are major concerns that the agency provides assistance for.

Quai-GovernmentOrganizations
Franklin County Tourism Council
The Franklin County Tourism Council provides tourism infrastructure funding and market support to the City of Apalachicola.

Franklin County Local Mitigation Strategy Working Group
The Franklin County Local Mitigation Strategy (LMS) Working Group is a coalition of representatives who work together to identify risks and to set priorities for addressing these risks. The group is headed up by the Franklin County Emergency Management Division and includes representation from each of the county's two municipalities, including Apalachicola. The Local Mitigation Strategy (LMS) committee serves as the community-wide all-hazards committee at the core of the unified multi-jurisdictional mitigation planning process for Franklin County, providing coordination and partnership among governmental units, commercial enterprises (industry partners), and other local stakeholders.

Civic Groups
Apalachicola Bay Chamber of Commerce
Civic groups such as the Apalachicola Bay Area Chamber of Commerce are active in the City. Rotary and Lions Clubs are also active. Other business and work-related organizations include the Philaco Women's Group; chapters of American Legion, and the ECCC seniors group that runs the Franklin Senior Center Services program at the Holy Family Community Center.

Utilities
The following narrative explains the various utilities operating in the City. Adjacent utilities in the County are listed, however, they have no impact on the City.

Electricity
Electricity is provided to the City by Duke Energy.

Potable Water and Sanitary Sewer
Potable water and centralized sewerage service are provided by the City. There are isolated areas in the City, where water and sewer are not available, which are serviced by septic tanks and private wells.

Potable Water and Sewer In the County

Potable Water in the County is provided by a variety of entities. Four water districts with limited service area have been established in the unicorporated portions and the two incorporated towns have water works with distribution lines extended into some parts ol the surrounding countryside. The four water districts are: Alligator Point Water Resources District, Lanark Village Water and Sewer District, Eastpoint Water and Sewer District, and St. George Island Utility Company. In addition, individual water wells are scattered throughout the unincorporated areas of the County.

The Franklin County School Board

The Franklin County School Board is an independent public agency operating primary and secondary educational facilities County-wide. The Board, with five members elected by district, has a limited power of taxation to support public education, but has no regulatory authority over the use of land.

Recreation and Open Space Element

Introduction
This element updates data and analysis originally drafted and adopted in 1990. Parameters that have changed are updated within this document.

Existing Public Recreational Facilities
The City has three waterfront parks (Battery Park, Lafayette Park and Riverfront Park) are waterfront parks that offer passive resource based activities including fishing and picnicking. Battery Park and Lafayette Park includes open spaces for casual sports and each feature a playground.

Historic Squares
The City has seven small publically-owned parks that offer passive recreation. The squares are dotted throughout the City and several feature historic interpretative signage.

Community Buildings
The City owns several buildings that are used by the public for various functions. Those buildings include the History, Culture and Arts Center, Holy Family Community Center, Battery Park Community Center, the Apalachicola Muncipal Library.

Open Space Areas and Parks
Open space within the City is limited to small parcels. Chapman Square with three fourths of an acre and Sunset Park with one half an acre. Lafayette Park, Battery Park, and Franklin Square are all multi-functional parks and combine open space with other recreational facilities.

As a small town with limited recreational land, Apalachicola relies on the surrounding Franklin County, with abundant open space, to fill some of the open space need of City residents. (See Map 15).

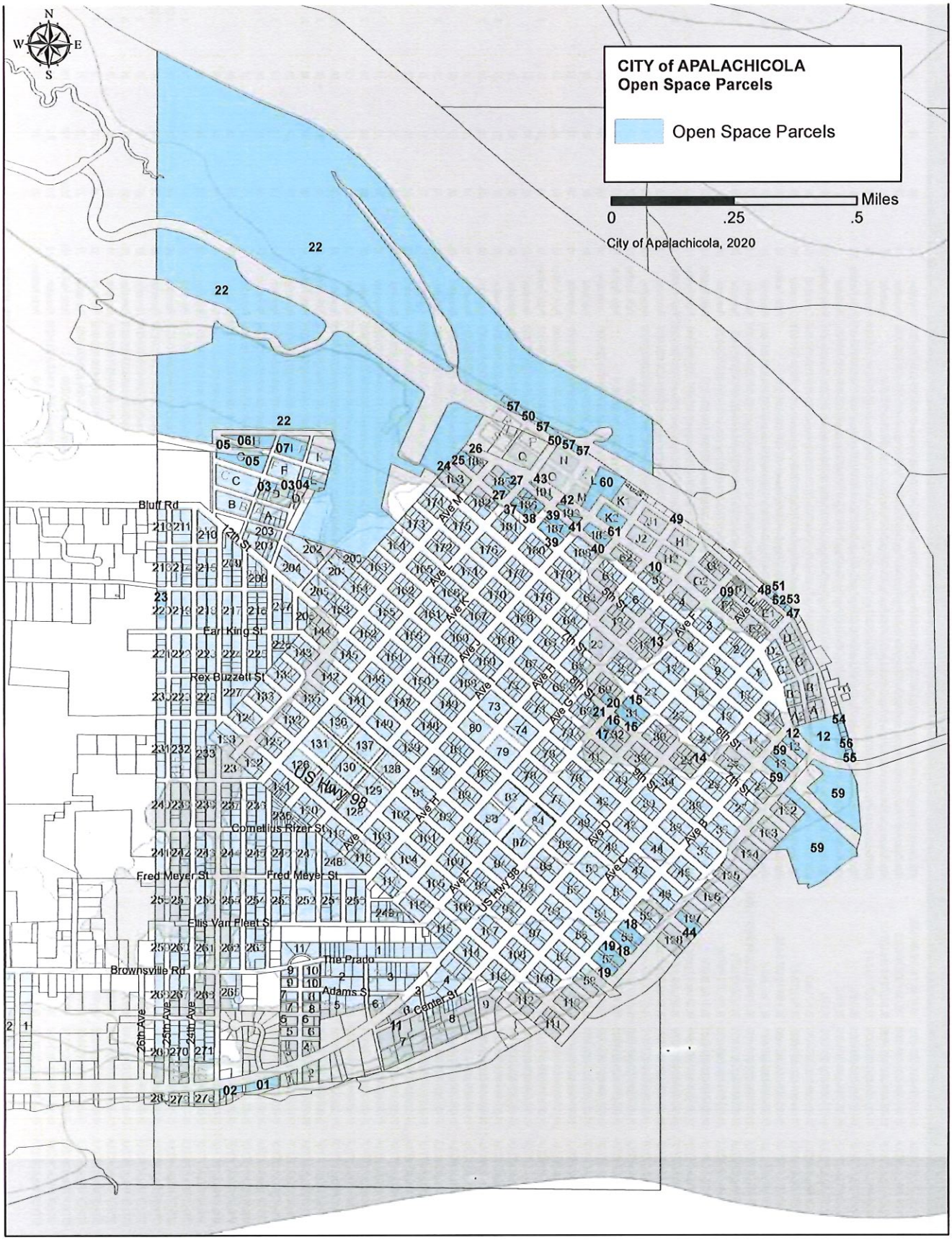
Considering the abundance of nearby recreational open space combined with modest population projections, there is not a plan to create additional public recreational spaces in the City.

Water Access
The City features several water accessible open areas including two public boat ramps. The number of boat ramps and publically-owned dock facilities have not changed since the plan was last updated.

Table 15 - Publically-owned Open Space Parcels

ITEM	PARCEL OWNER	PARCEL ID #	DESCRIPTION	WEB LINK	LAND USE	ACREAGE	SFHA ACREAGE	TOTAL OSP	NFOS	DEED VERIFIED
1	CITY OF APALACHICOLA	01-09S-08W-8300-0265-0000	.96 AC M/L ON THE BAY SIDE	https://beacon.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=-876404328&KeyValue=01-09S-08W-8300-0265-0000	Recreation	.96	.96	.96	.96	X
2	CITY OF APALACHICOLA	01-09S-08W-8300-0265-002B	TWO BAYSIDE PARCELS	https://beacon.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=767317508&KeyValue=01-09S-08W-8300-0265-002B	Recreation	.19	.19	.19	.19	X
3	APALACHICOLA CITY OF	01-09S-08W-8340-000D-0080	BLD LOTS 8 9 10 & LOT 14	https://beacon.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=&KeyValue=01-09S-08W-8340-000D-0080	Residential	.55	.55	.55	.55	X
4	APALACHICOLA CITY OF	01-09S-08W-8340-000E-0010	BLE LOTS 1 2 3 4 5	https://beacon.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=1418200405&KeyValue=01-09S-08W-8340-000E-0010	Residential	.68	.68	.68	.68	X
5	APALACHICOLA CITY OF	01-09S-08W-8340-000G-0010	BL G ALL	https://beacon.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=1418200405&KeyValue=01-09S-08W-8340-000G-0010	Public Facilities	1.3	0	1.3	1.3	X
6	APALACHICOLA CITY OF	01-09S-08W-8340-000H-0010	BL H ALL	https://beacon.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=1418200405&KeyValue=01-09S-08W-8340-000H-0010	Residential	.5	.5	.5	.5	X
7	CITY OF APALACHICOLA	01-09S-08W-8330-0001-0010	BL I ALL	https://gpublic.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=2066199494&KeyValue=01-09S-08W-8340-0001-0010	Public Facilities	1.9	.96	1.9	1.9	X
8	CITY OF APALACHICOLA	01-09S-08W-8330-00F2-0080	BL F-2 Lots 8	https://gpublic.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=1317314233&KeyValue=01-09S-08W-8330-00F2-0080	Commercial	.05	.05	.05	.05	X
9	CITY OF APALACHICOLA	01-09s-08W-8330-00F2-0060	BL F-2 LOTS 6,7	https://gpublic.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=2066199494&KeyValue=01-09S-08W-8330-00F2-0060	Commercial	.11	.11	.11	.11	X
10	APALACHICOLA CITY OF	01-09S-08W-8330-0005-0030	BL 5 NW 1/2 LOT 3 & SE	https://beacon.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=&KeyValue=01-09S-08W-8330-0005-0030	Public Facilities	.06	.06	.06	.06	X
11	CITY OF APALACHICOLA	01-09S-08W-8360-0007-0051	BL 7, lot 5 partial	https://gpublic.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=1418200405&KeyValue=01-09S-08W-8360-0007-0051	Residential	.01	.01	.01	.01	X
12	CITY OF APALACHICOLA	01-09S-08W-8330-0012-0010	BL 12 PARK LESS PROPERTY LYING	https://gpublic.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=1317314233&KeyValue=01-09S-08W-8330-0012-0010	Recreation	1.1	1.1	1.1	1.1	X DR
13	CITY OF APALACHICOLA	01-09S-08W-8330-0018-0030	BL 18 SE 1/2 LOT 3	https://beacon.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=-728474678&KeyValue=01-09S-08W-8330-0018-003	Residential	.06	.06	.06	.06	X
14	CITY OF APALACHICOLA	01-09S-08W-8330-0029-0030	BL 29 LOT 3 PARTIAL	https://gpublic.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=-241149390&KeyValue=01-09S-08W-8330-0029-0030	Residential	.01	.01	.01	.01	X
15	APALACHICOLA CITY OF	01-09S-08W-8330-0031-0010	BL 31 ALL BLOCK	https://beacon.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6408&KeyValue=01-09S-08W-8330-0031-0010	Public Facilities	1.3	.68	1.3	1.3	
16	APALACHICOLA CITY OF	01-09S-08W-8330-0032-0040	BL 32 Lots 9,8 partial	https://beacon.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=-728474678&KeyValue=01-09S-08W-8330-0032-0040	Public Facilities	1.3	1.3	1.3	1.3	X
17	APALACHICOLA CITY OF	01-09S-08W-8330-0032-0060	BL 32 Lots 6, 7 & PARTIAL 8	https://gpublic.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=1317314233&KeyValue=01-09S-08W-8330-0032-0060	Public Facilities	.2	.2	.2	.2	X
18	APALACHICOLA CITY OF	01-09S-08W-8330-0053-0010	BL 53 ALL BLOCK (Lafayette Park)	https://beacon.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=-728474678&KeyValue=01-09S-08W-8330-0053-0010	Recreation	1.3	1.3	1.3	1.3	
19	APALACHICOLA CITY OF	01-09S-08W-8330-0057-0010	BL 57 ALL BLOCK (Lafayette Park)	https://beacon.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=-728474678&KeyValue=01-09S-08W-8330-0057-0010	Recreation	1.3	1.3	1.3	1.3	
20	CITY OF APALACHICOLA	01-09S-08W-8330-0060-0090	BL 60 LOTS 9 10 (City Square)	https://beacon.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=1&PageID=6408&KeyValue=01-09S-08W-8330-0060-0090	Public Facilities	.27	.27	.27	.27	
21	CITY OF APALACHICOLA	01-09S-08W-8330-0069-0010	BLK 69 LOTS 1 & 2	https://beacon.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=1&PageID=6408&KeyValue=01-09S-08W-8330-0069-0010	Public Facilities	.27	.27	.27	.27	
22	APALACHICOLA CITY OF	01-09S-08W-8371-0000-0020	36 6S 8W 190 ACRES FROM	https://beacon.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=-728474678&KeyValue=01-09S-08W-8371-0000-0020	Conservation	190	190	190	190	
23	APALACHICOLA CITY OF	01-09S-08W-8330-0200-0010	BL 220 LOTS 1 THRU 10 INC	https://beacon.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6408&KeyValue=01-09S-08W-8330-0220-0010	Residential	.68	.68	.68	.68	
24	CITY OF APALACHICOLA	01-09S-08W-8330-0183-0103	BL 183 LOT 5 PARTIAL	https://gpublic.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=2411493908&KeyValue=01-09S-08W-8330-0183-0103	Residential	.19	.19	.19	.19	
25	CITY OF APALACHICOLA	01-09S-08W-8330-0184-0060	BL 184 SW FRACT PARTS OF	https://beacon.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=-728474678&KeyValue=01-09S-08W-8330-0184-0060	Public Facilities	.55	.55	.55	.55	
26	CITY OF APALACHICOLA	01-09S-08W-8330-0184-0110	BL 184 30FTX213.58FT.	https://beacon.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=-728474678&KeyValue=01-09S-08W-8330-0184-0110	Public Facilities	.15	.15	.15	.15	X
27	APALACHICOLA CITY OF	01-09S-08W-8330-0185-0010	BL 185 LOTS 1 2 3 & LOTS	https://beacon.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=-728474678&KeyValue=01-09S-08W-8330-0185-0010	Recreation	.82	.82	.82	.82	
28	CITY OF APALACHICOLA	01-09S-08W-8330-0185-0090	BL 185 RR RW IN LOTS 9 10	https://beacon.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=-728474678&KeyValue=01-09S-08W-8330-0185-0090	Recreation	.02	.02	.02	.02	
29	CITY OF APALACHICOLA	01-09S-08W-8330-0186-0010	BL 186 LOTS 1 2	https://beacon.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=-728474678&KeyValue=01-09S-08W-8330-0186-0010	Recreation	.27	.27	.27	.27	X
30	CITY OF APALACHICOLA	01-09S-08W-8330-0186-0030	BL 186 LOT 3 LESS RR RW	https://beacon.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=-728474678&KeyValue=01-09S-08W-8330-0186-0030	Recreation	.08	.08	.08	.08	X
31	CITY OF APALACHICOLA	01-09S-08W-8330-0186-0031	BL 186 RR RW IN LOT 3	https://beacon.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=-728474678&KeyValue=01-09S-08W-8330-0186-0031	Recreation	.10	.10	.10	.10	
32	CITY OF APALACHICOLA	01-09S-08W-8330-0186-0040	BL 186 NE PART OF LOT 4 N	https://beacon.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=-728474678&KeyValue=01-09S-08W-8330-0186-0040	Recreation	.08	.08	.08	.08	
33	CITY OF APALACHICOLA	01-09S-08W-8330-0186-0041	BL 186 RR RW IN LOT 4	https://beacon.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=-728474678&KeyValue=01-09S-08W-8330-0186-0041	Recreation	.10	.10	.10	.10	X
34	APALACHICOLA CITY OF	01-09S-08W-8330-0186-0050	BL 186 NE PART OF LOT 5 N	https://beacon.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=2091306132&KeyValue=01-09S-08W-8330-0186-0050	Recreation	.11	.11	.11	.11	
35	CITY OF APALACHICOLA	01-09S-08W-8330-0186-0051	BL 186 RR RW IN LOT 5	https://beacon.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=-728474678&KeyValue=01-09S-08W-8330-0186-0051	Recreation	.02	.02	.02	.02	
36	APALACHICOLA CITY OF	01-09S-08W-8330-0186-0060	BL 186 SW PARTS OF LOTS 6,7,8	https://gpublic.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=1317314233&KeyValue=01-09S-08W-8330-0186-0060	Recreation	.13	0	.13	.13	
37	CITY OF APALACHICOLA	01-09S-08W-8330-0186-0061	BL 186 RR RW LOTS 6 7 8	https://gpublic.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=1317314233&KeyValue=01-09S-08W-8330-0186-0061	Recreation	.13	.13	.13	.13	
38	APALACHICOLA CITY OF	01-09S-08W-8330-0186-0090	BL 186 LOTS 9 10	https://gpublic.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=1317314233&KeyValue=01-09S-08W-8330-0186-0090	Recreation	.06	.06	.06	.06	X
39	APALACHICOLA CITY OF	01-09S-08W-8330-0187-0010	BL 187 LOTS 1 THRU 10 INC	https://gpublic.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=1317314233&KeyValue=01-09S-08W-8330-0187-0010	Recreation	1.3	.6	1.3	1.3	
40	APALACHICOLA CITY OF	01-09S-08W-8330-0189-0060	BL 189 LOTS 6 THRU 10 INC	https://gpublic.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=1317314233&KeyValue=01-09S-08W-8330-0189-0060	Recreation	.68	.68	.68	.68	X
41	APALACHICOLA CITY OF	01-09S-08W-8330-0190-0060	BL 190 FRACT LOTS 6 THRU	https://gpublic.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=1317314233&KeyValue=01-09S-08W-8330-0190-0060	Public Facilities	.52	.52	.52	.52	X
42	CITY OF APALACHICOLA	01-09S-08W-8330-0190-0061	BL 190 RR RW LOTS 6 THRU	https://gpublic.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=1317314233&KeyValue=01-09S-08W-8330-0190-0061	Public Facilities	.48	.48	.48	.48	X
43	APALACHICOLA CITY OF	01-09S-08W-8330-0191-0000	BL 191 ALL FRACT BLK	https://gpublic.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=1317314233&KeyValue=01-09S-08W-8330-0191-0000	Recreation	.21	.21	.21	.21	
44	APALACHICOLA CITY OF	01-09S-08W-8330-0197-0060	BL 197 Lots 6-10	https://gpublic.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=2066199494&KeyValue=01-09S-08W-8330-0197-0060	Recreation	1.3	1.3	1.3	1.3	X
45	CITY OF APALACHICOLA	01-09S-08W-8330-0000-0060	NW 1/2 LOT 6 WHARF LOT	https://gpublic.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=1317314233&KeyValue=01-09S-08W-8330-0000-0060	Recreation	.04	.04	.04	.04	X
46	APALACHICOLA CITY OF	01-09S-08W-8330-0000-0040	WHARF LOT A	https://gpublic.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=1317314233&KeyValue=01-09S-08W-8330-0000-0040	Recreation	.17	.17	.17	.17	
47	APALACHICOLA CITY OF	01-09S-08W-8330-0000-00C0	WHARF LOT C	https://gpublic.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=1317314233&KeyValue=01-09S-08W-8330-0000-00C0	Recreation	.08	.08	.08	.08	
48	APALACHICOLA CITY OF	01-09S-08W-8330-0000-00D0	WHARF LOT D	https://gpublic.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=2411493908&KeyValue=01-09S-08W-8330-0000-00D0	Recreation	.04	.04	.04	.04	
49	APALACHICOLA CITY OF	01-09S-08W-8330-0000-00G0	WHARF LOT G	https://gpublic.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=-728474678&KeyValue=01-09S-08W-8330-0000-00G0	Recreation	.08	.08	.08	.08	
50	CITY OF APALACHICOLA	01-09S-08W-8330-0000-00K0	WHARF LOTS K&L	https://gpublic.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=1317314233&KeyValue=01-09S-08W-8330-0000-00K0	Recreation	.34	.34	.34	.34	X
51	CITY OF APALACHICOLA	01-09S-08W-8330-0000-0220	WHARF LOT 22 PARTIAL	https://gpublic.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6408&KeyValue=01-09S-08W-8330-0000-0220	Recreation	.08	.08	.08	.08	X DR
52	CITY OF APALACHICOLA	01-09S-08W-8330-0000-0210	WHARF LOT 20, 21 PARTIAL	https://gpublic.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6408&KeyValue=01-09S-08W-8330-0000-0210	Recreation	.08	.08	.08	.08	X DR
53	CITY OF APALACHICOLA	01-09S-08W-8330-0000-0200	WHARF LOT 20 PARTIAL	https://gpublic.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=1317314233&KeyValue=01-09S-08W-8330-0000-0200	Recreation	.07	.07	.07	.07	X
54	CITY OF APALACHICOLA	01-09S-08W-8330-0000-0070	WHARF LOT 7	https://gpublic.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=1317314233&KeyValue=01-09S-08W-8330-0000-0070	Recreation	.01	.01	.01	.01	X
55	CITY OF APALACHICOLA	01-09S-08W-8330-0000-0040	WHARF LOT 4	https://gpublic.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=2066199494&KeyValue=01-09S-08W-8371-0000-0040	Recreation	.01	.01	.01	.01	X
56	CITY OF APALACHICOLA	01-09S-08W-8330-0000-0050	WHARF LOTS 5, 6 PARTIAL	https://gpublic.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6408&KeyValue=01-09S-08W-8330-0000-0050	Recreation	.12	.12	.12	.12	X
57	CITY OF APALACHICOLA	01-09S-08W-8330-0000-0420	WHARF LOT 41 PARTIAL, 42-49	https://gpublic.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=2066199494&KeyValue=01-09S-08W-8330-0000-0420	Recreation	.72	.72	.72		
58	CITY OF APALACHICOLA	05-09S-08W-0000-0090-0000	A PARCEL CONTAINING 80 AC M/L	https://gpublic.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&KeyValue=05-09S-08W-0000-0090-0000	Public Facilities	128	80.00	128	128	
59	CITY OF APALACHICOLA	01-09S-08W-8330-0013-0010	BATTERY PARK SOUTH	https://beacon.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=1855472581&KeyValue=01-09S-08W-8330-0013-0010	Recreation	2.0	2.0	2.0	2.0	
60	CITY OF APALACHICOLA	01-09S-08W-8330-0032-0040	BL 32 LOTS 4,5	https://beacon.schneidercorp.com/Application.aspx?AppID=816&LayerID=14540&PageTypeID=4&PageID=6407&Q=&KeyValue=01-09S-08W-8330-0032-0040	Public Facilities	.27	.27	.27	.27	
					TOTAL ACREAGE					

Map 15 - Open Space Parcels



Historic Element

Existing Historic Structures

An area of Apalachicola was designated as a Historic District and was listed in the National Register of Historic Places on November 21, 1980. A database of more than 500 historic structures and sites within the Apalachicola Historic District was identified thanks to the diligent efforts of Willoughby Marshal, a prominent historic preservation enthusiast and architect who worked to assemble the list in 1975.

Regulatory Oversight

For more than 20 years, the City has administered review of development within the City's historic district by the planning and zoning board, acting as the City's architectural review committee to ensure compatibility and appropriateness of renovation and new construction efforts.

Identifying Historic Resources

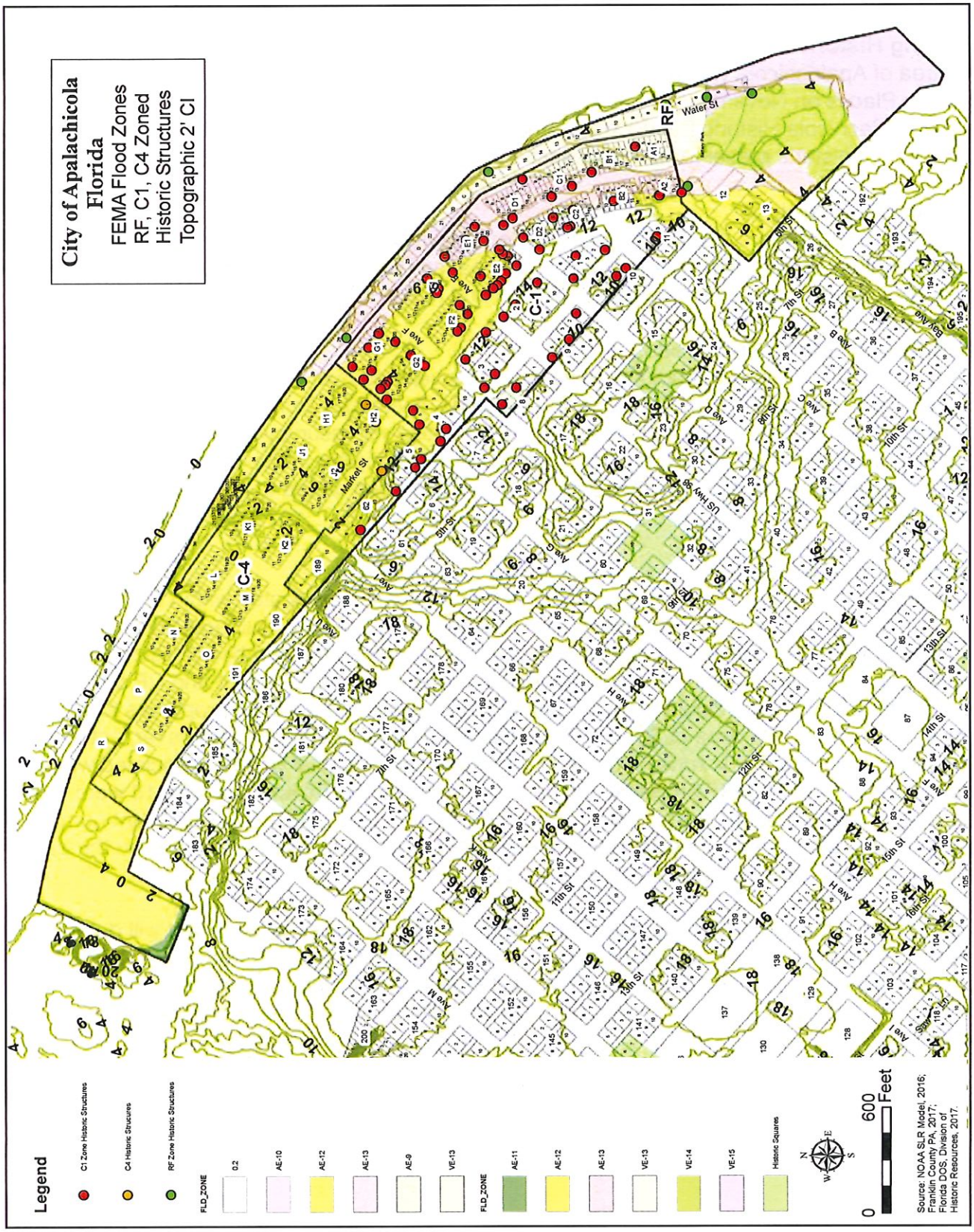
Many of the City's historic structures have been redeveloped over the years and many more have become eligible for inclusion and nomination as historic landmarks. During 2023, it is expected that Florida Department of State, Division of Historic Preservation will resurvey the City and identify buildings that now meet the state definition of historic that were not eligible at the time of the 1980 designation. Since then a database of those sites and structures has been added to the State of Florida Master Site File (MSF).

Vulnerability Concerns

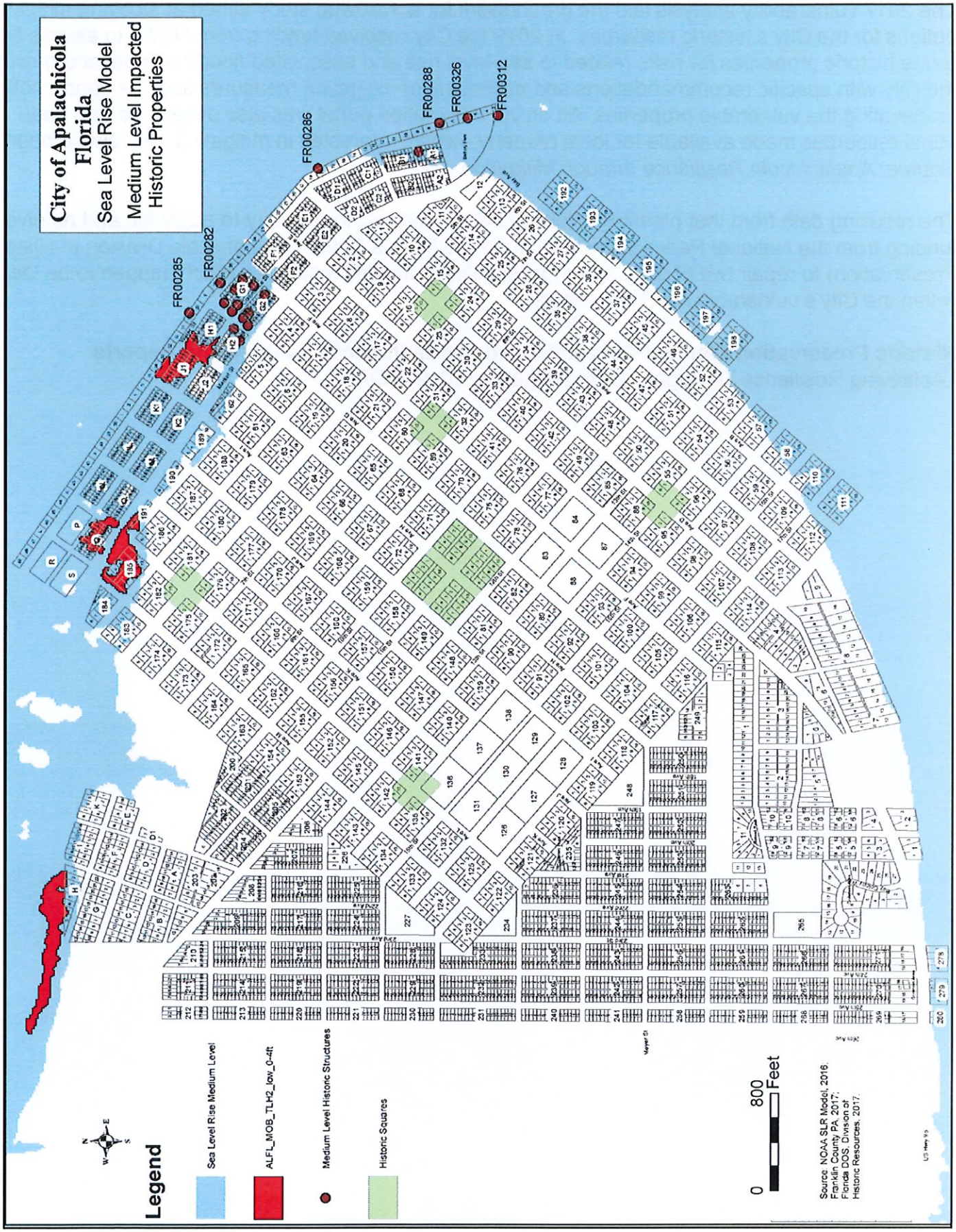
Many of Apalachicola's historic structures, public and private, are located within the City's Coastal High Hazard area and are vulnerable to storm surge flooding. A 2017 vulnerability analysis identified those structures, ran the sea level rise models and determined the number of historic resources that are located in the low, medium or high inundation areas within the C-1, C-4 and RF districts that may be threatened by coastal flooding. According to the analysis, there are 51 properties located within the City's C-1, C-4 and RF Area of Special Flood Hazard (Rated A&V zones), However, not all historic resources in the rated A & V zones may be impacted by rising coastal waters associated with the model projections. Of the 51 MSF properties in the City's areas of special flood hazard, 18 were projected for potential impact based on the "medium" impact model run. See Map 14. A significant number of the historic sites referenced by the Master Site numbers do not feature any structures on the parcels any longer. *Source: 2017 Vulnerability Analysis, COA*

The individual topography of the parcel on which the historic resource is located will determine the impact. Much of the City's downtown commercial lots range in elevation from 5 to 12 feet. A medium inundation level flood of 3-4 feet may not impact those parcels with existing elevations of five feet or more. For those sites located in particularly low elevations, flood-proofing commercial structures is an option. See Map 15.

Map 16 - Historic Resources in the City's Area of Special Flood Hazard (Rated A & V zones)



Map 17 - Medium Projected Inundation - Historic Resources



The 2017 vulnerability analysis laid the groundwork for a followup study aimed at studying mitigation options for the City's historic resources. In 2019 the City received funding from NOAA to assess flood-prone historic properties for risks related to sea-level rise and associated flood hazards, and provide the City with specific recommendations and estimates for mitigation measures such as floodproofing or elevating the vulnerable properties. An online information portal was also developed and additional resources made available for local property owners interested in mitigating their own property. *Source: Apalachicola Resilience through Mitigation, 2019*

The resulting data from that planning effort was a springboard for the City to apply for, and receive, funding from the National Parks Service (through the Florida Department of State Division of Historic Preservation) to repair two of the City's most significant historic resources which happen to be located within the City's vulnerable riverfront district.

Historic Preservation Element Data Refenced in Attachment 1 - Tables and Reports

- Achieving Resilience Through Hazard Mitigation, 2019, COA

Economic Development Element

Overview

The City adopted the optional economic element as part of its original comprehensive plan in 1990. It has not been updated since. The recommendations outlined in the 1980 document are fundamentally true today. As documented in 1980, there is no intense commercial development within the City, and 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 was anticipated to occur in two places based on district growth trends within the city. The first (and preferred) place was 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.

The element concludes that development should be associated with compatible 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.

Two recommendations from the element suggest the attraction of new compatible industries to improve the economy and the expansion of nature-based and historic-based businesses

It is prescient that the City's economy has developed along the lines suggested more than 30 years ago. Today, Franklin County's tourism industry has been built on the expansion of it's nature-based activities and resources. Expansion of compatible industry development is still a viable option worth pursuing.

In 2023, the ACSC work plan included economic development recommendations that included the potential for economic development growth through the attraction of new industries to the Apalachicola Regional Airport and Industrial Park, owned and operated by Franklin County.

In addition, the report made key recommendations related to master planning and marketing, due diligence and utility adequacy. First on the list of recommendations is the need to prioritize internal community issues including workforce development and workforce housing before making substantial investments in property development. While it was acknowledged that the investment level to address these challenges would be high, the report also suggested that focusing on this effort had the potential to yield one of the highest returns on investment.

The availability of a workforce continues to be a challenge in the City of Apalachicola. This issue is directly tied to workforce housing challenges that have been described in detail in the housing section of this plan. Addressing the workforce development needs in Apalachicola and Franklin County will be paramount in continuing economic development and growth of the local economy.

Economic Element Data Refenced in Attachment 1 - Tables and Reports

- ACSC Work Plan, 2023

Attachment 1 Data

Tables and Charts

- Five Year Capital Improvements Plan
- COA 2022-2023 Budget
- NWFWMD 2023 Water Supply Assessment Excerpt (Functional Population Methodology
- Projections of Florida Population by county excerpt, 2025-2050, with estimates for 2022
- Table A1 BEBR Population Estimates, Seasonal Rates, and Adjusted Population 2020 NWFWMD
- Table A2.2 NWFWMD Population 2020 Estimates and Future Population Projections 2025-2045
- Table A4.10 Projected Five Year Growth Rates by County
- Table A4.1 2020 Public Supply Utility Data, NWFWMD 2023 Water Supply Assessment
- Table A4.6 Region V Public Supply Utility Data - Estimates and Projections, Demand and Projections
- Franklin County Traffic LOS, FDOT source
- Traffic County traffic count 2008 - FDOT
- COA Infrastructure Inventory

Reports and Studies

- 2017 COA Vulnerability Analysis
- Stormwater Management Master Plan, City of Apalachicola, 2017
- River Meets the Sea, Apalachicola Estuarine Research Reserve
- 2023 Area of Critical State Concern Work Plan
- Dewberry Drainage Basin Analysis Project Report
- Achieving Resilience Through Hazard Mitigation, 2019, COA
- 2022 Florida Housing Coalition Report for Franklin County
- Franklin County section 2018 NWFWMD Water Supply Assessment
- Apalachicola Level of Service on State Roads, ARPC
- APA Franklin Housing Shimberg data

Attachment 1

COA Tables and Reports to Support 2023 Apalachicla Comprehensive Plan Data and Analysis

Tables and Charts

- Five Year Capital Improvements Plan
- COA 2022-2023 Budget
- NWFWMD 2023 Water Supply Assessment Excerpt (Functional Population Methodology
- Projections of Florida Population by county excerpt, 2025-2050, with estimates for 2022
- Table A1 BEBR Population Estimates, Seasonal Rates, and Adjusted Population 2020 NWFWMD
- Table A2.2 NWFWMD Population 2020 Estimates and Future Population Projections 2025-2045
- Table A4.10 Projected Five Year Growth Rates by County
- Table A4.1 2020 Public Supply Utility Data, NWFWMD 2023 Water Supply Assessment
- Table A4.6 Region V Public Supply Utility Data - Estimates and Projections, Demand and Projections
- Franklin County Traffic LOS, Traffic County traffic count 2008 - FDOT
- COA Infrastructure Inventory

Online Reports and Studies Referenced

- **2017 COA Vulnerability Analysis**

https://www.cityofapalachicola.com/wp-content/uploads/2023/11/COA-Vulnerability-Analysis.pdf

- **Stormwater Management Master Plan, City of Apalachicola, 2017**

https://www.cityofapalachicola.com/wp-content/uploads/2023/11/Apalachicola-Stormwater-Master-Plan-2007.pdf

- **River Meets the Sea, Apalachicola Estuarine Research Reserve (Management Plan)**

https://www.cityofapalachicola.com/wp-content/uploads/2023/11/ANERR-Management-Plan.pdf

- **2023 Area of Critical State Concern Work Plan**

https://www.cityofapalachicola.com/wp-content/uploads/2023/11/Area-of-Critical-State-Concern-Work-Plan-ACSC-Work-Plan-Updated-FINAL_6-30-23-1.pdf

- **2017 Dewberry Drainage Basin Analysis Project Report**

https://www.cityofapalachicola.com/wp-content/uploads/2023/11/Dewberry-Drainage-Basin-Analysis-Project-Report.pdf

- **Achieving Resilience Through Hazard Mitigation, 2019, COA**

https://www.cityofapalachicola.com/wp-content/uploads/2023/11/Achieving-Resilience-Through-Hazard-Mitigation.pdf

- **2022 Florida Housing Coalition Report for Franklin County**

https://www.cityofapalachicola.com/wp-content/uploads/2023/11/Franklin-County-Affordable-Housing-Presentation-07-19-2022.pdf

- **Franklin County section 2018 NWFWMD Water Supply Assessment**

https://www.cityofapalachicola.com/wp-content/uploads/2023/11/Franklin-County-section-2018-NWFWMD-Water-Supply-Assessment.pdf

- **Apalachicola Level of Service on State Roads, ARPC**

https://www.cityofapalachicola.com/wp-content/uploads/2023/11/Apalachicola-Level-of-Service-on-State-Roads-ARPC.pdf

- **APA Franklin Housing Shimberg Data**

https://www.cityofapalachicola.com/wp-content/uploads/2023/11/APA-Franklin-Housing-Shimberg-cp-data.pdf

COA Capital Improvements Plan2022-27							
Project	**2022-2023**	**2023-2024**	**2024-2025**	**2025-2026**	**2026-2027**	**Funded**	**Funding Source**
Water							
Truck	48,000					Funded	Budget
Valve Excerciser	12,000					Funded	Budget
5th Street Water Tower Refurbishment	275,000					Funded	Budget
Fire Hydrants	445,000					Funded	Budget
Drinking Water Consulting Fees	150,000					Funded	ARPA
Wastewater							
Lift Station Repair	30,000					Funded	Budget
Flovac	297,706					Funded	Budget
Vacuum Controllers	35,088					Funded	Budget
Dike Repairs	50,000					Funded	Budget
SBR Valves	19,000					Funded	Budget
Compost Drying Bed	10,000					Funded	Budget
VAC Station Controls	90,000					Funded	Budget
Blow Motor x 2	36,000					Funded	Budget
Infulent Meter	7,000					Funded	Budget
Truck	45,000					Funded	Budget
Reuse Ground Storage Refurb	55,000					Funded	Budget
Filter Feed Pumps	25,000					Funded	Budget
Turbidity Meter	10,000					Funded	Budget
Autocrane for pulling Pumps	12,000					Funded	Budget
Bar Screens	75,000					Funded	Budget
Administration							
City Hall Improvements	25,000					Funded	Budget
Scipio Creek							
Scipio Creek Electrical	250,000					Funded	ARPA
Facilities							
Community Center - Other	25,000					Funded	Budget
African American History Museum Match	250,000					Funded	Budget
Police							
Truck	41,000					Funded	Budget
Public Works							
Truck	41,000					Funded	Budget
Stormwater Project - State Appropriation	50,000					Funded	Budget
Street and Sidewalk Repairs	35,000					Funded	Budget
Infrastructure Grants							
Stormwater Inflow & Infiltration Study	500,000					requested	
Stormwater Design	1,000,000	200,000	200,000	200,000	200,000	partially funded	
wastewater Treatment	500,000					requested	
wastewater Treatment construction							
wastewater pipe replacement							
septic tank conversion	150,000		150,000				
TOTAL	**2,443,794**	-	-	-	-		

City of Apalachicola

Final Budget Heari
This is a Draft Budge
adopted by the City

REVENUE

BUDGET for October 1, 2022 to September 30, 2023

	Actual Oct 21 - Aug 22	Estimated Oct 21 - Sept 22	ADOPTED BUDGET 21-22	% of Budget	ADOPTED BUDGET 22-23
INCOME			ROLLBACK 9.0001		ROLLBACK @ 8.3457
1400000 · GENERAL REVENUE					
1411001 · AD VALOREM TAXES	1,696,443	1,696,443	**1,588,238**	106.81%	1,617,909
1412001 · 1/2 CENT SALES TAX	230,325	251,264	**244,284**	102.86%	250,000
1412002 · MOBILE HOME LICENSE TAX		-	**75**	0.0%	75
1412003 · ALCOHOLIC BEV LICENSE TAX	3,812	4,159	**4,000**	103.96%	4,000
1413100 · UTILITY FRANCHISE	181,232	197,708	**188,393**	104.94%	188,393
1413200 · LOCAL COMMUNICATION TAX	61,152	66,711	**69,980**	95.33%	75,000
1414100 · UTILITY TAX	235,990	257,444	**263,288**	97.78%	265,000
1415120 · STATE REVENUE SHARING	103,128	112,503	**107,079**	105.07%	107,079
1421001 · BUSINESS LICENSE FEES	29,049	31,690	**30,000**	105.63%	35,000
1422001 · BUILDING PERMIT FEES	98,302	107,239	**40,000**	268.1%	80,000
1422006 · GOLF CART PERMIT	10,596	11,559	**6,000**	192.66%	12,000
1422007 · TREE APPLICATION FEE	2,050	2,236	**1,000**	223.64%	2,250
1422008 · TREE REFORESTATION FUND	4,720	5,130	**2,500**	205.2%	5,130
1422011 · SIDEWALK PERMITS	900	982	**150**	654.55%	1,000
1430100 · COUNTY FIRE PROTECT-MSBU	31,325	34,173	**37,000**	92.36%	37,000
1430200 · FINES AND FORFEITURES	12,428	13,558	**300**	4,519.27%	14,000
1430300 · CEMETERY LOTS	10,500	11,455	**10,000**	114.55%	10,000
1440100 · MISCELLANEOUS	590,530	600,000	**590,000**	101.7%	590,000
1440120 · MISC-EQUIP/PROP RENTAL	52,558	57,336	**35,000**	163.82%	35,000
1440163 · TRAFFIC LIGHT REIMB	5,191	5,663	**5,000**	113.26%	5,000
1440180 · FARMER MARKET REVENUE	2,600	2,836	**3,000**	94.55%	3,000
1440183 · SANITATION FEES	555,655	606,169	**583,560**	103.87%	600,000
1440184 · SANITATION - ADMINISTRATION FEE	26,987	29,440	**28,363**	103.8%	30,000
1440190 · PROJECT IMPACT ADMINISTRATION FEE	11,718	12,783	**25,566**	50.0%	25,566
1453210 · FIRING RANGE	12,351	13,474	**3,500**	384.97%	10,000
1455500 · COMMUNITY GARDEN REVENUE	400	436	**500**	87.27%	500
1455700 · HISTORY CULTURE REVENUE	6,632	7,235	**20,000**	36.18%	20,000
5410200 · LIBRARY MISC. REVENUE	10,497	11,451	**12,000**	95.43%	12,000
5410300 · LIBRARY DONATIONS	7,627	8,320	**5,000**	166.41%	

TOTAL GENERAL FUND REVENUE	3,994,698	4,159,397	3,903,776		4,034,902
Special Revenue					
6410100 · LOCAL OPTION GAS TAX (LOGT)	65,479	71,431	62,000	115.21%	71,400
TOTAL SPECIAL REVENUE	65,479	71,431	62,000		71,400
Program Revenue					
TOTAL PROGRAM REVENUE	10,062	10,797	9,910	101.54%	1,625
TOTAL GENERAL FUND REVENUE	**4,070,239**	**4,241,625**	**3,975,686**		**4,107,927**
DEPARTMENTS					
DRINKING WATER DEPARTMENT (RESTRICTED)					
REVENUE	795,633	954,760	987,878		1,041,502
SURPLUS/(DEFICIT)		139724	139,724		(662,578)
SEWER DEPARTMENT (RESTRICTED)					
REVENUE	1,959,419	2,351,303	2,149,673		1,651,885
SURPLUS/(DEFICIT)		626300	626,300		(465,533)
BATTERY PARK					
REVENUE	57,028	68,434	64,680		82,320
SURPLUS/(DEFICIT)		-23393.57	(23,394)		37,270
SCIPIO CREEK					
REVENUE	54,665	65,598	63,000		63,000
SURPLUS/(DEFICIT)		23454	23,454		13,620
PROJECT IMPACT GRANT (RESTRICTED)					
REVENUE	426,100	511,320	511,320		511,320
SURPLUS/(DEFICIT)			0		0
TOTAL ENTERPRISE FUND AND RESTRICTED FUNDS CONTRIBUTION (DEFICIT)		766,085	766,085		(1,077,220)
ADMINISTRATION - Expenses		564,149	676,141		713,423
ARPA - Expenses					1,047,234
FACILITIES - Expenses		751,970	829,200		888,275
FIRE - Expenses		90,875	141,789		141,915
GOVERNING BODY - Expenses		187,091	187,091		290,148
LIBRARY - Expenses		103,629	117,140		152,218
PARKS & RECREATION - Expenses		88,070	83,508		85,000
POLICE - Expenses		694,107	719,001		738,889
PUBLIC WORKS - Expenses		1,014,728	1,230,045		1,369,403
ZONING/CODE ENFORCEMENT - Expenses		208,306	117,109		284,806
REVOLVING LOAN FUND - Expenses		0	0		0
TOTAL EXPENSES		3,702,925	4,101,024		5,711,310
CARRYFORWARD		1,375,818			2,680,603
TOTAL surplus / (deficit)		2,680,603	640,746		(0)

NET DEFICIT / BALANCE BUDGET / SURPLUS **(0)**

NWFWMD 2023 Water Supply Assessment Excerpt for Functional Population Projection Methodology

Public supply utilities with Water Use Permits (IWUPs) submit pumping reports of water withdrawals to the District. Water use for public supply is attributable to seasonal, as well as permanent, populations. In addition, many utilities submit population estimates data and number of meters or service connections, differentiating between residential and non-residential water uses. This WAS recognizes these seasonal populations and seasonal water use in data provided by utilities.

In 2014, the District commissioned a population study to estimate permanent, seasonal, and adjusted total populations for Public Supply (PS), Domestic Self-Supply (DSS), and total county populations. This study used 2012 population data from the United States Census Bureau, American Community Survey (ACS) and parcel data from the Florida Department of Revenue (DOR). Seasonal populations include tourists and migrant workers, as defined by the ACS below (ACS, 2012). Group quarters, i.e., correctional facilities, college housing and university dormitories, were excluded from the 2014 District study.

The population study estimated seasonal populations in all housing units described above and then halved the estimates to approximate the impacts that transient residents have on populations and water use. The rationale for this approach was to capture both seasonal and migrant workers as well as short-term tourists. For this WSA, this same method was applied: half of estimated seasonal populations were added to permanent populations to arrive at adjusted total population estimates.

All District counties have some seasonal populations, in both public supply (PS) utility service areas and among domestic self-supply (DSS) users. Counties with the greatest estimated percentage of seasonal residents were Walton, Franklin, Gulf, Bay, and Okaloosa; followed by Liberty and Wakulla. The study also produced seasonal population rates for each public supply utility, for the DSS use category in each county, and countywide averages. Seasonal population rates are half of the seasonal population estimate divided by the estimated permanent population.

The resulting seasonal rates from the 2014 study were used to adjust BEBR medium county 2020 population estimates and 2025-2045 future population projections. Seasonal population rates were sometimes refined following review of public supply utility outreach results. The selected seasonal population rates and total adjusted 2020 population estimates are provided in Table A1.

DEFINITIONS (SEASONAL POPULATIONS)

For Seasonal, Recreational, or Occasional Use – These are vacant units used or intended for use only in certain seasons or for weekends or other occasional use throughout the year. Seasonal units include those used for summer or winter sports or recreation, such as beach cottages and hunting cabins. Interval ownership units, sometimes called shared-ownership or time- sharing condominiums, also are included here.

For Migrant Workers – These include vacant units intended for occupancy by migratory

workers employed in farm work during the crop season. (Work in a cannery, a freezer

plant, a food-processing plant, or logging is not farm work.)

(1) Source: University of Florida (UF), Bureau of Economic and Business Research (BEBR), Population Studies Program,

https://www.bebr.ufl.edu/population.

(2) UF BEBR, Population Studies Program, Vol. 54, Bulletin 189, April 2021. Permanent population estimates only, but includes estimated inmate

populations.

(3) Estimated seasonal populations based on county average seasonal rates applied to BEBR population estimates.

(4) Total county populations adjusted by adding the estimated seasonal populations to BEBR estimate.

(5) The population served by each public supply utility service area is estimated from review of all available data, including compliance submissions, and include seasonal population estimates where applicable.

(6) Net Domestic Self-Supply (DSS) population estimates are derived by subtracting public supply utility populations served from adjusted county totals. This estimate includes other miscellaneous populations, e.g., small public systems and correctional facility inmates not otherwise accounted for. Additional information on seasonally-adjusted population estimates is noted in the methods and in regional resource assessments. Unless specifically noted otherwise, e.g. BEBR data, all population data and information in this WSA is seasonally adjusted.

Table A1-Population Estimates, Seasonal Rates, and adjusted population 2020

Co	BEBER 2020 Perm. Population	Seasonal rate	Seasonal Population . Est.	Total 2040 Pop.	Public Supply Pop.	% Of Supply	Domestic supply	% Of
Franklin	11,864	39.0%	4,627	16,491	15,749	95%	743	5 %
Apalachicola * Based on 19%	2,254		879	3,133	2,992	18%	141	

Table A 4.6. Public Supply Data-Estimates, Projections, Demand and Production

Apalachicola	Gross water use	Population Served	Gross Per Capital	2025	2035	2040
	543,479 gpd	3,754	145	568,033 gpd	600,099 God	609,261 Gpd

A41 2020 Public Supply Water Demand. Population served and per capita water Use

Total Averages Per Capita

Franklin	Reported pumpage	Water demand	Public Supply Total Adjusted 2020 population served	Average GROSS per capita water use	Average Residential per capita Water Use
	1.903	1.903	15,749	118.79	69.40

**includes all water plants in county

Projections of Florida Population by County, 2025–2050, with Estimates for 2022

County and State	Estimates April 1, 2022	Projections, April 1 2025	2030	2035	2040	2045	2050
DUVAL	1,033,533						
Low		1,013,900	1,028,000	1,026,600	1,014,700	999,100	983,000
Medium		1,078,600	1,142,200	1,190,300	1,226,200	1,256,800	1,285,000
High		1,143,300	1,256,400	1,353,900	1,437,800	1,514,400	1,587,000
ESCAMBIA	329,583						
Low		321,000	319,300	315,300	310,400	305,300	300,500
Medium		337,800	348,900	357,300	364,200	370,000	375,600
High		354,700	378,600	399,300	417,900	434,800	450,700
FLAGLER	124,202						
Low		124,300	130,900	134,400	135,300	135,000	134,100
Medium		133,600	148,000	159,500	168,600	176,500	183,700
High		143,000	165,000	184,600	201,900	218,000	233,300
FRANKLIN	12,729						
Low		12,100	12,000	11,700	11,400	11,000	10,600
Medium		13,200	13,800	14,300	14,700	15,000	15,300
High		14,200	15,600	16,800	17,900	18,900	19,900
GADSDEN	43,967						
Low		42,200	40,800	39,500	38,200	37,100	36,000
Medium		44,400	44,500	44,700	44,800	44,900	45,000
High		46,600	48,300	50,000	51,400	52,800	54,000
GILCHRIST	18,841						
Low		18,200	18,200	18,000	17,700	17,300	16,900
Medium		19,600	20,600	21,400	22,000	22,600	23,100
High		21,000	23,000	24,800	26,400	27,900	29,300
GLADES	12,273						
Low		11,600	11,200	10,800	10,400	10,000	9,700
Medium		12,300	12,400	12,500	12,600	12,600	12,700
High		13,100	13,700	14,200	14,700	15,200	15,700
GULF	15,938						
Low		15,300	15,100	14,900	14,500	14,100	13,700
Medium		16,400	17,100	17,600	18,100	18,500	18,800
High		17,600	19,100	20,400	21,700	22,800	23,900
HAMILTON	13,395						
Low		12,700	12,400	12,000	11,600	11,300	11,000
Medium		13,600	13,700	13,900	14,100	14,200	14,300
High		14,400	15,100	15,800	16,500	17,100	17,700
HARDEE	25,544						
Low		24,100	23,100	22,200	21,300	20,500	19,700
Medium		25,600	25,600	25,700	25,700	25,800	25,800
High		27,100	28,200	29,200	30,200	31,000	31,800
HENDRY	40,633						
Low		39,100	38,700	38,000	37,100	36,100	35,200
Medium		41,600	43,000	44,000	44,800	45,400	46,100
High		44,100	47,300	50,100	52,500	54,800	56,900
HERNANDO	199,207						
Low		194,400	195,800	195,300	193,200	190,200	187,000
Medium		206,800	217,500	226,400	233,500	239,300	244,500
High		219,200	239,300	257,500	273,800	288,300	301,900
HIGHLANDS	103,102						
Low		99,700	98,500	96,900	94,900	92,900	91,100
Medium		104,900	107,600	109,800	111,300	112,600	113,800
High		110,200	116,800	122,600	127,800	132,400	136,600
HILLSBOROUGH	1,520,529						
Low		1,502,000	1,539,600	1,551,900	1,546,300	1,532,200	1,516,200
Medium		1,597,900	1,710,600	1,799,300	1,868,700	1,927,300	1,981,900
High		1,693,800	1,881,700	2,046,700	2,191,000	2,322,400	2,447,700

Future Land Use

with SRWMD will provide additional future opportunities to refine population and water use estimate and projection data.

Table A1.1 BEBR Population Estimates, Seasonal Rates, and Adjusted Population Estimates 2020

Planning Region	County / Region	BEBR 2020 County Permanent Populations[1][2]	Estimated Seasonal Rate %	Estimated Seasonal[3] Populations	TOTAL[4] 2020 Population Estimates	Estimated Populations Served			
						Public Supply[5]		Domestic Self-Supply[6]	
						Population	% of	Population	% of
I	Escambia	323,714	3.2%	10,359	334,073	313,170	94%	20,903	6%
	Total/Average	**323,714**	**3.2%**	**10,359**	**334,073**	**313,170**	**94%**	**20,903**	**6%**
II	Okaloosa	203,951	9.0%	18,356	222,307	212,297	95%	10,010	5%
	Santa Rosa	184,653	2.0%	3,693	188,346	179,857	95%	8,489	5%
	Walton	74,724	49.0%	36,615	111,339	106,546	96%	4,793	4%
	Total/Average	**463,328**	**20.0%**	**58,663**	**521,991**	**498,700**	**96%**	**23,291**	**4%**
III	Bay	174,410	12.0%	20,929	195,339	168,428	86%	26,911	14%
	Total/Average	**174,410**	**12.0%**	**20,929**	**195,339**	**168,428**	**86%**	**26,911**	**14%**
IV	Calhoun	14,489	3.0%	434.67	14,924	3,723	25%	11,201	75%
	Holmes	20,001	1.0%	200.01	20,201	6,489	32%	13,712	68%
	Jackson	46,587	3.0%	1,398	47,985	20,836	43%	27,148	57%
	Liberty	8,575	9.0%	771.75	9,347	4,246	45%	5,101	55%
	Washington	25,334	3.0%	760.02	26,094	6,941	27%	19,153	73%
	Total/Average	**114,986**	**3.8%**	**3,564**	**118,550**	**42,235**	**36%**	**76,315**	**64%**
V	Franklin	11,864	39.0%	4,627	16,491	15,749	95%	743	5%
	Gulf	14,724	22.0%	3,239	17,964	14,533	81%	3,431	19%
	Total/Average	**26,588**	**30.5%**	**7,866**	**34,455**	**30,281**	**88%**	**4,174**	**12%**
VI	Gadsden	46,226	2.4%	1,109	47,335	31,578	67%	15,758	33%
	Total/Average	**46,226**	**2.4%**	**1,109**	**47,335**	**31,578**	**67%**	**15,758**	**33%**
VII	Jefferson[NWF Only]	10,158	3.5%	355.53	10,514	5,760	55%	4,754	45%
	Leon	299,484	0.5%	1,497	300,981	262,123	87%	38,858	13%
	Wakulla	33,981	5.0%	1,699	35,680	26,786	75%	8,894	25%
	Total/Average	**343,623**	**3.0%**	**3,552**	**347,175**	**294,669**	**85%**	**52,505**	**15%**
TOTALS / AVERAGES		**1,492,875**	**7.1%**	**106,043**	**1,598,919**	**1,379,061**	**86%**	**219,858**	**14%**

(1) Source: University of Florida (UF), Bureau of Economic and Business Research (BEBR), Population Studies Program, https://www.bebr.ufl.edu/population.

(2) UF BEBR, Population Studies Program, Vol. 54, Bulletin 189, April 2021. Permanent population estimates only, but includes estimated inmate populations.

(3) Estimated seasonal populations based on county average seasonal rates applied to BEBR population estimates.

(4) Total county populations adjusted by adding the estimated seasonal populations to BEBR estimate.

(5) The population served by each public supply utility service area is estimated from review of all available data, including compliance submissions, and include seasonal population estimates where applicable.

(6) Net Domestic Self-Supply (DSS) population estimates are derived by subtracting public supply utility populations served from adjusted county totals. This estimate includes other miscellaneous populations, e.g., small public systems and correctional facility inmates not otherwise accounted for.

Additional information on seasonally-adjusted population estimates is noted in the methods and in regional resource assessments. Unless specifically noted otherwise, e.g. BEBR data, all population data and information in this WSA is seasonally adjusted.

Future Land Use

Table A2.2 NWFWMD Population 2020 Estimates and Future Population Projections 2025-2045

Planning Region	County	BEBR 2020 Population Estimates[1]	TOTAL 2020 Population[2] Estimates	Future Population Projections[2]					2020-2045 Change	
				2025	2030	2035	2040	2045	Population[1]	%
I	Escambia	323,714	334,073	345,823	355,008	362,438	369,146	375,132	41,059	12.3%
	Region I Total	**323,714**	**334,073**	**345,823**	**355,008**	**362,438**	**369,146**	**375,132**	**41,059**	**12.3%**
II	Okaloosa	203,951	222,307	233,914	243,288	250,700	257,240	262,799	40,492	18.2%
	Santa Rosa	184,653	188,346	205,836	220,218	232,356	243,474	253,470	65,124	34.6%
	Walton	74,724	111,339	127,991	142,295	154,364	165,241	175,671	64,332	57.8%
	Region II Total	**463,328**	**521,991**	**567,741**	**605,801**	**637,420**	**665,955**	**691,940**	**169,949**	**32.6%**
III	Bay	174,410	195,339	207,200	216,272	222,880	228,144	232,512	37,173	19.0%
	Region III Total	**174,410**	**195,339**	**207,200**	**216,272**	**222,880**	**228,144**	**232,512**	**37,173**	**19.0%**
IV	Calhoun	14,489	14,924	15,553	16,068	16,480	16,686	16,995	2,071	13.9%
	Holmes	20,001	20,201	20,301	20,301	20,402	20,402	20,503	302	1.5%
	Jackson	46,587	47,985	48,513	48,925	49,131	49,234	49,337	1,352	2.8%
	Liberty	8,575	9,347	9,592	9,919	10,028	10,246	10,355	1,008	10.8%
	Washington	25,334	26,094	26,986	27,604	28,119	28,531	28,943	2,849	10.9%
	Region IV Total	**114,986**	**118,550**	**120,945**	**122,817**	**124,160**	**125,099**	**126,133**	**7,583**	**6.4%**
V	Franklin	11,864	16,491	17,236	17,792	18,209	18,487	18,765	2,274	13.8%
	Gulf	14,724	17,964	18,788	19,398	19,886	20,252	20,496	2,533	14.1%
	Region V Total	**26,588**	**34,455**	**36,024**	**37,190**	**38,095**	**38,739**	**39,261**	**4,806**	**13.9%**
VI	Gadsden	46,226	47,335	47,923	48,333	48,538	48,742	48,742	1,407	3.0%
	Region VI Total	**46,226**	**47,335**	**47,923**	**48,333**	**48,538**	**48,742**	**48,742**	**1,407**	**3.0%**
VII	Jefferson[NWF Only]	10,158	10,514	10,655	10,728	10,801	10,947	11,020	506	4.8%
	Leon	299,484	300,981	313,862	324,615	333,057	340,193	346,323	45,342	15.1%
	Wakulla	33,981	35,680	38,220	40,320	42,105	43,470	44,730	9,050	25.4%
	Region VII Total	**343,623**	**347,175**	**362,736**	**375,663**	**385,963**	**394,609**	**402,073**	**54,898**	**15.8%**
	TOTALS	**1,492,875**	**1,598,919**	**1,688,393**	**1,761,084**	**1,819,494**	**1,870,435**	**1,915,793**	**316,874**	**19.8%**

[1]UF BEBR, Population Studies Program, Vol. 54, Bulletin 189, April 2021. Permanent population estimates only, but includes estimated inmate populations.

[2]Total estimated populations by county and region, including seasonal adjustments.

Future Land Use

Table A4.10. Projected Five-Year Growth Rates by County

	2025	2030	2035	2040	2045
BAY					
Low	-0.81%	1.91%	0.79%	0.06%	-0.45%
Low-Medium	*2.63%*	*3.14%*	*1.92%*	*1.21%*	*0.73%*
Medium	6.07%	4.38%	3.06%	2.36%	1.91%
Medium-High	*9.86%*	*6.07%*	*4.69%*	*3.78%*	*3.28%*
High	13.64%	7.77%	6.32%	5.20%	4.65%
CALHOUN					
Low	-4.07%	0.00%	-0.72%	-1.45%	-1.47%
Low-Medium	*0.08%*	*1.66%*	*0.92%*	*-0.10%*	*0.19%*
Medium	4.22%	3.31%	2.56%	1.25%	1.85%
Medium-High	*8.70%*	*5.01%*	*4.42%*	*3.31%*	*3.22%*
High	13.19%	6.71%	6.29%	5.38%	4.59%
ESCAMBIA					
Low	-3.46%	-0.13%	-0.58%	-0.74%	-0.97%
Low-Medium	*0.03%*	*1.26%*	*0.76%*	*0.55%*	*0.32%*
Medium	3.52%	2.66%	2.09%	1.85%	1.62%
Medium-High	*6.85%*	*3.98%*	*3.12%*	*2.84%*	*2.55%*
High	10.19%	5.30%	4.15%	3.83%	3.47%
FRANKLIN					
Low	-5.60%	-0.89%	-1.80%	-2.75%	-2.83%
Low-Medium	*-0.54%*	*1.17%*	*0.27%*	*-0.61%*	*-0.66%*
Medium	4.52%	3.23%	2.34%	1.53%	1.50%
Medium-High	*9.58%*	*4.92%*	*4.28%*	*3.36%*	*3.22%*
High	14.63%	6.62%	6.21%	5.19%	4.94%
GADSDEN					
Low	-5.46%	-1.83%	-2.33%	-2.63%	-2.70%
Low-Medium	*-2.11%*	*-0.49%*	*-0.95%*	*-1.10%*	*-1.35%*
Medium	1.24%	0.85%	0.42%	0.42%	0.00%
Medium-High	*4.81%*	*2.32%*	*1.75%*	*1.33%*	*1.09%*
High	8.38%	3.79%	3.08%	2.24%	2.19%
GULF					
Low	-3.56%	0.00%	-0.70%	-1.42%	-1.44%
Low-Medium	*0.52%*	*1.62%*	*0.91%*	*0.21%*	*-0.12%*
Medium	4.59%	3.25%	2.52%	1.84%	1.20%
Medium-High	*9.01%*	*5.22%*	*4.33%*	*3.55%*	*3.10%*
High	13.42%	7.19%	6.15%	5.26%	5.00%
HOLMES					
Low	-8.00%	-2.72%	-3.35%	-3.47%	-2.99%
Low-Medium	*-3.75%*	*-1.36%*	*-1.43%*	*-1.73%*	*-1.25%*
Medium	0.49%	0.00%	0.50%	0.00%	0.50%
Medium-High	*4.74%*	*1.83%*	*1.80%*	*1.72%*	*1.70%*
High	8.99%	3.67%	3.10%	3.43%	2.90%
JACKSON					
Low	-5.55%	-1.82%	-2.31%	-2.84%	-2.93%
Low-Medium	*-2.23%*	*-0.48%*	*-0.95%*	*-1.32%*	*-1.36%*
Medium	1.10%	0.85%	0.42%	0.21%	0.21%
Medium-High	*4.64%*	*2.31%*	*1.74%*	*1.22%*	*1.10%*
High	8.18%	3.77%	3.06%	2.23%	2.00%

Source: Projections of Florida Population by County, 2025-2045, with Estimates for 2020 BEBR Florida Population Studies, Volume 54, Bulletin 189, April 2021

Notes: Negative growth rates (shown in gray) were not used; for utilities with declining or no growth, 2020 values were held constant through the planning period. Projected growth rates "Low-Medium" and Medium-High" interpolated by District staff.

Public Facilities

Table A4.6. Region V Public Supply Utility Data – Estimates and Projections, Demand and Production

REGION V								
FRANKLIN COUNTY	2020 Baseline Estimates			DEMAND and PRODUCTION Projections (ADR, gpd)				
Public Supply Utility or Service Area	Gross Water Use (ADR)	Populations Served	Gross Per Capita (gpcd)	2025	2030	2035	2040	2045
Alligator Point Water Resources District	100,991	671	151	105,554	108,959	111,513	113,215	114,918
Apalachicola, City of	543,479	3,754	145	568,033	586,356	600,099	609,261	618,423
Carrabelle, City of	326,080	3,028	108	326,080	329,884	330,778	330,778	330,778
- Carrabelle, City of (Lanark Village)	91,736	1,625	56	91,736	92,806	93,058	93,058	93,058
Eastpoint Water and Sewer District	250,382	2,365	106	250,382	253,303	253,989	253,989	253,989
St. James Island (Summercamp, FRWA)	7,490	56	133	7,490	7,578	7,598	7,598	7,598
Water Management (St. George Island)	565,403	4,250	133	590,947	610,010	624,307	633,838	643,370
Franklin County TOTALS (gpd)	**1,902,616**	**15,749**		**1,940,222**	**1,988,896**	**2,021,341**	**2,041,737**	**2,062,133**

GULF COUNTY	2020 Baseline Estimates			DEMAND and PRODUCTION Projections (ADR, gpd)				
Public Supply Utility or Service Area	Gross Water Use (ADR, gpd)	Populations Served	Gross Per Capita (gpcd)	2025	2030	2035	2040	2045
Gulf County Water System	411,877	3,804	108	448,969	472,388	492,845	510,350	526,183
Port St. Joe, City of	903,333	8,758	103	984,685	1,036,048	1,080,913	1,119,306	1,154,031
Wewahitchka, City of	130,008	1,971	66	135,977	140,392	143,924	146,573	148,339
Gulf County TOTALS (gpd)	**1,980,432**	**14,533**		**1,569,631**	**1,648,828**	**1,717,682**	**1,776,228**	**1,828,553**
REGION V TOTALS (gpd)	**3,883,048**	**30,281**		**3,509,853**	**3,637,723**	**3,739,024**	**3,817,965**	**3,890,686**
REGION V mgd	**3.883**			**3.510**	**3.638**	**3.739**	**3.818**	**3.891**

City of Carrabelle transfers water to Lanark Village.

Public Facilities

APPENDIX 4. PUBLIC SUPPLY UTILITY DATA

Table A4.1. 2020 Public Supply Water Demand, Populations Served, and Per Capita Water Use

Planning Region	County / Region	Reported Pumpage	Imports	Exports	Water Demand	Public Supply Total Adjusted[1] 2020 Population Served	Average GROSS Per Capita Water Use	Average RESIDENTIAL Per Capita Water Use
I	Escambia	40.091	-	-	40.091	313,170	127.11	81.49
	Totals/Average Per Capita	**40.091**	**0.000**	**0.000**	**40.091**	**313,170**	**127.11**	**81.49**
II	Okaloosa	20.733	3.371	-	24.103	212,297	124.12	85.41
	Santa Rosa	18.391	7.150	7.150	18.391	179,857	117.67	71.27
	Walton	15.045	2.557	5.928	11.675	106,546	99.64	72.24
	Totals/Average Per Capita	**54.169**	**13.078**	**13.078**	**54.169**	**498,700**	**113.81**	**77.50**
III	Bay	29.359	26.584	26.584	29.359	168,428	128.09	81.39
	Totals/Average Per Capita	**29.359**	**26.584**	**26.584**	**29.359**	**168,428**	**128.09**	**81.39**
IV	Calhoun	0.546	-	-	0.546	3,722	145.01	75.61
	Holmes	1.186	0.036	-	1.222	6,489	117.73	58.22
	Jackson	2.613	-	-	2.613	20,836	102.90	63.36
	Liberty	0.482	-	-	0.482	4,246	123.78	91.04
	Washington	1.050	-	0.036	1.013	6,941	142.16	87.34
	Totals/Average Per Capita	**5.876**	**0.036**	**0.036**	**5.876**	**42,234**	**126.32**	**70.37**
V	Franklin	1.903	0.092	0.092	1.903	15,749	118.79	69.40
	Gulf	1.980	-	-	1.980	14,533	92.46	52.32
	Totals/Average Per Capita	**3.883**	**0.092**	**0.092**	**3.883**	**30,281**	**105.62**	**61.20**
VI	Gadsden	4.395	-	-	4.395	31,578	134.71	82.88
	Totals/Average Per Capita	**4.395**	**0.000**	**0.000**	**4.395**	**31,578**	**134.71**	**82.88**
VII	Jefferson[NWF District Only]	0.580	-	-	0.580	5,760	99.49	81.23
	Leon	30.810	-	0.501	30.309	262,123	103.79	61.05
	Wakulla	2.433	0.501	-	2.934	26,786	125.17	81.69
	Totals/Average Per Capita	**33.823**	**0.501**	**0.501**	**33.823**	**294,669**	**109.48**	**63.32**
	DISTRICT TOTALS/AVERAGE	**171.597**	**40.291**	**40.291**	**171.597**	**1,379,060**	**120.74**	**75.40**

[1]Populations served include seasonal resident adjustments.

[2]Million gallons per day (mgd) or gallons per day (gpd).

Franklin County DOT traffic projections.

STATE ROAD SECTION	NO. LANES	SIG./ STOPS	FAC. TYPE	LGH. (miles)	LOS AREA	LOS STD MAX.VOL	FDOT STAT.	2008 COUNTS	LOS ANALYSIS YEAR	AADT	LOS	PH/PD ANALYSIS YEAR	PH/PD	LOS	% OF CAPAC.	ONE-YR. GROWTH	ANNUAL RATE
US 98																	
Gulf Co. to Apalachicola	2	0	Uninter. Undiv. No	10.2	Rural Undev.	AADT (LOS C) 6320 (LOS D) 10960	11 1501	AADT 3500 7200	1999	3650	C	1999	197	C	AADT (LOS C) 84.65% (LOS D) 48.81%	AADT 2.88%	AADT 2.57%
									2000	3850	C	2000	208	C			
									2001	4850	C	2001	261	C			
									2002	5800	C	2002	313	C			
									2003	4400	C	2003	237	C			
									2004	5350	C	2004	288	C			
						PH/PD (LOS C) 336 (LOS D) 584	11 1501	PH/PD 189 388	2005	4950	C	2005	267	C			
									2006	4750	C	2006	256	C			
									2007	5200	C	2007	280	C			
									2008	**5350**	**C**	**2008**	**288**	**C**			
									2013	6074	C	2013	327	C			
									2018	6895	D*	2018	372	D*			
Apalachicola Bridge	2	0	Uninter. Undiv.	4.8	Rural Devel.	AADT (LOS C) 15300 (LOS D) 21000	1502	AADT 7400	1999	6900	B	1999	368	B	AADT (LOS C) 48.37% (LOS D) 35.24%	AADT -2.63%	AADT -0.33%
									2000	6700	B	2000	357	B			
									2001	8000	B	2001	427	B			
									2002	7800	B	2002	416	B			
									2003	7600	B	2003	405	B			
									2004	7300	B	2004	389	B			
						PH/PD (LOS C) 810 (LOS D) 1110	1502	PH/PD 395	2005	7200	B	2005	384	B			
									2006	6900	B	2006	368	B			
									2007	7600	B	2007	405	B			
									2008	**7400**	**B**	**2008**	**395**	**B**			
									2013	7777	B	2013	415	B			
									2018	8174	B	2018	436	B			
Apalach. Bridge to E. Eastpoint	2	0	Uninter. Undiv. No	3.0	Rural Devel.	AADT (LOS C) 12240 (LOS D) 16800	3	AADT 5100	1999	4400	B	1999	235	B	AADT (LOS C) 41.67% (LOS D) 30.36%	AADT -8.93%	AADT 1.15%
									2000	4200	B	2000	224	B			
									2001	4900	B	2001	261	B			
									2002	5300	B	2002	283	B			
									2003	5000	B	2003	267	B			
									2004	5300	B	2004	283	B			
						PH/PD (LOS C) 648 (LOS D) 888	3	PH/PD 272	2005	4800	B	2005	256	B			
									2006	4400	B	2006	235	B			
									2007	5600	B	2007	299	B			
									2008	**5100**	**B**	**2008**	**272**	**B**			
									2013	5400	B	2013	288	B			
									2018	5718	B	2018	305	B			

Annual rate determined as follows: (((2008+2007+2006+2005+2004)/5)/((2003+2002+2001+2000+1999)/5))^.20-1

APPENDIX A

City of Apalachicola Infrastructure Project Inventory

	Project Name	Location	Project Description	Cost Estimate	Lead Contact	Phased Project?	Project Underway?	Target Timeline	Partners?	Other Plan?	Notes
	STORMWATER PROJECTS										
1	Stormwater Inflow & Infiltration St	Citywide	A study to pinpoint stormwater issues. The data gathered will be used along with information provided in the City's Drainage Studies (Phase 1 - completed; Phase 2 - RIF grant awarded/no contract) to guide design and construction for repairs to the stormwater system.	$ 500,000.00	Travis Wade/Greg Harris	Yes	No	2023-2024	N/A	This project needs to be added to the LMS and could be added to the Capital Improvements Plan.	$660,000 requested from State Appropriations for 23-24; but this will need to cover Stormwater and Wastewater I&I which is likely to be $1 million total.
2	Stormwater Design	Citywide	After completion of the I&I study, additional funding will be needed to correct issues identified. This project will complete design work for citywide stormwater efforts.	$ 1,000,000.00	Josh Baxley/Felicity Edwards (for CDBG-DR Grant)	Yes	Yes	2023 - 2026+	N/A	This project needs to be added to the LMS and could be added to the Capital Improvements Plan.	A portion of this ($150K) has been funded through CDBG-DR for a specific area (the Avenues) project. Will need more design work once more areas are identified.
3	Stormwater Construction	Critical areas: Ave I between 5th & 6th Street, 16th Street; Fred Myers, Ave B, Ave G; etc. + other areas to be identified in the study.	After completion of stormwater design, this project will fund construction work to make all necessary improvements to stormwater issues.	##############	Josh Baxley/Felicity Edwards (for CDBG-DR Grant)	Yes	No	2023 - 2026+	N/A	This project needs to be added to the LMS and could be added to the Capital Improvements Plan.	There is an existing CDBG-DR project to address some of these issues. However, more funding will be needed once I&I and design work is complete.
4	Steward of the River Guidance for Residents - Outreach Campaign	Countywide	This campaign will help residents who are new to the area learn best practices for being good stewards of the environment related to stormwater and wastewater. This can include online, print, radio, social media and other forms of outreach.	$ 350,000.00	Kendall Falkner/Cindy Clark	No	Yes	2026	NERR; Chamber; TDC; County.	This project needs to be added to the LMS.	There is an existing guide online that can be used as a starting point.
	WASTEWATER PROJECTS										
5	Wastewater Treatment and Collection Systems Inflow & Infiltration Study	Citywide	A study that uses smoke and cameras to determine the condition of the pipes and identify problems throughout the wastewater system.	$ 500,000.00	Will Cox/Josh Baxley	No	No	2023-2024	N/A	This project could be added to the Capital Improvements Plan.	$660,000 requested from State Appropriations for 23-24; but this will need to cover Stormwater and Wastewater I&I which is likely to be $1 million total.
6	Construction of Wastwater Treatment Plant Headworks and Relocation.	Wastewater Treatment Plant Site	This project will move the plant north about 100 yards on the same property to relocate it from the floodzone.	##############	Will Cox/Josh Baxley	No	Yes	2023 - 2026	N/A	This project needs to be added to the LMS and could be added to the Capital Improvements Plan.	Project is currently funded at $18 million through two seperate DEP grants but with increased costs from inflation and ongoing supply shortages - it's likely that this project will need more funding.
7	Major Wastewater Pipe Replacement and Repair	TBD	This project will replace or repair leaking pipes identified through the I&I study. This will likely result in the need to dig under roads and other structures and include the replacement of this infrastructure after work is complete.	##############	Rhett Butler/Travis	Yes	No		N/A	This project could be added to the Capital Improvements Plan.	Project will be driven by the I&I study but given the age of the pipes, it is likely that there is a need.
8	Franklin Unincorporated - Septic to Sewer Conversion Project Feasibility Study	Areas adjacent to the City that may be suitable for hook-up.	This project will identify potential residents who are currently on septic for hook up to the City's WWTX system. There are only 6 septic tanks left in the City. It is anticipated that this will result in approximately 700 - 800 new connections.	$ 150,000.00	Travis Wade/Josh Baxley	Yes	No	2024	County	N/A	This project should be discussed with the City. Annexation is not anticipated as part of the project concept.
9	Franklin Unincorporated - Septic to Sewer Conversion Project Design	Areas adjacent to the City that may be suitable for hook-up.	This project will complete design of the new system to extend to areas of unincorporated Franklin County.	$ 500,000.00	Travis Wade/Josh Baxley	Yes	No	2025	County	N/A	This project should be discussed with the City. Annexation is not anticipated as part of the project concept.
##	Franklin Unincorporated - Septic to Sewer Conversion Project Construction	Areas adjacent to the City that may be suitable for hook-up.	This project will extend the wastewater system into unincorporated areas of Frankin County and complete hook-ups at each identified site.	##############	Travis Wade/Josh Baxley	Yes	No	2026	County	N/A	This project should be discussed with the City. Annexation is not anticipated as part of the project concept.
##	**Lift Station Rehabilitation**	Critical: Slyvester Williams and Ellis Van Fleet Lift Stations	Lift stations need to be lined with installation of new pumps, new rails and new panels to address corrosion issues.	$ 150,000.00	Rhett Butler/Josh Baxley	No	Yes	2024+	N/A	This project could be added to the Capital Improvements Plan.	This project will begin shortly with the IGA liftstation rehab work.
##	Vaccum Station - Electronic Upgrades	108 Ave. F Vaccum Station Station	There is a need to make complete electronic upgrades to this vaccum station that is nearly 25 years old.	$ 200,000.00	Rhett Butler/Josh Baxley	No	No		N/A	This project could be added to the Capital Improvements Plan.	
##	Sprayfield - Repairs/Construction	Sprayfield Site	Details in the LBR request and additional quotes are pending.	$ 130,000.00	Will Cox/Travis	No	No	2023-2026	N/A	This project could be added to the Capital Improvements Plan.	Included in the 2023-24 LBR; additional quotes are pending.
##	**Water Plant Electronic Upgrades**	Plant and remote well locations	Out-dated, problems - water outages; could lead to consent issues. SCADA system.	$ 750,000.00	Rhett Butler/Will Cox	No	No		N/A	This project could be added to the Capital Improvements Plan.	
##	Upgrades to the City's Irrigation System	at Lafayette, Battery, Sylvester Williams, Riverfront; Holy Family; Community Gardens	Project will makes upgrades to the city's irrigation system to allow for gray water to be sprayed in areas outside of the sprayfield as a Public Access Reuse Project to get rid of of affluent. An alternative or complament to the Sprayfield.	$ 600,000.00	Rhett Butler	No	No		N/A	This proejct could be added to the Capital Improvements Plan.	The City already employs Public Access Reuse.
##	Flo-vac Monitor Installations	Citywide (300 locations)	Flo-vac monitors are installed to monitor the sewer/vaccum pit volumes and identify issues by the volume of the water coming in which can pinpoint issues of infiltration by alerting when volumes are higher than normal so that an issue is identified before it damages the system.	$ 1,000,000.00	Rhett Butler/Will Cox	Yes	Yes	2023-2026	N/A	This project could be added to the Capital Improvements Plan.	Currently 120 Flo-Vac Monitors have been installed.
	POTABLE WATER PROJECTS										
##	Fire Hydrant Replacement	Citywide	In order to address safety concerns, there is a need to replace 200 fire hydrants and gate valves.	$ 1,000,000.00	Rhett Butler	Yes	No		N/A	This project could be added to the Capital Improvements Plan.	
##	Potable Water Valve Replacements	Citywide	changing out valves and put new valves in places that they aren't currently; will have to do a line stop; isolate line breaks when there are problems without shutting down the entire city. This will involve restoration of infrastructure once the valve is replaced.	$ 5,000,000.00	Rhett Butler	Yes	No		N/A	This project could be added to the Capital Improvements Plan.	
##	Potable Water Testing Site Installation	Citywide (18 locations)	Install water quality testing sites in response to past consent order items to monitor these sites and ensure problems do not resurface.	$ 100,000.00	Rhett Butler	Yes	No		N/A	This project could be added to the Capital Improvements Plan.	