

COMPREHENSIVE PLAN
City of
APALACHICOLA, FLORIDA

Looseleaf Supplement

This Supplement contains all ordinances deemed advisable to be included at this time through:

Ordinance No. 2023-07, enacted December 5, 2023.

Remove Old Pages

xiii, xiv

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Insert New Pages

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(following Table of Contents)

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SLT:1

Insert and maintain this instruction sheet in front of this publication. File removed pages for reference.



COMPREHENSIVE PLAN

CITY OF

APALACHICOLA, FLORIDA

Published in 2019 by Order of the City Commission



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PREFACE

This volume contains the Apalachicola Comprehensive Plan, as amended, revised and restated in its entirety which was adopted by Ordinance No. 90-1, adopted June 20, 1990, and subsequently amended through Ordinance No. 2013-01, adopted November 5, 2013; ordinances submitted and considered for inclusion in this publication were adopted through Ordinance No. 2018-03, adopted October 2, 2018.

The Plan is published in looseleaf format in order to facilitate incorporation of future amendments. Supplements to the Comprehensive Plan will contain an instruction sheet directing the removal of obsolete pages and the insertion of replacement pages. The instruction sheet for the most current Supplement should be placed in the front of the volume, and it is recommended that deleted pages be saved and filed for historical reference.

This Comprehensive Plan is presented for the use and benefit of the citizens of Apalachicola, Florida.

Acknowledgments

Publication was under the direct supervision of Julie E. Lovelace, Vice President-Code, and Kim Ryder, Editor, of the Municipal Code Corporation, Tallahassee, Florida. Credit is gratefully given to the other members of the publisher's staff for their sincere interest and able assistance throughout the project.

The publishers would also like to extend their appreciation to the City Planners and other City Officials for their cooperation and assistance throughout the publication of this Plan.

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printing of each Supplement)

From our experience in publishing Looseleaf Supplements on a page-for-page substitution basis, it has become evident that through usage and supplementation many pages can be inserted and removed in error.

The following listing is included in this Code as a ready guide for the user to determine whether the Code volume properly reflects the latest printing of each page.

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City of Apalachicola Comprehensive Plan

FUTURE LAND USE ELEMENT*

Future Land Use Goals, Objectives, and Policies

***Editor's note**—The Florida Department of Environmental Regulation was renamed to Florida Department of Environmental Protection; the duties of the Department of Health and Rehabilitation Services (HRS) as they are referenced in this element have been assumed by the Department of Health; and the duties of the Department of Community Affairs have been assumed by the Division of Community Planning at the Department of Economic Opportunity, subsequent to adoption of the Apalachicola Comprehensive Plan.

FUTURE LAND USE ELEMENT

FUTURE LAND USE GOALS, OBJECTIVES, AND POLICIES

Goal 1. Ensure That the Character and Types of Land Uses in the City of Apalachicola Are Compatible with the Natural Resources and Historical Nature, Are Consistent with Available Infrastructure and Minimize the Threat to the Natural Environment and Public Health, Safety, and Welfare While Respecting Individual Property Rights.

Objective 1. To require that all future development activities are in appropriate areas as depicted on the Future Land Use Maps and that soil conditions, topography, and drainage are suitable for development with adequate public facilities available.

Policy 1.1. The City will review all applications for development orders to ensure that adequate infrastructure is in place before development is permitted.

Policy 1.2. The Future Land Use Maps will be reviewed before development is permitted to ensure that proposed development is appropriate for the area as per the land use, existing soil conditions, topography, and drainage.

Policy 1.3. Any residential or commercial development proposed for a rated flood zone as identified on the Federal Insurance Rate Maps must be elevated or floodproofed as per the City's flood hazard ordinance.

Policy 1.4. The City shall not issue development orders or permits which will result in a reduction of the level of services for public facilities below the level of service standards adopted in this Comprehensive Plan.

Objective 2. Future growth and development shall be managed through the implementation and enforcement of land development regulations and shall provide for innovative land uses and development patterns.

Policy 2.1. Through the planning period 2040, the City shall in accordance with F.S. Chapter 163, amend its land use regulations to remain consistent with the GOPS of the comprehensive plan. The existing land use regulations and any future land use regulation amendments shall at a minimum:

- a) Regulate stormwater management. When applicable, a state approved stormwater management plan must accompany all applications for development proposed for the City's Special Waterfront District. All development exempt from the state's stormwater management rule must still provide the city with a stormwater management plan that meets state stormwater runoff standards prior to development approval.
- b) Protect environmentally sensitive coastal areas by restricting impervious surface coverage along the commercial riverfront district, unless exempted as a commercial seafood facility, and implementing appropriate setbacks for development occurring along the riverfront and bay wetlands. Developments in the Special Waterfront district must be connected to the municipal water and sewer system.

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- c) Preserve the integrity of the City's historic district by regulating the use and architecture style of development proposed for that district identified on the land use map.
- d) Restrict use and elevation of development proposed for flood prone areas as identified on the Federal Insurance Rate Maps through the implementation of the City's Flood Hazard Ordinance.
- e) Provide for adequate open space. In residential districts there shall be a 40 percent impervious surface restriction for single-family dwellings and 50 percent for two-family and multifamily dwellings; in general commercial districts, 60 to 80 percent.
- f) Protect potable water wellfields and aquifer recharge areas by providing for adequate buffering and protection from both underground and above-ground possible pollutants.
- g) Provide for subdivision regulation and signage controls.
- h) Provide requirements for adequate parking, loading, and traffic flow compatible with future land uses.
- i) Provide for the review by Planning and Zoning of all development proposed within the City for the purpose of approving stormwater management plans, site plan adequacy and architectural appropriateness for proposed development in the Historic District.

(Ord. No. 2004-02, 10-5-2004; Ord. No. 2023-07, 12-5-2023)

Policy 2.2. Land development regulations adopted or modified to implement this Comprehensive Plan shall be based on and be consistent with the following standards for residential and commercial densities as indicated below:

- a) Low density residential—fewer than 7.5 residential units per acre;
- b) Medium density residential—7.5 to 15.0 residential units per acre;
- c) High density residential—15.1 to 20 residential units per acre;
- d) Low density commercial—less than 60% lot coverage;
- e) Medium density commercial—60% to 70% lot coverage;
- f) High density commercial—over 70% lot coverage.

Policy 2.3. The revised and amended land development code shall provide for such land uses as: PUDs, cluster developments, trailer parks, and special mixed land use development techniques.

Policy 2.4. Public utilities needed to provide essential service to existing and future land uses in Franklin County shall be permitted in all of the land use classifications established by this plan.

FUTURE LAND USE ELEMENT

Policy 2.5. The location and extent of non-residential land uses shall be in accordance with the Future Land Use Map and the policies and descriptions of types, sizes, densities and intensities of land uses contained in this element.

Policy 2.6. Land development regulations shall be adopted or modified which address the location and extent of the residential mixed uses in accordance with the Future Land Use map and the policies and descriptions of types, sizes, densities and intensities of land uses contained in this element.

Policy 2.7. In recognition of the need for "Ham Radios" especially during emergency situations, it is the city's policy to reasonably accommodate such communication facilities and to constitute minimum practicable regulations to accomplish the state and local authorities' legitimate purposes.

Policy 2.8. Land development regulations adopted to implement this plan shall be established for the following categories:

- (a) *Conservation.* This category shall provide for the long-term management and protection of publicly held land for wildlife management, environmental protection and resource-based recreation. Structural development is allowed in accordance with appropriate state and federal agencies' management plans. The location of these lands is mapped on the Future Land Use Map series. The intensity standard for conservation shall be determined through lot coverage and height restrictions. The maximum lot coverage allowed on a single lot within this district shall not exceed 30% and the building height shall not exceed 35 feet. Residential uses are prohibited except for those necessary for the supervision of the resource.
- (b) *Recreation.* This category of land use shall protect the natural resources of the city while maintaining recreational activities for residents. Lands in this land-use category may permit the following uses—open space, picnic areas and facilities, restroom facilities, camping, boat ramps, and other recreational facilities. The location of these lands is mapped on the Future Land Use Map series. The maximum lot coverage allowed on a single lot within this district shall not exceed 30% and the building height shall not exceed 35 feet. Residential uses are prohibited except for those necessary for the supervision of the resource.
- (c) *Residential.* This land use category shall ensure the health, safety, and well-being of residents by limiting the extent and density of residential development to those areas suitable for development. Densities for residential use will be consistent with standards outlined in Policy 2.2. and are defined as low (maximum of 7.5 units per acre); medium (maximum of 15 units per acre) and high (maximum of 20 units per acre). The density categories are mapped on the Residential Density Map (Map 14). The general location of these lands is depicted on the Future Land Use Map

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series. All residential or accessory structures shall conform to the appropriate standards established in the Apalachicola Land Use Code, the Flood Hazard Ordinance or other appropriate ordinances.

- (d) *Residential Mixed Use.* This category of land shall provide for development that is primarily residential in nature but which also may include supporting categories of land uses otherwise described in this plan such as historic and archaeological, commercial (including retail, office and other low intensity commercial uses to be determined and outlined in the zoning ordinances). Residential densities within these areas shall be considered medium (a maximum of 15 units per acre with 40% lot coverage) and height may not exceed 35 feet. Other allowable principal uses within this land designation shall adhere to the residential density requirements and also may not exceed 35 feet in height. The location of these lands is depicted on the Future Land Use Map Series. All structures shall conform to the appropriate standards established in the Apalachicola Zoning Code, the Flood Hazard Ordinance or other appropriate ordinances.
- (e) *Commercial.* This category of land use shall provide suitable location for commercial and certain restricted residential development. Existing lots may not be subdivided into smaller lots. Commercial development may include provisions for residential structures to be regulated through specific zoning standards. All commercial structures or accessory structures shall conform to the applicable standards established in the Apalachicola Zoning Code and Flood Hazard Ordinance. The intensity standard for commercial land, other than commercial seafood businesses adjacent to the Apalachicola River, shall not exceed 80% impervious lot coverage and development may not exceed 35 feet in height. Commercial seafood businesses shall be encouraged in the city through the use of buffer, lot coverage and setback reductions.
- (f) *Public Facilities.* This category of land use shall provide for the health, safety, and wellbeing of the residents of Franklin County through adequate provisions of public buildings, educational complexes, and other public facilities. The uses permitted in this category include government office, schools, water or sewer facilities, medical facilities and other uses determined to be compatible. The location of these lands is depicted on the Future Land Use Map series. The intensity standard for public facilities land shall not exceed the density or intensity of use of the zoning code as adopted through Ordinance #91-7, Dec. 3, 1991.

(Ord. No. 2004-02, 10-5-2004)

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

(Ord. No. 2023-07, 12-5-2023)

FUTURE LAND USE ELEMENT

Policy 3.1. Future development requiring access or connection to public facilities shall be located within the City's identified vacant/undeveloped areas.

Policy 3.2. Within the City, new development shall be required to hook up to central water and central sewer where it is available. Where it is not available, lots shall be of sufficient size to support both on-site sewage disposal system and wells in accordance with applicable state standards and must meet minimum lot dimensions as specified in the zoning district.

Policy 3.3. Existing development shall be required to connect to central water and central sewer systems when such services are available.

Policy 3.4. The City shall minimize scattered and highway strip commercial development by encouraging the development of the City's downtown central business district through the use of economic development loans.

Policy 3.5. Subdivisions shall be designed so that all individual lots have access to the internal street system, and lots along the periphery buffered from major roads and incompatible land uses.

Policy 3.6. Marine or seafood related commercial activities shall be encouraged through special permitting requirements which include a reduced development set back along the waterfront in the City's downtown commercial district.
(Ord. No. 2023-07, 12-5-2023)

Policy 3.7. Neighborhood commercial uses may be permitted within areas designated for 12th Street residential mixed use development provided these activities are compatible with adjacent land uses and adequately buffered.

Policy 3.8. As part of the Concurrency Management System, the City shall determine that there will be adequate potable water supplies available to serve new development prior to the approval of a building permit. All applicants for development approval (building permit) shall demonstrate that adequate water supplies are available to serve the proposed development by providing a letter along with their building permit application stating that adequate supplies are available and have been reserved for the proposed development from the City's water billing department.
(Ord. No. 2011-02, 2-8-2011)

Policy 3.9. The City shall provide service to existing residential developments that meet existing land use and zoning standards or to existing non-residential developments located in developed areas but not presently having services.
(Ord. No. 2011-02, 2-8-2011)

Policy 3.10. The City shall provide service to new developments immediately contiguous to or within ¼ mile of existing non-residential or residential development.
(Ord. No. 2011-02, 2-8-2011)

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Objective 4. All development applications shall include plans which will ensure the protection of natural and historic resources prior to approval.

Policy 4.1. All applications for development proposed for the City's Special Waterfront District as defined in the Coastal Management Element shall be subject to site plan, and stormwater management plan review and approval.

Policy 4.2. All applications for development in the City's Historic District as described in this element shall be subject to architectural review by the Architectural Review Board. (Membership same as the Planning and Zoning Commission.)

Policy 4.3. Within areas designated on the Future Land Use Map as Conservation, the only type of development that will be allowed is scientific research facilities, educational facilities, and facilities necessary for the management, regulation, and support of the natural resources.

Policy 4.4. The owner/developer of any site shall be responsible for the on-site management of runoff in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

Policy 4.5. Adaptive reuse or restoration of historic structures shall be given priority through special permitting requirements over activities that would harm or destroy the historic value of such resources.

Objective 5. Through the use of the land development regulations and code enforcement actions, redevelopment and renewal of blighted areas shall be encouraged or required.

Policy 5.1. Renewal and redevelopment shall be one of the main objectives of CDBG programs and other subsidized programs.

Policy 5.2. Private enterprise and individual renewal and redevelopment efforts shall be encouraged through the provisions of the land development code and code enforcement actions and advice and technical assistance from the city planning office.

Objective 6. The economic base shall be increased and broadened through planning and development activities which attract new environmentally compatible business and expand existing businesses while maintaining current marine and seafood-related activities.

Policy 6.1. Marine and seafood-related activities shall be maintained at their current levels through designating lands for these activities through the zoning regulations. Non-water-related commercial uses shall, through amendment of the zoning regulations, be directed away from the riverfront.

Policy 6.2. The City shall adopt an economic development program by which compatible marine and seafood-related business grants are made available in the community.

FUTURE LAND USE ELEMENT

Objective 7. All development orders and permits for future development and redevelopment activities shall be issued only if the infrastructure necessary to meet level of service standards (which are adopted as part of the Capital Improvements Element of this plan) are available concurrent with the impacts of the development.

Policy 7.1. High and medium density development shall occur only where public facilities are available.

Policy 7.2. All low to medium density development in areas not provided central water and sewer services shall be governed by applicable state statutes regulating on-site sewage disposal systems; and, applicable Florida Administrative Code passages which regulate the installation of individual sewage disposal facilities.

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

(Ord. No. 2004-02, 10-5-2004; Ord. No. 2023-07, 12-5-2023)

Policy 8.1. All land development applications within the Coastal Area will be planned and approved pursuant to a site plan review process, to ensure that development is compatible with site characteristics. Applications will be reviewed according to pertinent sections of the National Flood Insurance Program, and will be reviewed for compliance with all other applicable flood control regulations and evacuation plans.

Objective 9. Existing land uses which are incompatible or inconsistent with the Future Land Use Plan shall be eliminated by the year 2020.

(Ord. No. 2004-02, 10-5-2004)

Policy 9.1. Expansion or replacement of land uses which are incompatible with the Future Land Use Plan shall be prohibited.

Objective 10. The City shall improve coordination with affected governments and agencies to maximize their input into the development process and mitigate potential adverse impacts of future development and redevelopment activities.

Policy 10.1. Requests for development orders on property adjacent to county land shall be coordinated with Franklin County.

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

(Ord. No. 2023-07, 12-5-2023)

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Policy 10.3. The City shall coordinate with state and federal agencies to develop interagency agreements in order to ensure consistent and expeditious implementation of local zoning regulations and state and federal regulations.

Objective 11. The city shall improve coordination with affected and appropriate governments and agencies to maximize their input into the development process and mitigate potential adverse impacts of future development and redevelopment activities.

Policy 11.1. Developmental actions will be coordinated with other governmental and regulatory agencies requirements and with principles to guide development prepared pursuant to Chapter 380, F.S., and approved by the governor and cabinet.

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

(Ord. No. 2013-01, 11-5-2013; Ord. No. 2023-07, 12-5-2023)

Objective 12. The City will create historic square overlay boundaries and adopt as part of the city's land development regulations which will specifically identify allowable uses on such parcels including, but not limited to, open space and passive recreation.

(Ord. No. 2013-01, 11-5-2013)

Policy 12.1. The City will conduct an inventory of each of the City's historic squares and, through the public participation process, develop a list of recommended use ideas for each of the City squares.

(Ord. No. 2013-01, 11-5-2013)

Policy 12.2. The City will develop specific development standards for the City's historic squares.

(Ord. No. 2013-01, 11-5-2013)

Policy 12.3. The City will not permit new buildings to be built on city-owned historic City squares.

(Ord. No. 2013-01, 11-5-2013)

Objective 13. Renovation/expansion of existing structures on City squares will be designed to minimize footprint and maximize open space design in accordance with historic square public space intent.

(Ord. No. 2013-01, 11-5-2013)

Policy 13.1. All proposed renovation must be approved for historic compatibility by the City's Architectural Review Board.

Objective 14. The City shall prioritize historic city square preservation in its grant seeking and visioning process.

(Ord. No. 2013-01, 11-5-2013)

FUTURE LAND USE ELEMENT

Policy 14.1. The City shall prioritize the historic city square design and planning when it seeks annual historic preservation grants.

(Ord. No. 2013-01, 11-5-2013)

Policy 14.2. The City shall seek annual state historic preservation technical guidance and financial assistance to redevelop the City's historic squares.

(Ord. No. 2013-01, 11-5-2013)

Policy 14.3. Through local historic and community organizations, the City will encourage the formation of volunteer teams to "adopt" city squares for the purpose of recommending design and improvements.

(Ord. No. 2013-01, 11-5-2013)

Policy 14.4. The City shall include historic squares improvements as part of its five-year capital improvements budget.

(Ord. No. 2013-01, 11-5-2013; Ord. No. 2023-07, 12-5-2023)

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

(Ord. No. 2013-01, 11-5-2013; Ord. No. 2023-07, 12-5-2023)

City of Apalachicola Comprehensive Plan

TRAFFIC CIRCULATION ELEMENT*

Traffic Circulation Goals, Objectives and Policies

***Editor's note**—The provisions of Chapter 9J-5, Florida Administrative Code, have been repealed subsequent to adoption of the Apalachicola Comprehensive Plan.

TRAFFIC ELEMENT

TRAFFIC CIRCULATION GOALS, OBJECTIVES AND POLICIES

Establishment of specific traffic circulation goals and objectives relates traffic circulation to Future Land Use and provides a basis upon which to set policies and make recommendations. The objectives are then to be implemented through adherence to proposed policies by utilization of local, state, and federal funds as well as responsible private investment. With the current and future transportation needs in mind, the following goals and objectives are set for Apalachicola in order to provide for a safe, convenient and efficient transportation system.

Goal I. To Establish a Traffic Circulation System Which Provides for the Safe and Efficient Movement of People and Goods in the City of Apalachicola.

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

(Ord. No. 2023-07, 12-5-2023)

Policy 1.1. The level of service for all roads at the peak hours will be established at LOS C. Traffic count surveys will be conducted annually for arterial and collector roadways; counts will be conducted on local roads when increased traffic or the accident rate indicates a problem.

Policy 1.2. Proposed roadway projects shall be evaluated and ranked in order of priority according to the following guidelines:

- a) Whether the project is needed to protect public health and safety, to fulfill the city's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities;
- b) Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement and/or maintenance cost, provides services to developed areas lacking full service, or promotes in-fill development;
- c) Whether the project represents a logical extension of facilities and services within the outskirts of the City;
- d) Whether the project is located in the City's Coastal High Hazard Area.

Policy 1.3. The City shall ensure through its road building policies that projects to maintain existing levels of service are given priority over projects not recommended to maintain levels of service.

Objective 2. Existing right-of-ways will be preserved in all instances from encroachment though the projected planning period except within the historic district where construction efforts may allow minor encroachments for the purpose of preserving historic design. This shall include setback requirements on arterial and collector roads.

Policy 2.1. The City Building Official shall continue to identify any right-of-way encroachment on arterial and collector roads by block and lot number and an annual report made to

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the City Planning and Zoning Commission. All identified encroachments shall be scheduled for elimination by 2040 except within the historic district where construction efforts have been permitted that allow minor encroachments for the purpose of preserving historic design.

(Ord. No. 2023-07, 12-5-2023)

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

(Ord. No. 2004-02, 10-5-2004; Ord. No. 2023-07, 12-5-2023)

Objective 3. Projected traffic demand through the year 2040 will be met by undertaking the opening and/or surfacing of platted undeveloped streets (approximately one mile each year).
(Ord. No. 2023-07, 12-5-2023)

Policy 3.1. The City shall review all proposed development for consistency with Objective 1.

Policy 3.2. The City shall explore the feasibility of assessing impact fees for all new development.

Objective 4. The provision of motorized and non-motorized vehicle parking, and the provision of bicycle and pedestrian ways will be regulated through site plan review requirements.

Policy 4.1. The City shall prohibit on-street parking on arterial roads except in the downtown area and where space for parking is specifically provided.

Policy 4.2. The City shall establish guidelines for the provision of bicycle storage areas for multifamily residences, and shopping and recreational areas.

Policy 4.3. The City shall review all proposed development plans for the accommodation of bicycle and pedestrian traffic needs.

Objective 5. The City's transportation system will emphasize safety and aesthetics through the planning period. Control of connections and access points to collector and arterial roadways will be fully monitored. The system will be reviewed annually for safety and a written report prepared.

Policy 5.1. The City shall adopt design criteria for landscaping and signs along new roadways and will implement a program to landscape and maintain existing right-of-ways.

Policy 5.2. The City shall eliminate or minimize roadway designs which lead to hazardous conditions by:

- a) Requiring the provision of adequate off-street parking and turn lanes for new roads;
- b) Prohibiting direct access onto U.S. Hwy. 98 from driveways except where no other access is available;

TRAFFIC ELEMENT

- c) Review of site plans will include consideration of access ways to roadways. Direct access to high-speed traffic lanes will be prohibited. Questionable cases will be discussed with the Chief of Police;
- d) Preventing conflicts between roadway and pedestrian traffic; and
- e) Providing adequate capacity for emergency evacuation.

Policy 5.3. The City Police Department shall prepare annual accident frequency reports for all collector and arterial roads to include recommendations for improved safety.

Objective 6. Traffic circulation planning will be coordinated through an annual review with the future land uses shown on the future land use map of this plan, the FDOT 5-Year Transportation Plan, and the transportation plan of Franklin County.

Policy 6.1. The City Planning Department shall review subsequent versions of the FDOT 5-Year Transportation Plan, in order to update or modify this element.

Policy 6.2. The City shall review for compatibility with this element, the traffic circulation plans and programs of the unincorporated County as they are amended in the future.

Policy 6.3. All proposed amendments to this Traffic Circulation Element shall include a statement of findings supporting such proposals.

City of Apalachicola Comprehensive Plan

HOUSING ELEMENT*

Housing Goals, Objectives, and Policies

***Editor's note**—The duties of the Department of Health and Rehabilitation Services (HRS) as they are referenced in this element have been assumed by the Department of Health, subsequent to adoption of the Apalachicola Comprehensive Plan.

HOUSING ELEMENT

HOUSING GOALS, OBJECTIVES, AND POLICIES

Goal 1. Provide Safe, Decent Housing at a Level to Meet the Needs of the Existing and Future Population of the City, Especially Those Groups Such as Low to Moderate Income Households, the Elderly and the Handicapped.

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

(Ord. No. 2023-07, 12-5-2023)

Policy 1.1.1. Review the current zoning ordinance and amend it to include density bonuses to those developers who construct housing for low to moderate income persons, the elderly or the handicapped.

Policy 1.1.2. Increase the supply of safe, affordable, and sanitary housing by recycling older houses and redeveloping residential neighborhoods.

Policy 1.1.3. Encourage infill development by enacting impact fees in areas where development is not encouraged. Charge a lesser fee in areas where development is needed to more efficiently utilize service areas.

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

(Ord. No. 2023-07, 12-5-2023)

Policy 1.1.5. Reduce the cost of housing construction by eliminating unnecessary regulatory practices which add to the cost of housing.

Policy 1.1.6. Implement Land Development Regulations which require demolition of structurally unsound buildings.

Policy 1.1.7. By 2026, the City will complete an affordable housing study which will include recommendations for increasing affordable housing opportunities in the City.

(Ord. No. 2023-07, 12-5-2023)

Policy 1.1.8. By 2033, the City will coordinate with Franklin County and the Florida Housing Coalition to identify and provide remediation and funding information to owners of substandard housing within the City as identified by the University of Florida Shimberg Center.

(Ord. No. 2023-07, 12-5-2023)

Objective 2. Through the year 2040, the City will develop and maintain an intergovernmental coordination agreement with Franklin County and the Florida Housing Coalition to seek funding to repair or rebuild all substandard housing within the City as identified by the University of Florida Shimberg Center.

(Ord. No. 2023-07, 12-5-2023)

APALACHICOLA COMPREHENSIVE PLAN

Policy 1.2.1. Seek federal and state funding for the rehabilitation of substandard units and demolition of dilapidated units.

Policy 1.2.2. The Office of Community Development will provide referral information to individuals who may be eligible for HDD's Section 8 rental subsidy program.

Policy 1.2.3. Future development consideration will be prioritized as follows:

- (1) Concentration in slum and blighted areas.
- (2) Will include some "spot areas" in developed and/or developing communities.
- (3) And also consider the historical nature of some substandard structures.
- (4) First priority will be given in each of these situations where public health and safety is a factor.

Objective 3. By the year 2040, the City will, through an intergovernmental agreement with Franklin County and consultation with the Florida Housing Coalition, develop a coordinated plan to eliminate all substandard housing within the City.

(Ord. No. 2023-07, 12-5-2023)

Policy 1.3.1. Increase code enforcement activities, through annual inspections of the housing stock in neighborhoods where code violations are more prevalent, and institute special concentrated code enforcement activities where warranted.

Policy 1.3.2. Seek federal and state funding, or otherwise provide local public funds for the demolition or rehabilitation of substandard housing.

Policy 1.3.3. Assist neighborhood upgrading projects by providing code enforcement assistance, removing blighting influences, and concentrating capital and/or operating budget improvements in such neighborhoods.

Policy 1.3.4. Permit, on a demonstration basis, mixed-use and other innovative reuses of the existing housing stock which will result in the removal of substandard housing units.

Objective 4. Provision will be made for adequate sites for mobile homes, including development standards for mobile home parks, and for low and moderate income housing.

Policy 1.4.1. By 2028, the City shall establish development standards for manufactured home parks and low- and moderate-income housing. Individual site-built homes are recommended in established single family neighborhoods; multifamily housing complexes of less than 50 units are preferred over larger complexes.

(Ord. No. 2023-07, 12-5-2023)

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

(Ord. No. 2023-07, 12-5-2023)

HOUSING ELEMENT

Policy 1.4.3. Support the efforts of the city Housing Authority and assist in efforts to determine and develop sites and programs for housing for low and moderate income persons.

Policy 1.4.4. Distribute publicly assisted housing equitably throughout the City to provide for a wide variety of neighborhood settings for low and moderate income persons and to avoid undue concentration in single neighborhoods.

Policy 1.4.5. Pursue federal sources of funding earmarked for low and moderate income housing, and allocate a minimum of 50% of CDBG block grant funds for such housing.

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

(Ord. No. 2023-07, 12-5-2023)

Objective 5. Provide sufficient number of housing to meet the demands of elderly and handicapped persons, including such facilities as group homes and foster care facilities.

Policy 1.5.1. The City Commission will support and provide technical assistance to the Apalachicola Housing Authority in providing 50 additional public housing units for low income families.

Policy 1.5.2. The City shall establish numerical goals and revise the City's Fair Housing Ordinance to increase the provision of housing to special groups.

Policy 1.5.3. The City shall coordinate with the local HRS, civic organizations, churches and other nonprofit organizations to provide group homes or congregate living centers for the elderly under HUD's Section 202 Program or FmHA's Section 523 and 524 Rural Housing Site Loan Programs.

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

(Ord. No. 2023-07, 12-5-2023)

Objective 6. The City shall provide relocation housing for those persons displaced as a result of federal, state and local programs.

Policy 1.6.1. The City shall develop a Relocation Plan consistent with the requirements of the Uniform Relocation Assistance Act.

Policy 1.6.2. In conjunction with code enforcement programs aimed at demolitions of dilapidated housing, the City shall designate affordable relocation housing prior to executing demolition of an occupied unit.

APALACHICOLA COMPREHENSIVE PLAN

Objective 7. Preserve, restore and enhance historic house and buildings (also related open spaces) so that no historic structures that are salvageable are lost.

Policy 1.7.1. The Historic Preservation Element of this comprehensive plan will be used to accomplish this objective. Specifically, the optional Historic Preservation Element, Objective 1 and its policies and Objective 6 and its policies provide for a regulatory structure and procedures and actions to accomplish this objective.

City of Apalachicola Comprehensive Plan

PUBLIC FACILITIES ELEMENT*

Public Facilities Goals, Objectives, and Policies

***Editor's note**—The Florida Department of Environmental Regulation was renamed to Florida Department of Environmental Protection; the duties of the Department of Health and Rehabilitation Services (HRS) as they are referenced in this element have been assumed by the Department of Health; and the duties of the Department of Community Affairs have been assumed by the Division of Community Planning at the Department of Economic Opportunity, subsequent to adoption of the Apalachicola Comprehensive Plan.

PUBLIC FACILITIES ELEMENT

PUBLIC FACILITIES GOALS, OBJECTIVES, AND POLICIES

Goal 1. Needed Public Facilities Shall Be Provided in a Manner Which Protects Investments in Existing Facilities and Promotes Orderly, Compact Urban Growth.

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

(Ord. No. 2023-07, 12-5-2023)

Policy 1.1:

Facility/Service Area Level of Service Standard

<i>Facility/Service Area</i>	<i>Level of Service Standard</i>
Sanitary Sewer Facilities	Average Sewage Generation Rate: 400 gallons per customer per day
Solid Waste Facilities	Average Solid Waste Generation Rate: 5 pounds per capita per day
Drainage Facilities	Design Storm Retains first 1.5 inch of run-off 25-year frequency, 24-hour duration; Rainfall Intensity curve-zone 1, DOT Drainage Manual, 1979
Potable Water Facilities	Average Water Consumption Rate: 120 gallons per capita per day

(Ord. No. 2011-02, 2-8-2011)

Policy 1.1.1. All improvements for replacement, expansion or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities.

Policy 1.1.2. The Public Works and Planning Departments shall jointly develop procedures to update facility demand and capacity information as development orders or permits are issued.

Policy 1.1.3. The Planning Department will coordinate with all local governments within the designated service areas to ensure that their comprehensive plans and development permit procedures are compatible with City policy.

Policy 1.1.4. The City shall design and implement a water conservation program and educate residents [as] to the need for conservation.

Policy 1.1.5. The City shall coordinate with the Northwest Florida Water Management District in implementing the District's Regional Water Supply Plan.

(Ord. No. 2011-02, 2-8-2011)

APALACHICOLA COMPREHENSIVE PLAN

Policy 1.1.6. The City shall work with the NFWFMD to evaluate potable water sources for Franklin County. The City shall support the NFWFMD's effort in establishing a regional potable water source and system. The water supply plan shall consider the water management district's regional water supply plan approved pursuant to Section 373.0361, Florida Statutes. The element must include a work plan, covering at least a 10-year planning period, for building water supply facilities that are identified in the element as necessary to serve existing and new development and for which the local government is responsible.

(Ord. No. 2011-02, 2-8-2011)

Editor's note—Section 373.0361, F.S. was repealed effective July 1, 2010, subsequent to adoption of the Comprehensive Plan.

Objective 1.2. The City will maintain a five-year schedule of capital improvement needs for public facilities, to be updated annually in conformance with the review process for the Capital Improvement Element of this plan.

Policy 1.2.1. A Capital Improvement Coordinating Committee is hereby created, composed of the Directors of the Public Works and Planning Departments and the City Manager, for the purpose of evaluating and ranking capital improvement projects proposed for inclusion in the five-year schedule of capital improvement needs.

Objective 1.3. The City shall protect the potable water supply of its citizens.

(Ord. No. 2011-02, 2-8-2011)

Policy 1.3.1. Unless otherwise provided in this plan, all development in Apalachicola shall comply with the Apalachicola Well Field Protection Ordinance and must be reviewed by the City Planning and Zoning Commission as part of the site plan review process to insure compliance. Activities within the Well Field Protection Ordinance shall be regulated by said Ordinance, or as otherwise provided in this plan.

(Ord. No. 2011-02, 2-8-2011)

Policy 1.3.2. The well field protection area adopted by Apalachicola will include, at a minimum, the following general requirements:

1. *Primary Zone.* The innermost zone surrounding the wellhead(s) requiring the strictest restrictions. Within the primary zone, that area located in the incorporated portion of the County and within a two hundred (200) foot radius of a wellhead, no person shall discharge a hazardous substance, no landfills are permitted, no feed lots are permitted, and no wastewater treatment facilities are permitted. No land within the primary protection zone that is currently not commercial or industrial will be allowed to be reclassified as commercial or industrial.
2. *Secondary Zone.* The zone surrounding the primary zone (1,000-foot radius of a wellhead) shall provide restrictions on activities associated with hazardous materials.

(Ord. No. 2011-02, 2-8-2011)

PUBLIC FACILITIES ELEMENT

Policy 1.3.3. Through 2040, the City will continue to monitor Trihalomethane levels in the City's potable water supply to assure that levels safe for human consumption are maintained. (Ord. No. 2023-07, 12-5-2023)

Objective 1.4. The City hereby incorporates by reference the Apalachicola 2009 Water Supply Facilities Work Plan into the Comprehensive Plan. Through the Water Supply Facilities Work Plan, the City shall coordinate with water providers to ensure that there are adequate supplies of potable water to meet the needs of future development. (Ord. No. 2011-02, 2-8-2011)

Policy 1.4.1. The City shall implement the 2018 Regional Water Supply Plan, adopted by reference, through the planning horizon of 2040. The City shall review the Water Supply Plan and update it, at a minimum, every 5 years within 18 months after the NFWFMD approves an updated regional water supply plan. Any projects within the Water Supply Plan, for which the City has financial responsibility, will be included within the 5-year schedule of Capital Improvements. (Ord. No. 2011-02, 2-8-2011; Ord. No. 2023-07, 12-5-2023)

Policy 1.4.2. As part of the Concurrency Management System, the City shall determine that there will be adequate potable water supplies available to serve new development prior to the approval of a building permit or its functional equivalent. All applicants for development approval (building permit or its functional equivalent) that are to be served by a centralized potable water supplier shall demonstrate that adequate water supplies are available to serve the proposed development by providing a letter from the development's water supplier stating that adequate supplies are available. (Ord. No. 2011-02, 2-8-2011)

Policy 1.4.3. The City shall encourage residents of the City that are served by centralized potable water facilities to connect to reclaimed water facilities when those facilities become available. All new development will be required to connect to the reuse water system if available at the time of construction. (Ord. No. 2011-02, 2-8-2011)

Policy 1.4.4. The Regional Water Supply Plan identifies inland well fields as an alternative future water supply. The City will support the efforts of the water suppliers to use this alternative resource through its land use and land development regulations, and enforcement of the well head protection ordinance. (Ord. No. 2011-02, 2-8-2011)

Policy 1.4.5. The City shall coordinate with the Water Management District on updating the Regional Water Supply Plan and shall encourage coordination between the Water Management District and water suppliers on implementing the recommendations of the Regional Water Supply Plan. (Ord. No. 2011-02, 2-8-2011)

APALACHICOLA COMPREHENSIVE PLAN

Policy 1.4.6. The City shall consider a retrofit program for existing users who would want to connect to reuse water systems.

(Ord. No. 2011-02, 2-8-2011)

Objective 1.5. The City shall adhere to the conditions of the Water Use Permit #198600066.

(Ord. No. 2011-02, 2-8-2011)

Policy 1.5.1. The City shall include the IWUP number and shall reference each well by its Florida Unique Identification Number when corresponding with the District.

(Ord. No. 2011-02, 2-8-2011)

Policy 1.5.2. The City shall maintain calibrated, inline, totaling flow meters on all production wells to accurately report water use.

(Ord. No. 2011-02, 2-8-2011)

Policy 1.5.3. The City shall continue the unaccounted-for, lost water system as specified in the permit. By March 31 of each year, the City shall submit the monthly and annual totals for the previous calendar year to the District.

(Ord. No. 2011-02, 2-8-2011)

Policy 1.5.4. The City shall properly record the data required on the Water Use Summary Reporting Form for each production well and shall submit copies to the District by January 31 of each year.

(Ord. No. 2011-02, 2-8-2011)

Policy 1.5.5. The City, within the first two weeks of each month, shall record static water level data from each production well as outlined in the permit.

(Ord. No. 2011-02, 2-8-2011)

Policy 1.5.6. The City, during the first two weeks of the months of December, March, June and August, shall conduct a water quality analysis on water from each of the production wells in accordance with permit conditions.

(Ord. No. 2011-02, 2-8-2011)

Policy 1.5.7. The City, prior to requesting permit renewal, shall investigate alternative water sources for its needs beyond 2020 and periodically maintain its Water Resource Master Plan.

(Ord. No. 2011-02, 2-8-2011)

Policy 1.5.8. The City shall, by March 31 of each year, report to the District information as outlined in the Permit to the District relating to land use and water service category.

(Ord. No. 2011-02, 2-8-2011)

Policy 1.5.9. Deleted.

(Ord. No. 2011-02, 2-8-2011; Ord. No. 2023-07, 12-5-2023)

PUBLIC FACILITIES ELEMENT

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

(Ord. No. 2011-02, 2-8-2011; Ord. No. 2023-07, 12-5-2023)

Policy 1.5.11. The City shall promote the use of Florida Friendly Landscaping techniques and the installation of high efficiency plumbing fixtures.

(Ord. No. 2011-02, 2-8-2011; Ord. No. 2023-07, 12-5-2023)

Policy 1.5.12. The City shall mitigate impacts that interfere with users of groundwater in the area as outlined in the permit.

(Ord. No. 2011-02, 2-8-2011)

Policy 1.5.13. The City shall coordinate with the Water Management District regarding the renewal of the City's CUP.

(Ord. No. 2011-02, 2-8-2011)

Goal 2. Apalachicola Will Provide Sanitary Sewer, Solid Waste, Drainage and Potable Water Facilities and Service and Meet Existing and Projected Demands Identified in This Plan.

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

- a) Develop and implement a street by street inspection program to detect and correct inflow sand infiltration in the sewer system.
- b) Determine whether or not the existing storm drains are tied to the sewer system. Apply for funding to correct stormwater pipes outfalling into the Apalachicola Bay.
- c) While no increase in capacity to the sanitary sewer facility will be needed, sewer connections will be increased to the maximum extent possible and plans developed to provide service to those areas which currently have septic tank systems.
- d) Through education programs, reduce the per capita production of solid waste.
- e) Develop and implement a program to install backflow valves in significant sections of the water system.
- f) Improve the quality of the potable water supply is hardness and other objectionable factors.

(Ord. No. 2023-07, 12-5-2023)

Policy 2.1. The City will annually prioritize stormwater needs and allocate funding to address stormwater deficiencies.

(Ord. No. 2023-07, 12-5-2023)

Policy 2.1.1. Reduce the amount of stormwater outfalling to bay and river and ponding along streets.

APALACHICOLA COMPREHENSIVE PLAN

Policy 2.1.2. No permits shall be issued for new development which would result in an increase in demand on deficient facilities prior to completion of improvements needed to bring the facility up to standard.

Policy 2.1.3. The Planning Departments will continue to implement regulations specifying limitations on encroachment, alteration and compatible use of design storm event flood-plains.

Policy 2.1.4. All required Federal and State permits shall be obtained before the County undertakes or authorizes construction or operation of facilities.

Policy 2.1.5. The water department in consideration with the planning office will institute steps to determine possible means to improve potable water quality and start action to acquire funding to accomplish economical viable actions.

Policy 2.1.6. As a part of the city's sanitary sewer capital improvement plan provisions will be made for extension of sewer service to areas with septic tanks.

Policy 2.1.7. The water department and the city clerk's office will jointly provide water customers with information as to ways and means of conserving usage of potable water. This will be accomplished through inserts with the water bills, making spot announcements, newspaper public service releases, etc.

Goal 3. Adequate Stormwater Drainage Will Be Provided to Afford Reasonable Protection from Flooding and to Prevent Degradation of Quality of Receiving Waters.

Objective 3.1. By December 2006 the City shall have initiated a stormwater management plan and adopt a manual of practices to protect the Apalachicola Bay from stormwater pollution. The plan and manual shall be incorporated into the land development code and shall be compatible with the County's stormwater plan. In the interim the current stormwater management plan requirement of the land development code will be used and modified as indicated. (Ord. No. 2004-02, 10-5-2004)

Policy 3.1.1. The stormwater management plan will require new development to manage run-off from the 25-year frequency, 24-hour duration design storm event on site so that post-development run-off rates, volumes and pollutant loads do not exceed pre-development conditions. The plan will also require, during development, the use of erosion and sediment controls as described in the manual.

Policy 3.1.2. The stormwater management plan shall limit the area of impervious surfaces used in all new development.

Policy 3.1.3. The stormwater management plan will prohibit the use of herbicides in the Critical Shoreline District.

Policy 3.1.4. The road department will inspect City drainage systems on an annual basis and made recommendations to the City Commission regarding improvements necessary for the

PUBLIC FACILITIES ELEMENT

efficiency of the system and safety of residents. The City shall use its annual road department inspection of drainage facilities along with the completed stormwater plan as the basis for the prioritizing of funding for drainage improvements.

Policy 3.1.5. All projects required to meet projected demand for the years 2023 to 2028 shall be included in the Capital Improvements Element of this plan in accordance with the requirements of section 163.3177(3) F.S.

(Ord. No. 2023-07, 12-5-2023)

Policy 3.1.6. Through 2034, the city shall continue to coordinate with the Apalachicola National Estuarine Research Reserve and other agencies or groups to provide public awareness of stormwater impacts to the water quality of the bay and river.

(Ord. No. 2023-07, 12-5-2023)

Policy 3.1.7. By 2034, the City will reduce vulnerability to flooding by relocating the wastewater plant outside the Coastal High Hazard Zone.

(Ord. No. 2023-07, 12-5-2023)

Policy 3.1.8. By 2028, the City shall reduce non-point source pollution by completing repairs to deficient drainage facilities as identified in the 2017 Drainage Basin Analysis (Phase I).

(Ord. No. 2023-07, 12-5-2023)

Policy 3.1.9. By 2034, the City will provide treatment facilities at all outfalls to the river and bay to prevent untreated stormwater runoff discharge.

(Ord. No. 2023-07, 12-5-2023)

Policy 3.1.10. Through 2034, the city will continue to seek funding for the planning and implementation of studies and infrastructure projects that will reduce the impact from projected future flooding.

(Ord. No. 2023-07, 12-5-2023)

Objective 3.2. The City shall protect the quality of water on the Apalachicola River and Bay to the extent that all waters maintain existing classifications for water quality as established by the Florida Department of Environmental Regulation. In the interim, the current stormwater management plan requirement of the land development code will be used and modified as indicated.

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

(Ord. No. 2023-07, 12-5-2023)

APALACHICOLA COMPREHENSIVE PLAN

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

(Ord. No. 2023-07, 12-5-2023)

Objective 3.3. Through the year 2040, the City shall, through its land development regulations, prohibit development which would result in the water quality of Apalachicola Bay, River and aquifers being degraded below the current classification of "good."

(Ord. No. 2023-07, 12-5-2023)

Editor's note—Chapter 9J-5, Florida Administrative Code, has been repealed subsequent to adoption of the Apalachicola Comprehensive Plan.

Policy 3.3.1. No new point source shall be permitted to discharge into Apalachicola Bay, River, St. Vincent Sound or into ditches or canals that flow into the above named waterbodies.

Goal 4. Eliminate Unmanaged Hazardous Waste.

Objective 4.1. Through 2040, continue coordination with the County and Apalachee Regional Planning Commission to manage any hazardous waste sites.

(Ord. No. 2023-07, 12-5-2023)

Policy 4.1.1. All large quantity generators of hazardous wastes and materials should be required to properly manage their own wastes and materials: including keeping accurate records, proper handling and disposal, scheduled on-site inspections by proper authorities and individual regular monitoring of activities involving such matters.

Policy 4.1.2. The Public Works Department will develop and implement a hazardous waste management program to ensure that collection, storage and transfer operations comply with the provision of Section 403.7265, F.S.

Policy 4.1.3. Design, siting and construction of the hazardous waste transfer/temporary storage facility will be based on the results of the most recent update of the hazardous waste management assessment conducted by the Apalachee Regional Planning Council, and will be compatible with the regional and state hazardous waste management program.

Goal 5. Franklin County Will Provide Solid Waste Services to Meet Existing and Projected Demands Identified in This Plan.

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

(Ord. No. 2004-02, 10-5-2004; Ord. No. 2023-07, 12-5-2023)

Policy 5.1.1. No permit shall be issued by the City for new development which would result in an increase in demand on a deficient facility prior to completion of improvements to bring the facility up to standard.

PUBLIC FACILITIES ELEMENT

Policy 5.1.2. An annual summary of facility capacity and demand, prepared by the County Planner, shall be used to evaluate the need for increasing the capacity of existing facilities. The city planning department will cooperate with the county in this evaluation.

Policy 5.1.3. The City shall cooperate with the County in providing educational programs which will result in increased recycling and decreased per capita production of solid waste.

Goal 6. Utilize Existing Capacity of Wastewater Treatment Plant.

Objective 6.1. Increase the number of sewer hook-ups from 1,026 subscribers to 1,100 by 1995.

Policy 6.1.1. Continue to implement regulations which require all moderate and large scale developments to provide wastewater treatment either through expansion of existing facilities or through package treatment plants.

Policy 6.1.2. Use the maximum operational capacity of existing public facilities before new facilities are constructed.

Goal 7. Public Facility Planning Shall Be an Integral Part of Local Planning and Growth Management in the Region.

Objective 7.1. Increase the number of interlocal agreements between the City of Apalachicola, Carrabelle, the County and other utility districts by 25 percent by the year 2040.
(Ord. No. 2023-07, 12-5-2023)

Policy 7.1.1. The City shall:

- a). Discourage unplanned growth.
- b). Identify land for future infrastructure needs and protect or acquire such land in advance.
- c). Provide water and sewer services when capacity is available to subscribers outside the City limits.
- d). Coordinate with other jurisdictions to ensure that existing unused or under-used public facilities are utilized to the maximum extent possible.

Policy 7.1.2. The location of facilities shall be used to guide urban development and to assist in the implementation of approved local and regional plans.

Policy 7.1.3. Businesses, institutions, agencies, and governments within the region should cooperate to exchange ideas and information on the funding and operation of public facilities.

Policy 7.1.4. New development that creates a demand for additional public facilities shall be responsible for financing their fair share of the cost of the facilities.

APALACHICOLA COMPREHENSIVE PLAN

Objective 7.2. The City shall, through its land use regulations, protect and conserve soil resources by controlling the encroachment of urbanization on land poorly suited for structural development.

Policy 7.2.1. The City's site plan review process shall be amended to take into consideration natural constraints such as flood hazard, wetlands, soil suitability and aquifer recharge potential, and shall be restricted depending upon the severity of those constraints.

Goal 8. The Function of Natural Groundwater Aquifer Recharge Areas Within the City Will Be Protected and Maintained.

Objective 8.1. Through 2040, the city will continue to coordinate with the Northwest Florida Water Management District to identify, update and map natural groundwater aquifer recharge areas.

(Ord. No. 2023-07, 12-5-2023)

Policy 8.1.1. Areas identified by the Northwest Florida Water Management District with the greatest recharge potential and which are undeveloped shall be classified as prime recharge areas and designated as conservation areas on the County's Future Land Use map.

Objective 8.2. Through 2040, the City land development code will provide for-protection of aquifer recharge area functions.

(Ord. No. 2023-07, 12-5-2023)

Policy 8.2.1. The subdivision regulations shall be amended to include standards for inclusion of recharge areas in open space preservation requirements.

Policy 8.2.2. The City will coordinate with local, state and federal agencies to achieve regional aquifer recharge protection zoning objectives.

City of Apalachicola Comprehensive Plan

COASTAL MANAGEMENT ELEMENT*

Coastal Management Goals, Objectives and Policies

***Editor's note**—The Florida Department of Environmental Regulation was renamed to Florida Department of Environmental Protection; the duties of the Department of Health and Rehabilitation Services (HRS) as they are referenced in this element have been assumed by the Department of Health; and the duties of the Department of Community Affairs have been assumed by the Division of Community Planning at the Department of Economic Opportunity, subsequent to adoption of the Apalachicola Comprehensive Plan.

COASTAL MANAGEMENT ELEMENT

COASTAL MANAGEMENT GOALS, OBJECTIVES AND POLICIES*

Goal I. Balancing growth and coastal resources.

The natural and historic resources of the coastal area shall be preserved, protected or enhanced as the development proposed in the future land use element occurs. 9J5.012 3(A)

Objective 1. The wetlands of Apalachicola shall be conserved and protected such that no net loss (after mitigation) shall occur through the year 2040.

(Ord. No. 2023-07, 12-5-2023)

Policy 1.1. The City will prohibit dredge and fill of the wetlands without prior approval of State and Federal officials and then only after mitigate agreement is finalized pursuant to Policy 1.2C. [9J5.012-3(c)]

Policy 1.2. Through 2040 Apalachicola shall continue to enforce its Land Development Regulations to ensure that:

- a) Site plans for new development identify the location and extent of wetlands located on and adjacent to the property;
- b) Subdivision and commercial site plans provide measures to guarantee that normal flows and quality of water will be assured to maintain wetlands development;
- c) Where alterations of wetlands are necessary in order to allow reasonable use of property, either the restoration of the disturbed wetlands will be provided or additional wetlands will be created at a 4:1 ratio to mitigate any wetland destruction. All approved mitigation shall be required to demonstrate, through appropriate monitoring and reporting by the project's developer, at least an 85% planting survival rate for wetland areas created/augmented during mitigation, for a period of at least two years for herbaceous wetland communities, and for at least five years for forested wetland communities.

(Ord. No. 2004-02, 10-5-2004; Ord. No. 2023-07, 12-5-2023)

Policy 1.3. Apalachicola shall oppose through formal resolution further depositing of dredge material in the floodplain of the Apalachicola River, other than those already approved spoil sites.

Policy 1.4. Upland areas of native vegetation larger than 40 acres and all wetlands impoundments are designated either the lowest density residential, conservation or low intensity commercial on the Future Land Use map, and all marine wetlands are designated as such on the map series. No development will be permitted in coastal wetlands.

***Editor's note**—The provisions of chapter 9J-5, Florida Administrative Code, have been repealed subsequent to adoption of the Apalachicola Comprehensive Plan.

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Policy 1.5. No new subdivision will be approved unless all of the lots proposed for development contain uplands large enough to contain the proposed activity and all required buffers and preservation areas.

Policy 1.6. No habitable development shall occur within 20 feet of the waters or wetlands of the state unless located within the riverfront district and then only after a stormwater management plan has been submitted and approved by the State Department of Environmental Regulation, if applicable, and the local planning board. Docks, pervious walkways and elevated walkways may be permitted to allow access to the water.

Policy 1.7. Pilings, not fill, shall be used to elevate structures in native vegetation areas.

Objective 2. The City will support the conservation and protection of native vegetation, ecological communities, fish and wildlife habitat to the extent that between 2004 and 2040, the City will prohibit development which can be proved to damage the City's natural resources. (Ord. No. 2004-02, 10-5-2004; Ord. No. 2023-07, 12-5-2023)

Policy 2.1. The City will cooperate, whenever possible, with the Apalachicola National Estuarine Research Reserve in their efforts to maintain a comprehensive inventory of ecological communities which shall include species, population, habitat conditions, occurrences and alternations.

Policy 2.2. The City's land use regulations shall prohibit high density development adjacent to sensitive wetlands areas, and shall prohibit destruction of wetlands vegetation without mitigation.

Policy 2.3. The City land development regulations shall prohibit the development and disturbance of endangered species nesting areas.

Policy 2.4. The City shall, through its land use regulation, encourage the use of natural vegetation erosion control structures along the coastal area by reducing the side boundary setback when natural vegetation is used.

Policy 2.5. The City shall prohibit the use of habitat destroying vertical seawalls without rip rap reinforcement along natural water body shorelines. The City will encourage the removal of existing seawalls when the opportunity presents itself. Restoration will be accomplished by replacing existing, deteriorating seawalls with sloped shorelines or rip rap which will be vegetated where technically feasible. When properly done, such vegetated areas will recreate habitat and also provide greater storm protection to upland areas.

Policy 2.6. Deleted.

Policy 2.7. The city shall prohibit the alteration of stormwater conveyance ditches that discharge directly to the bay other than for engineer-designed stormwater improvements that provide for treatment prior to discharge.

(Ord. No. 2023-07, 12-5-2023)

COASTAL MANAGEMENT ELEMENT

Policy 2.8. The City shall encourage the use of native vegetation over exotic vegetation.

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

(Ord. No. 2004-02, 10-5-2004; Ord. No. 2023-07, 12-5-2023)

Policy 3.1. The City will continue to implement the Septic Tank Abatement Program, Ordinance 89-4, which is designed to correct any onsite sewage disposal systems that might endanger the Apalachicola Bay.

Policy 3.2. The City shall require all owners and users of onsite sewage disposal systems in Apalachicola to connect to a central sewerage system when it is available for use pursuant to § 380.0555(11)(h), F.S.

Policy 3.3. The City shall, through its land development regulations, require developers of subdivisions to connect to a public wastewater system and provide sewers to each lot in the subdivision.

(Ord. No. 2023-07, 12-5-2023)

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

(Ord. No. 2004-02, 10-5-2004; Ord. No. 2023-07, 12-5-2023)

Policy 4.1. No new point sources shall be permitted to discharge into Apalachicola Bay, River, St. Vincent Sound or into ditches on canals that flow into the above-named waterbodies.

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

(Ord. No. 2023-07, 12-5-2023)

Policy 4.3. New boat basins shall be prohibited, marinas and other multi-slip docking facilities shall use docks extending out to water no less than four feet deep at mean low tide, and dredging for marinas or multi-slip docking facilities shall be restricted to limited channels for launching boats.

Policy 4.4. Dredging at the mouth of the Apalachicola River shall be prohibited, unless a detailed study of contaminants in the sediments is performed and adequate safeguards to prevent release of any contaminants are provided. All contaminated dredged materials shall be disposed of at safe upland sites.

Policy 4.5. Structures which constrict water circulation in the Bay shall be prohibited.

APALACHICOLA COMPREHENSIVE PLAN

Policy 4.6. All development in the coastal area will be required to provide a stormwater management plan sufficient to meet state stormwater management requirements. Where state stormwater requirements are exempt a stormwater management plan as required by the city's land development code will be required as a part of the required site plan.

Policy 4.7. In order to reduce non-point source pollutant loadings and improve the functioning of the county's drainage system, dumping of debris of any kind, including yard clippings and trimmings, into drainage ditches and stormwater control structures is prohibited. The City shall utilize fines, and initiate a public information program to help discourage future illegal dumping in drainage facilities.

Policy 4.8. The City shall establish periodic inspection programs for storm water control structures to insure their proper functioning and maintenance.

Policy 4.9. The following requirements shall apply within approved or conditionally approved shellfish harvesting areas, within class 1 or 2 resource protection areas of the aquatic preserve, within Outstanding Florida Waters or on lands adjacent to the above:

- 1) A 20-foot buffer of native vegetation shall separate the developed part of the site from wetlands and/or deepwater habitats; except with the riverfront district where there shall be a 10-foot setback;
- 2) Reasonable access to the water on wetlands shall be allowed as described in 1.2;
- 3) Dredge-and-fill activities shall be prohibited unless there is overriding public interest;
- 4) Septic tanks and drainfields, percolation ponds, or polishing ponds shall be set back 75 feet from the shoreline or wetlands.

Objective 5. Through the ten year planning horizon of 2034, the City shall implement city commission recommendations for repair and construction of stormwater infrastructure projects as identified in the 2017 Phase 1 Drainage Basin Analysis. The City will review the 2023-24 Phase II drainage basin analysis recommendations when completed and incorporate recommended projects into its capital improvements plan and updated ACSC Work Plan.

(Ord. No. 2004-02, 10-5-2004; Ord. No. 2023-07, 12-5-2023)

Policy 5.1. The City shall, through its land development regulations, require all development within the City's areas of special flood hazard to be elevated or floodproofed in accordance with Federal Flood Hazard Regulations.

Policy 5.2. The City shall maintain its drainage facilities through regular cleaning and debris removal.

Policy 5.3. The City shall apply annually for funding for the repair and construction of new drainage facilities within the City.

(Ord. No. 2023-07, 12-5-2023)

COASTAL MANAGEMENT ELEMENT

Policy 5.4. The City shall adopt, and provide developers with at the time of development application, a stormwater manual which outlines State accepted methods for treating stormwater runoff.

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

(Ord. No. 2004-02, 10-5-2004; Ord. No. 2023-07, 12-5-2023)

Policy 6.1. It shall be the policy of the City to utilize the following priority list in reviewing applications for shoreline uses, so as to provide increased priority for water-dependent uses. Uses listed first shall generally be given the highest priority of all uses that may be proposed along the shoreline, with other, uses listed in the order of declining priority. Uses listed under (6) shall be given the least preference for location along the shoreline.

- 1) Water-dependent uses such as fish, and shellfish production;
- 2) Water-dependent recreation and commercial uses such as ports, marina-type uses, and navigation;
- 3) Water-related uses such as certain utilities and commercial;
- 4) Water-enhanced uses such as certain recreational and commercial uses;
- 5) Non-water-dependent or related activities such as residential uses; and
- 6) Non-water-dependent and non-water-enhanced uses which result in an irretrievable commitment of coastal resources.

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

(Ord. No. 2023-07, 12-5-2023)

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

(Ord. No. 2004-02, 10-5-2004; Ord. No. 2023-07, 12-5-2023)

Policy 7.2. The City shall provide sewage pump out facilities at all city-owned and maintained marinas.

Policy 7.3. New marinas and multi-slip docking facilities shall conform to the following criteria:

- a) Public use marinas shall be allowed only in commercial zoning districts;
- b) Non-public use marinas or multi-slip docking facilities shall be allowed only in medium density residential zoning districts and then only if use of docking facilities is limited to use by residents;

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- c) Marinas and multi-slip docking facilities must provide vehicular parking;
- d) All parking, dry storage, and non-water-dependent facilities must be built on existing uplands;
- e) Marinas and multi-slip docking facilities shall prepare hurricane plans which describe measures to be taken to minimize damage to marina sites, neighboring properties, and the environment; this hurricane plan shall be reviewed and approved by the Emergency Management Director and the Planning Director;
- f) Marina or multi-slip docking facilities shall comply with the other policies of this plan; marinas or multi-slip docking facilities which propose to disturb or destroy wetlands or grassbeds shall create new wetlands in compliance with other policies of this plan;
- g) Marinas or multi-slip docking facilities which propose to disturb or destroy wetlands or grassbeds shall create new wetlands in compliance with other policies of this plan;
- h) Dry slip use shall be maximized in order to minimize impacts on water quality, and minimize the areas extent of disturbance of the estuary; and
- i) Fueling facilities associated with marinas shall be designed to contain spills from on-land equipment and shall be prepared to contain spills in the water.

Goal II. Reducing vulnerability to hurricanes.

People and property in Apalachicola will be protected from the effects of hurricane storm damage. Public expenditures shall be limited.

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

(Ord. No. 2004-02, 10-5-2004; Ord. No. 2023-07, 12-5-2023)

Policy 8.1. City-funded public facilities shall not be built in the coastal high-hazard area, unless the facility is for public access or resource restoration.

Policy 8.2. The City shall establish a lower priority for the expenditure of City funds for public infrastructure within the Coastal High Hazard Area (CHHA) as compared with expenditures within other non-CHHA areas, except where expenditures are necessary to meet a "crucial need". A "crucial need" finding must be arrived at by the City to authorize public expenditures within the CHHA, and shall establish that the expenditure is necessary to alleviate dangerously overcrowded or otherwise hazardous roads, to replace or construct wastewater facilities to alleviate or prevent potential violations of potable water quality standards or water quality standards applicable to surface waters, or to construct recreational facilities unique to coastal sites. Furthermore, a "crucial need" may only be estab-

COASTAL MANAGEMENT ELEMENT

lished after consideration has been given to hazard mitigation standards, including floodproofing and evacuation. Furthermore, a "crucial need" shall not be generated as a result of development approvals within the Coastal High Hazard Area of unincorporated Franklin County after adoption of this Comprehensive Plan.

Policy 8.3. The City shall through its land development regulations restrict density of the City's CHHA areas to the lowest level of service establishment for the respective land use categories.

Policy 8.4. The City's Floodplain Management Ordinance shall reference the building elevations of the Flood Insurance Rate Maps, the building requirements of the National Flood Insurance Program, provide for detention of rain from, a 25-year, 24-hour rainfall event, and restrict discharge of rainwater into ditches which may flood evacuation routes.

Policy 8.5. New sanitary sewer facilities in the hurricane vulnerability zone shall be floodproofed, raw sewage shall not leak from sanitary sewer facilities during flood events.

Policy 8.6. The Coastal High Hazard Area is defined by 163.3178(2)(h) as the area below the elevation of a category 1 storm surge line as established by Sea and Overland surges from hurricane computerized storm surge model. The Coastal High Hazard Area is defined on Map 6.

(Ord. No. 2004-02, 10-5-2004; Ord. No. 2023-07, 12-5-2023)

Policy 8.7. The City shall adopt the Florida Building Code (the 7th edition) and regulations set forth in 44 Code of Federal Regulations.

(Ord. No. 2023-07, 12-5-2023)

Editor's note—The Florida Building Code has replaced the Southern Standard Building Code, subsequent to the adoption of the Comprehensive Plan.

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

(Ord. No. 2023-07, 12-5-2023)

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

(Ord. No. 2023-07, 12-5-2023)

Policy 9.1. It shall be the policy of Apalachicola to require that all land development applications within the Coastal High Hazard Area be planned and obtain approval pursuant to a site plan review process, to ensure that development is compatible with site characteristics. Applications will be reviewed according to pertinent sections of the National Flood Insurance Program, and will be reviewed for compliance with all other applicable flood control regulations.

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Policy 9.2. Apalachicola shall limit the density of new residential development within the FEMA Velocity-Zone of the Coastal High Hazard Area to a maximum of five dwelling units per gross acres, i.e., the maximum density associated with the low intensity residential category described in the Land Use Element. No other uses are in the coastal high hazard area.

Policy 9.3. Promote, through Land Development Regulations in instances where a proposed project is located entirely within the CHHA, the clustering of uses. Such clustering will be used to limit the acreage within the CHHA, that will be affected by the proposed development, and will serve to limit the amount of infrastructure provided within the CHHA. Net density limits that are otherwise applicable to future land use categories may be waived for purposes of implementing the clustering concept identified in this policy.

Policy 9.4. The City shall prohibit the approval of new development orders for mobile home projects within the CHHA of the Coastal Area for protection of the public health, safety, and welfare.

Policy 9.5. The City shall prohibit the siting of new acute care medical facilities within the Coastal High Hazard Area. Furthermore, existing medical facilities within the Coastal Area shall be discouraged from locating new facilities or expanding existing facilities. Medical facilities, as defined in this proposed policy, shall be limited to those regulated by Chapter 464, F.S.

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

(Ord. No. 2023-07, 12-5-2023)

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

(Ord. No. 2023-07, 12-5-2023)

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

(Ord. No. 2023-07, 12-5-2023)

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Objective 10. Hurricane Evacuation. As per 163.3178 (8)(a)3.(b) Florida Statutes, the city shall ensure that hurricane evacuation clearance times do not exceed 16 hours for a category 5 storm as measured on the Saffir-Simpson scale.

(Ord. No. 2023-07, 12-5-2023)

Policy 10.1. In order to prevent unnecessary evacuees crowding roads and shelters, the city shall, prior to hurricane season, notify each household of their need to evacuate at various threat levels; hotels and motels shall post this notification conspicuously in each unit. Each new dwelling unit shall be provided with this information when the certificate of occupancy is issued, and this information shall be passed on to the new residents.

Policy 10.2. New or replacement bridges spanning the Intracoastal Waterway shall not be draw bridges.

Policy 10.3. The City shall coordinate with the County in implementing this hurricane evacuation plan.

Policy 10.4. All future improvements to roads along the evacuation routes shall include remedies for flooding problems.

Policy 10.5. To reduce existing evacuation deficiencies the City shall restrict traffic from traveling along Bay Avenue from 6th to 13th Street and along Water Street in times of hurricane evacuation. Traffic barriers and lane usage modifications should be used as necessary to restrict traffic from traveling these two roads in a hurricane evacuation situation.

Objective 11. Post-Disaster Redevelopment. Through 2040, the current county emergency plan will be utilized and modified as indicated.

(Ord. No. 2023-07, 12-5-2023)

Policy 11.1. The City shall amend where necessary the natural disaster preparedness technical data, as well as the Goals, Objectives and Policies of the Coastal Management Element to be consistent with an updated version of the Regional Planning Council's Hurricane Preparedness Plan when it becomes available.

Policy 11.2. The City shall work with the county to modify the current Local Peacetime Emergency Plan to comply with the policies under this objective, and shall contain step-by-step details for post-disaster recovery operations.

Policy 11.3. After a hurricane but prior to re-entry of the population into evacuated areas, the City Commission shall meet to hear preliminary damage assessments, appoint, in cooperation with the County, a Recovery Task Force, and consider a temporary moratorium on building activities not necessary for the public health, safety, and welfare. The Recovery Task Force shall include the Planning Director, County Emergency Management Director,

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Public Works Director, and other members as directed by the City Commission. Staff shall be provided by the departments whose directors sit on the Task Force. The Task Force shall be terminated after implementing its responsibility under Policy 11.5.

Policy 11.4. The City shall prioritize immediate repair and cleanup actions and permitting activities following a natural disaster. Immediate repair and cleanup actions needed to protect the public health and safety will be given first priority. Those priorities may include repairs to potable water, waste water, and power facilities; removal of debris; stabilization or removal of structures about to collapse; and minimal repairs to make dwelling habitable. These actions shall receive first priority in permitting decisions. Long-term redevelopment activities shall be postponed until the Recovery Task Force has completed its tasks.

Policy 11.5. The Recovery Task Force shall propose comprehensive plan amendments to City officials which reflect the recommendations in any interagency hazard mitigation reports or other reports prepared pursuant to Section 406 of the Disaster Relief Act of 1974 (PL 93-288).

Policy 11.6. In coastal areas needing redevelopment after a disaster, structures which were nonconforming in terms of flood elevation or land use and which suffered damage in excess of fifty percent of their appraised value shall be rebuilt to meet all current requirements, including those enacted since construction of the structure.

Policy 11.7. The City shall coordinate with the county to evaluate options for damaged public facilities in the Coastal High Hazard Area, including abandonment, repair in place, relocation, and reconstruction with structural modifications. This process shall consider these options in light of factors such as cost to construct, cost to maintain, recurring damage, impacts on land use, impacts on the environment, and public safety.
(Ord. No. 2023-07, 12-5-2023)

Policy 11.8. The City shall work with the county to identify structures in the coastal high-hazard area, inventory their assessed value, judge the utility of the land for public access, and make recommendations for acquisition when post-disaster opportunities arise.

Objective 12. Public Access. The amount of public access to coastal resources shall be maintained and not decreased between 2004 and 2040.
(Ord. No. 2004-02, 10-5-2004; Ord. No. 2023-07, 12-5-2023)

Policy 12.1. Existing access for the public to the river and bay shall be maintained by new development. New riverfront development shall show on their site plans existing riverfront access ways and the proposed development shall continue that access way, relocate it on the site, or donate it to the City.

Policy 12.2. All public access facilities shall include parking facilities and access to a State or County road.

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Policy 12.3. The City shall accept donations of shoreline lands suitable for use as public access facilities.

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

(Ord. No. 2004-02, 10-5-2004; Ord. No. 2023-07, 12-5-2023)

Policy 13.1. Historic Resources—City land development regulations shall prohibit the destruction of historic resources as referenced in the data and analysis section of this element on City owned property and require that historic resources on private property shall protected, preserved or used in a manner that will allow their continued existence.

Policy 13.2. Historic and archaeological sites shall be incorporated into required setbacks, buffer strips, or open spaces up to the maximum area required by the development regulations. The city shall establish waivers for non-safety-related setback requirements and site planning requirements in order to accommodate historic structures or sites within a proposed development.

Policy 13.3. As an alternative to preserving historic or archaeological sites, the owner may allow excavation of the site by the Division of Historic Resources or their approved alternate prior to development. Should a site be scientifically excavated, then development may proceed without preserving the site.

Policy 13.4. In the case of historic or archaeological sites, vegetation removal shall not be permitted unless the vegetation to be removed is a part of a bona fide scientific excavation, or is a part of an approved development plan.

Policy 13.5. The City shall accept donations of historic or archaeological sites.

Policy 13.6. The City building official shall refer all development proposals within the designated historic district to the City Planning and Zoning Board for review of appropriateness.

Policy 13.7. The City shall, through its land development regulation, prohibit the demolition of historic structures unless such building classified as historic is incapable or earning an economic return on its value, as appraised by a qualified real estate appraiser. The city shall, instead, work with developers to secure federally-subsidized grants to renovate/restore historic structures.

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

(Ord. No. 2004-02, 10-5-2004; Ord. No. 2023-07, 12-5-2023)

Policy 14.1. U.S. Highway 98 within the City, Water Street, and Bay Avenue shall be designated scenic roads.

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Policy 14.2. Properties between designated scenic roads and wetlands or open water shall be zoned the lowest density allowed for their respective future land use categories.

Policy 14.3. Site plan requirements for areas between designated scenic roads and wetlands or open water shall require the use of native vegetation in landscaping, separation of buildings by at least 50 feet along the axis of the road, and the avoidance of fencing or landscaping that would obstruct views of wetlands or open water.

Goal III. Infrastructure.

Public facilities shall be adequate and available to serve the residents and visitors to the city's coastal area.

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

(Ord. No. 2023-07, 12-5-2023)

Policy 15.1. Service areas shall be established for water, sewer, roads and bridge facilities. Development within these service areas shall be limited to the capacity of the respective facilities to supply the appropriate service as established by the level of service standard adopted in this comprehensive plan. Funding for such facilities will be phased to coincide with the impacts generated by development or redevelopment.

Objective 16. Required Improvements, Timing, and Funding. All public facilities shall be available at least by the time they are needed to serve new development.

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

(Ord. No. 2023-07, 12-5-2023)

Policy 16.2. Developments which would impact existing facilities by reducing the level of service below adopted levels, and which are to be built prior to the availability of scheduled facility improvements shall pay for such impacts or shall provide their own facilities constructed to city standards.

Policy 16.3. New or improved roads in the coastal area shall include paved areas which can be used to increase the number of traffic lanes for hurricane evacuation.

COASTAL MANAGEMENT ELEMENT

Goal IV. Intergovernmental coordination to protect coastal resources.

Coastal resource management will address natural systems on a systemwide basis regardless of political boundaries.

Objective 17. Coordinating with Other Local Governments. Through 2040, the city will continually engage with the County regarding coastal resources affecting or affected by governments other than the City.

(Ord. No. 2004-02, 10-5-2004; Ord. No. 2023-07, 12-5-2023)

Policy 17.1. The City shall review the comprehensive plans of Carrabelle and the county to determine consistency.

Policy 17.2. The City shall develop joint planning and management programs with the County for hurricane evacuation, provision of public access, provision of infrastructure, providing water-dependent use sites, controlling stormwater, reducing wastewater treatment plant discharges, protection of living marine resources reduction of exposure to natural hazards.

Policy 17.3. The City shall develop a joint program with the County to combat non-point source pollution in the Apalachicola Bay basin.

Policy 17.4. The City shall forward copies of development proposals within the coastal area to the County for review and comment.

Policy 17.5. Prior to the adoption of any land development regulations developed pursuant to 163.3202, F.S., the City shall review and incorporate, where appropriate, policies recommended in the Apalachicola Bay Aquatic Preserve Management Plan, the National Estuarine Research Reserve Management Plan, the Northwest Florida Water Management District's Surface Water and Improvement Management Plan and the Lower Apalachicola River: Environmentally Endangered Lands Management Plan.

City of Apalachicola Comprehensive Plan

CONSERVATION ELEMENT*

Conservation Goals, Objectives and Policies

***Editor's note**—The Florida Department of Environmental Regulation was renamed to Florida Department of Environmental Protection subsequent to adoption of the Apalachicola Comprehensive Plan.

CONSERVATION ELEMENT

CONSERVATION GOALS, OBJECTIVES AND POLICIES

Goal 1. Conserve and Protect Environmental Resources Such as Scenic Areas, Wildlife, Clean Air and Water to Maintain a Desirable Quality of Life.

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

(Ord. No. 2023-07, 12-5-2023)

Policy 1.1. The City shall condition all commercial new construction development approval to implement best management practices for reduction of erosion, fugitive dust, and air emissions related to the construction of the development

Objective 2. The City shall protect the quality of water on the Apalachicola River and Bay to the extent that all water maintains existing classification for water quality as established by the Florida Department of Environmental Regulation.

(Ord. No. 2023-07, 12-5-2023)

Editor's note—The provisions of section 9J-5.013(2)(b)2, Florida Administrative Code, have been moved to 62-302, F.A.C. subsequent to adoption of the Apalachicola Comprehensive Plan.

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

(Ord. No. 2023-07, 12-5-2023)

Policy 2.2. The City shall continue to implement a comprehensive stormwater management ordinance which provides for: (1) buffer zones between the Apalachicola Bay/River and upland development so that stormwater discharge is diverted away from surface waters; (2) post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

(Ord. No. 2023-07, 12-5-2023)

Policy 2.3. Through the planning horizon of 2040, all waterfront properties will be serviced by an adequate central sewer system.

(Ord. No. 2023-07, 12-5-2023)

Objective 3. Through the year 2000, the City shall, through its land development regulations prohibit development which would result in the water quality of Apalachicola Bay, River and aquifers being degraded below the current classification of "good." 9J-5.013(2)(b)(2)

Policy 3.1. No new untreated point sources shall be permitted to discharge into Apalachicola Bay, River, St. Vincent Sound or into ditches or canals that flow into the above-named waterbodies.

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Policy 3.2. In order to protect water supplies and the quality of estuarine waters, the city shall require connection of all development to central sewer.

(Ord. No. 2023-07, 12-5-2023)

Objective 4. The City shall conserve current and projected water sources within Apalachicola through educational and stop water-loss means.

(Ord. No. 2023-07, 12-5-2023)

Policy 4.1. Proposed development which requires large water withdrawals from the aquifers will be submitted to the NFWFMD for review prior to development approval.

Policy 4.2. The City shall coordinate with the NFWFMD to cap abandoned, free-flowing wells.

Policy 4.3. The City shall encourage water conservation by educating potable water customers through pamphlets explaining water conservation measures delivered with the monthly water bills.

Policy 4.4. The city planning and the water departments shall review water usage on an annual basis and plan for elimination of preventable losses from breakages, insufficient uses, etc.

Objective 5. The City shall adopt and enforce aquifer protection measures to ensure the protection of the City's potable water source and to safeguard public health.

(Ord. No. 2023-07, 12-5-2023)

Policy 5.1. The City shall adopt a water conservation plan which shall be consistent with the emergency water shortage contingency plans developed by the NFWFMD and which shall apply to all water system users.

Policy 5.2. The City shall coordinate with the NFWFMD to initiate a study of the cost/benefits associated with the installation of a water reuse system.

Policy 5.3. The City shall encourage the use of private well systems or reused water for the purpose of irrigation.

Policy 5.4. The City shall encourage the use of native vegetation over the use of exotic vegetation.

Policy 5.5. The City shall continue to protect its quantity and quality of water by allowing only low density/intensity uses to be developed within the City's cones of influence areas.

(Ord. No. 2023-07, 12-5-2023)

Objective 6. The City shall, through its land use regulations, protect and conserve soil resources by controlling the encroachment of urbanization on land poorly suited for structural development.

(Ord. No. 2023-07, 12-5-2023)

CONSERVATION ELEMENT

Policy 6.1. The City's site plan review process shall be amended take into consideration natural constraints such as flood hazard, wetlands, soil suitability and aquifer recharge potential, and shall be restricted depending upon the severity of those constraints.

Objective 7. The wetlands of Apalachicola shall be conserved and protected such that no net loss (after mitigation) shall occur through the year 2040.
(Ord. No. 2023-07, 12-5-2023)

Policy 7.1. The City will prohibit dredge and fill of the wetlands without prior approval of State and Federal officials and then only after a mitigation agreement is finalized.

Policy 7.2. By 1992, Apalachicola shall complete its review and, if necessary, revision of City Land Development Regulations to ensure that:

- a) Site plans for new development identify the location and extent of wetlands located on and adjacent to the property;
- b) Subdivision and commercial site plans provide measures to guarantee that normal flows and quality of water will be assured to maintain wetlands development;
- c) Where alterations of wetlands are necessary in order to allow reasonable use of property, either the restoration of the disturbed wetlands will be provided or additional wetlands will be created at a 4:1 ratio to mitigate any wetland destruction. All approved mitigation shall be required to demonstrate, through appropriate monitoring and reporting by the project's developer, at least an 85% planting survival rate for wetland areas created/augmented during mitigation, for a period of at least two years for herbaceous wetland communities, and for at least five years for forested wetland communities.

Policy 7.3. Apalachicola shall oppose through formal resolution further depositing of dredge material in the floodplain of the Apalachicola River, other than those already approved spoil sites.

Policy 7.4. Upland areas of native vegetation larger than 40 acres and all wetlands impoundments are designated either the lowest density residential, conservation or low intensity commercial on the Future Land Use map, and all marine wetlands are designated as such on the map series.

Policy 7.5. No new subdivision will be approved unless all of the lots proposed for development contain uplands large enough to contain the proposed activity and all required buffers and preservation areas.

Policy 7.6. No habitable development shall occur within 20 feet of the waters or wetlands of the State unless located within the riverfront district and then only after a stormwater management plan has been submitted and approved by the State Department of Environmental Regulation, if applicable, and the local planning board. Docks, pervious walkways, and elevated walkways may be permitted to allow access to the water.

APALACHICOLA COMPREHENSIVE PLAN

Policy 7.7. Pilings, not fill, shall be used to elevate structures in native vegetation areas.

Objective 8. City will support the conservation and protection of native vegetation, ecological communities, fish and wildlife habitat to the extent that between 2020 and 2040 the City will prohibit development which can be proved to damage the City's natural resources.

(Ord. No. 2023-07, 12-5-2023)

Policy 8.1. The City will cooperate, whenever possible, with the Apalachicola National Estuarine Research Reserve in their efforts to maintain a comprehensive inventory of ecological communities which include species, population, habitat conditions, occurrences and alterations. The City shall reference the Apalachicola Bay Management Plan, and all subsequent updates, as the City's official natural resource inventory.

(Ord. No. 2004-02, 10-5-2004)

Policy 8.2. The City's land use regulations shall prohibit high density development adjacent to sensitive wetlands areas, and shall prohibit destruction of wetlands vegetation without mitigation.

Policy 8.3. City land development regulations shall prohibit the development and disturbance of the nesting areas of endangered species, threatened species, and species of special concern, including the nesting areas of turtles.

Policy 8.4. The City shall, through its land use regulations, encourage the use of natural vegetation erosion control structures along the coastal area by reducing the side boundary setback when natural vegetation is used.

Policy 8.5. The City shall prohibit the use of habitat destroying vertical seawalls without rip rap reinforcement along natural water body shorelines. The City will encourage the removal of existing seawalls when the opportunity presents itself. Restoration will be accomplished by replacing existing, deteriorating seawalls with sloped shorelines or rip rap which will be vegetated where technically feasible. When properly done, such vegetated areas will recreate habitat and also provide greater storm protection to upland areas.

Policy 8.6. Deleted.

Policy 8.7. The city shall prohibit the alteration of stormwater conveyance ditches that discharge directly to the bay other than for engineer-designed stormwater improvements that provide for treatment prior to discharge.

(Ord. No. 2023-07, 12-5-2023)

Policy 8.8. The City shall protect manatees by imposing speed limits, within the City's Jurisdiction, on boats in areas frequented by manatees and by posting signs indicating the presence of manatees.

CONSERVATION ELEMENT

Objective 9. The City shall maintain the estuarine water quality surrounding Apalachicola's coastal resources such that there shall be no loss of any approved shellfish harvesting classifications through the year 2040.

(Ord. No. 2023-07, 12-5-2023)

Policy 9.1. By 1991, the City shall develop a program designed to correct any on-site sewage treatment systems that might endanger the water quality of Apalachicola Bay.

Policy 9.2. The City shall require all owners and users of on-site sewage disposal systems in Apalachicola to connect to a central sewerage system when it is available for use pursuant to § 380.0555(11)(h), F.S.

Policy 9.3. The City shall, through its land development regulations, require developers of new subdivisions with lots of less than one acre to connect to a public wastewater system and provide sewers to each lot in the subdivision.

Policy 9.4. The City shall, through its land development regulations, require all new construction within the coastal area boundary to install a stormwater management system that will provide for the treatment of runoff to applicable state standards.

Objective 10. The City, in conjunction with Franklin County, will develop and implement a hazardous waste management program through 2040.

(Ord. No. 2023-07, 12-5-2023)

Policy 10.1. The City, in conjunction with the County, shall have Amnesty Days to collect hazardous waste.

Policy 10.2. The City shall identify all unauthorized dumps and, in cooperation with DER, develop closure plans for such dumps.

Policy 10.3. The City shall enforce those local ordinances which prohibit the discharge of petroleum and lead-based fuels and solvents from boat maintenance with the Apalachicola River adjacent to the City limits.

Objective 11. By 2010, the City shall enact a plan for conserving potable water resources. At a minimum this plan shall encourage xeriscaping, water re-use, and water conserving fixtures in public areas.

(Ord. No. 2011-02, 2-8-2011)

Policy 11.1. Potable water conservation strategies identified in the above-referenced plan will be outlined in the City's Water Conservation Ordinance. A public education campaign developed in accordance with the ordinance will emphasize the reduction in non-essential potable water use including lawn watering and car washing.

(Ord. No. 2011-02, 2-8-2011)

APALACHICOLA COMPREHENSIVE PLAN

Policy 11.2. The building code will be revised as necessary to keep current with the most recent water-conserving standards.

(Ord. No. 2011-02, 2-8-2011)

Policy 11.3. The City shall maintain a Water Conservation and Efficiency Program as outlined in the permit #198600066 to achieve the following:

- a) Achieve and maintain unaccounted-for lost water at ten percent or less;
- b) Achieve and maintain a ratio of 2:1 or less for maximum daily amount average daily amount, and maintain a ratio of 1.5:1 or less for maximum monthly amount number of days in the month: average daily amount;
- c) Maintain average per capita daily use of 100 or less, and achieve and maintain a maximum per capita daily use of 150 gallons or less;
- d) Continue the regular leak detection program;
- e) Continue a comprehensive public education and information campaign to promote water conservation and efficiency;
- f) Evaluate the yard meter rate structure that encourages the efficient, non-wasteful irrigation practices and eventual elimination of existing yard meters;
- g) Maintain a plumbing fixtures retrofit program designed to enhance water use efficiency by actively notifying and making toilet tank displacement and faucet and showerhead aerators/flow restrictors to its customers;
- h) Evaluate the effectiveness of the Water Conservation and Drought Management Ordinance and recommend any needed updates or revisions;
- i) Utilize Florida-friendly landscaping techniques at municipal sites, maintain rain-sensing devices on all automatic irrigation systems at all municipal sites, and prevent irrigation of any additional municipal sites with water from the Floridan aquifer;
- j) Implement reuse water to offset withdrawals from the Floridan aquifer for non-potable purposes.

(Ord. No. 2011-02, 2-8-2011)

Policy 11.4. The City shall require, through its Water Conservation Ordinance regulations, that all new or substantially improved irrigation systems of major developments, which use City of Apalachicola Water System water shall be equipped with automatic timers with rain or soil moisture sensors.

(Ord. No. 2011-02, 2-8-2011)

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RECREATION AND OPEN SPACE ELEMENT

Recreation and Open Space Goals, Objectives, and Policies

RECREATION AND OPEN SPACE ELEMENT

RECREATION AND OPEN SPACE GOALS, OBJECTIVES, AND POLICIES

Goal 1. The City of Apalachicola Will Ensure Adequate Recreational Facilities for all Segments of the Population, Including Those With Special Needs.

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

(Ord. No. 2023-07, 12-5-2023)

Policy 1.1. The following level of service standards are adopted:

<i>Facility</i>	<i>Unit of Measure</i>	<i>Standard</i>
Basketball Courts	1 court	Per 5,000 persons
Baseball/Softball Fields	1 field	Per 3,000 persons
Boat Ramps	1 landing	Per 4,700 persons
Swimming	1 acre	Per 5,600 persons
Community Buildings	1 facility	Per 7,000 persons
Fishing Piers	800 linear feet	Per 5,000 persons
Football/Soccer Fields	1 field	Per 4,000 persons
Picnic Areas	1 acre	Per 3,000 persons
Playgrounds	1 acre	Per 3,000 persons
Swimming Pools	4,860 sq. feet	Per 8,700 persons
Swimming (shoreline/beach)	¼ mile	Per 25,000 persons
Tennis Courts	1 court	Per 2,000 persons
Hiking Trails	1 mile	Per 6,750 persons

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

(Ord. No. 2023-07, 12-5-2023)

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

(Ord. No. 2023-07, 12-5-2023)

Policy 2.1. The City shall adopt, within one year after plan submission, land development regulations which include specific open space definitions and standards addressing protection of open space and natural vegetation, landscaping, and signage. No acquisitions or designations of new open spaces or natural reservations (other future developments) are planned.

Policy 2.2. The City shall require the provision of recreation/open space areas within future developed areas of five acres or more.

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Policy 2.3. Within one year of the plan's submission the City shall adopt criteria to be used in the review of all proposals for development in or adjacent to existing open space.

Policy 2.4. City Squares as identified in the element shall be preserved as open space. The City shall encourage acquisition of privately owned City Squares in order to eliminate [nonconforming uses.] Nonconforming uses on City Squares shall, through City policies, be eliminated by the year 2040.

(Ord. No. 2023-07, 12-5-2023)

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

(Ord. No. 2023-07, 12-5-2023)

Policy 3.1. The Recreation Committee will review, evaluate, and develop criteria for meeting the needs of access to public recreation facilities by all people of Apalachicola including those with special access needs. This report will be completed by 1992 and will identify those facilities not meeting this criteria.

Policy 3.2. Site plans required by the Land Development Code for recreational facilities (new, expanded or modified) will provide required accesses before approval.

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

(Ord. No. 2023-07, 12-5-2023)

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

(Ord. No. 2023-07, 12-5-2023)

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

(Ord. No. 2023-07, 12-5-2023)

Policy 5.1. The City Recreation Committee shall establish a specified contact point with the County and with the school district. At a minimum, one member of the recreation committee shall be from the private sector representing the recreation/tourism industry.

Policy 5.2. The recreation committee shall coordinate with the Franklin County School Board on recreation matters including the use of School Board property for activities sponsored by the City of Apalachicola.

RECREATION AND OPEN SPACE ELEMENT

Policy 5.3. The Recreation Committee shall coordinate with and support recreational programs of the Florida Department of Natural Resources and the Freshwater Fish and Game Commission.

Policy 5.4. The city will support private sector involvement in sportfishing and charter post operations by making provisions for dockage at Battery Park marina.

City of Apalachicola Comprehensive Plan

INTERGOVERNMENTAL COORDINATION ELEMENT*

Intergovernmental Coordination Goals, Objectives, and Policies

***Editor's note**—Chapter 9J-5, Florida Administrative Code, has been repealed; the Florida Department of Environmental Regulation (DER) was renamed to Florida Department of Environmental Protection (DEP); the duties of the Department of Health and Rehabilitation Services (HRS) as they are referenced in this element have been assumed by the Department of Health; the duties of the Department of Community Affairs have been assumed by the Division of Community Planning at the Department of Economic Opportunity; the Florida Game and Freshwater Fish Commission has been renamed the Fish and Wildlife Conservation Commission; and the duties of the Department of Natural Resources (DNR) have been divided between the Florida Fish and Wildlife Conservation Commission and DEP, subsequent to adoption of the Apalachicola Comprehensive Plan.

INTERGOVERNMENTAL COORDINATION ELEMENT

INTERGOVERNMENTAL COORDINATION GOALS, OBJECTIVES, AND POLICIES

The Intergovernmental Coordination Element establishes coordination relationships for issues raised in other elements of the City Comprehensive Plan. The Element does not establish final solutions to issues but does establish the means by which these solutions can be sought.

The specific purpose of the Intergovernmental Coordination Element is to establish intergovernmental coordination mechanisms, processes, and procedures to achieve the goals and objectives of the City's Comprehensive Plan. Whenever possible, solutions should be sought which are beneficial to all involved entities. However, if issues cannot be resolved, but must go to a mediator, the Apalachee Regional Planning Council's Informal Mediation Process shall be employed.

The goals, objectives, and policies section is the only portion of the Element which shall be adopted.

Goal 1. Multi-jurisdictions, Comprehensive Planning Issues.

To establish and maintain an efficient, effective and convenient program to address multi-jurisdictions, comprehensive planning issues for the purpose of:

- Achieving the goals and objectives of the Apalachicola Comprehensive Plan.
- Supporting the achievement of the Franklin County Comprehensive plan, the Apalachee Regional Comprehensive Policy Plan and the State Comprehensive Plan.
- Resolving inconsistencies between the Plan and units of local government providing services but not having regulatory authority over the use of the land; between the Plan and the comprehensive plan of Franklin County; and between the Plan and the plans of regional, state and federal agencies.

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

(Ord. No. 2023-07, 12-5-2023)

Policy 1.1.1. Maintain the following existing mechanisms which are effective through continuance of existing understandings:

- a. City of Apalachicola and Franklin County Public Library understanding.
- b. City of Apalachicola and Franklin County recreation participation understanding.

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- c. Municipal Service Benefit Districts for the county-wide provision of fire protection services.

Policy 1.1.2. Enhance or revise the following existing mechanisms:

- a. Franklin County Landfill Agreement. A mechanism shall be created to provide a long-term understanding between the County, as the provider of the landfill, and the City. The agreement shall address proportional capacity, and hazardous waste handling. A formal written agreement should be developed.
- b. City of Apalachicola and Franklin County road improvement understanding shall be formalized to include distribution of state road funds and Franklin County's responsibility regarding Apalachicola's LOS standards. A written agreement should be developed.
- c. Potable water and Sanitary Sewer. The City of Apalachicola and Franklin County shall formalize an agreement as to the City's providing of water and sewer to areas outside the incorporated city limits. The agreement shall address LOS standards, extension costs, maintenance and County fiscal responsibility.
- d. Mosquito Control. The City of Apalachicola and Franklin County shall formalize an agreement as to the County's providing of mosquito control services to the City of Apalachicola. The agreement shall address frequency of spraying and maintenance of mosquito control ditches.

Policy 1.1.3. Establish the following new mechanisms for issues not addressed by existing mechanisms.

- a. *Land Use Amendments and Zoning Changes (to include annexations)*. The County and City Planning and Zoning departments shall coordinate zoning and land-use changes along City/County boundaries. The purpose will be the maintenance of compatible land development and use. The departments shall meet prior to the public hearing process to ensure compatibility of rezoning/land use change request.
- b. *Housing Strategy*. The City's planning department shall pursue grant funds from state and federal agencies to provide more standard, affordable housing units. The department shall seek assistance from the Department of Health and Rehabilitative Services in determining the need for group homes and foster care facilities.
- c. *Shoreline Improvements*. The City of Apalachicola and Franklin County shall formalize an agreement as to the distribution of funds received through the State Boater's Improvement Trust Fund. The purpose will be to determine equitable distribution of funds.

INTERGOVERNMENTAL COORDINATION ELEMENT

- d. *Public Facility Use.* The City of Apalachicola and the Franklin County School Board shall establish an agreement regarding the use of school buildings and facilities for public recreation and meeting use.

Policy 1.1.4. The city planning department will insure that all actions within the city that impacts the bay, estuaries and other water bodies which are also under the jurisdiction of the county are coordinated with the county planning department.

Policy 1.1.5. The city clerk's office shall be the primary office responsible for the provision of needed information and for the providing of securing services necessary for required coordination.

Policy 1.1.6. The City shall coordinate with the Water Management District on updating the Regional Water Supply Plan and shall encourage coordination between the Water Management District and water suppliers on implementing the recommendations of the Regional Water Supply Plan.

(Ord. No. 2011-02, 2-8-2011)

Objective 1.2. A designated person from the City shall represent the City with other governmental entities to coordinate the establishing, implementing and modifying any level of service standards for shared facilities with state, regional and local entities. The LOS standards adopted in this plan shall be maintained.

Policy 1.2.1. When a LOS conflict exists for shared facilities, the City will utilize this mechanism to seek an acceptable resolution. The resolution will either be a revision of LOS standards by one or more of the involved entities to create an equal LOS standard, or will be a formal agreement to accommodate different LOS standards.

Policy 1.2.2. Apalachicola shall seek consistency in level of service standards among other entities and retain level of service standards in the Apalachicola Comprehensive Plan.

Policy 1.2.3. Each conflicting standard shall be analyzed and recommendations made to the Apalachicola City Commissioners, and/or other governing bodies.

Policy 1.2.4. The Apalachicola City Commissioners shall formally accept or reject any recommendation within 90 days.

Policy 1.2.5. If accepted, the recommendation shall be used to adopt a City resolution or execute a formal written agreement between the parties. Further, the Comprehensive Plan shall be amended if necessary.

Policy 1.2.6. If a resolution cannot be achieved, Apalachicola will seek to use alternative mechanisms including mediation, formal arbitration and challenging the comprehensive plans of the involved entity.

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Policy 1.2.7. The city planning department will insure that all actions within the city that impacts the bay, estuaries and other water bodies which are also under the Jurisdiction of the county are coordinated with the county planning department.

Objective 1.3. Maintain through 2040, a flexible mechanism for use by all local governments in the area of concern, other units of government providing services but not having regulatory authority over the use of land, and state and federal agencies which have been identified as interested parties.

(Ord. No. 2023-07, 12-5-2023)

Policy 1.3.1. The Mayor, or his designate, will coordinate the establishment of temporary task forces to further analyze issues and provide recommendations to the affected governing bodies. The task forces will focus on specific issues and will be composed of all affected parties requesting participation.

Policy 1.3.2. Each task force shall make recommendations regarding the establishment of a permanent Citizen's Advisory Board or Ad-Hoc Committee or designating specific individuals for special issues which require on-going coordination and management.

Policy 1.3.3. Recommendation provided by a Task Force, Advisory Board, or Ad-Hoc Committee shall be decided by the respective governing bodies within 90 days after the recommendation is made. Upon agreement with the entities on the resolution of an issue, the Apalachicola Board of City Commissioners shall adopt or approve the agreement. The Comprehensive Plan shall be amended if necessary. If the recommendation is rejected, the parties involved shall seek more formal means of resolution such as arbitration, third party recommendation, etc.

Policy 1.3.4. The City Commissioners, at the request of the Planning Director, shall seek to establish a task force to analyze the permitting process of lands under multi-governmental jurisdiction. The focus of the task force shall be lands adjacent to wetlands and waterways with the intent to improve the permitting process. The Planning Director shall sit as chairman of the task force and membership of the task force shall be limited to the affected regulatory agencies.

Policy 1.3.5. The Apalachicola Board of City Commissioners, or a designated committee, shall examine the implications of increasing residential densities in areas adequately served by roads and water/wastewater systems.

Objective 1.4. Adoption of alternative policies to address special issues or issues which have not been covered by any of the above.

Policy 1.4.1. Apalachicola shall seek resolution of conflicts with the counties by using the Apalachee Regional Planning Council Mediation Process.

Policy 1.4.2. Apalachicola shall seek to develop mechanisms to resolve disputes with state agencies.

INTERGOVERNMENTAL COORDINATION ELEMENT

Policy 1.4.3. Apalachicola shall be a party to any overall Apalachicola Bay management plan in conduction with other local, regional, state and federal agencies.

Policy 1.4.4. If any mechanism fails to effectively address issues significant to Apalachicola, revision of the mechanism shall be pursued.

City of Apalachicola Comprehensive Plan

CAPITAL IMPROVEMENTS ELEMENT*

Capital Improvement Goals, Objectives, and Policies

***Editor's note**—The Florida Department of Health and Rehabilitative Services was renamed to Florida Department of Health subsequent to adoption of the Apalachicola Comprehensive Plan.

CAPITAL IMPROVEMENTS ELEMENT

CAPITAL IMPROVEMENT GOALS, OBJECTIVES, AND POLICIES

Goal 1. Adequately provide needed public facilities.

The city shall undertake actions necessary to adequately provide needed public facilities to all residents within its jurisdiction in a manner which protects investments in existing facilities, maximizes the use of existing facilities, and promotes orderly compact urban growth. These actions should all provide for a health environment with facilities for recreation and play as well as an economic environment for financial well-being and growth.

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

(Ord. No. 2023-07, 12-5-2023)

Policy 1.1. The City shall include all projects identified in the other elements of this plan and determined to be \$25,000 or greater, as capital improvements projects for inclusion within the 5-year Schedule of Improvements of this element. Capital improvements with costs of less than \$25,000 shall be addressed in the City's annual budget.

Policy 1.2. The City shall endeavor, as a matter of priority, to schedule and fund all capital improvement projects in the 5-Year Schedule of Improvements which are designed to correct existing deficiencies listed in the Capital Improvements Element.

Policy 1.3. Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:

- (a) Whether the project is needed to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities;
- (b) Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement cost, provides services to developed areas lacking full service, or promotes in-fill development; and
- (c) Whether the project represents a logical extension of facilities and services within a designated urban service area.

(Ord. No. 2011-02, 2-8-2011)

Policy 1.4. The city adopts the 2018 Northwest Fl Water Management District's Regional Water Supply Plan by reference, as it is amended at five year intervals through the planning horizon of 2040. The City shall review the Water Supply Work Plan and update it, at a minimum, every 5 years within 18 months after the NFWMD approves an updated

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regional water supply plan. Any projects within the Water Supply Plan for which the City has financial responsibility will be included within the 5-year schedule of Capital Improvements. (Ord. No. 2011-02, 2-8-2011; Ord. No. 2023-07, 12-5-2023)

Policy 1.4.1. The City shall conduct annual re-evaluations of water demand projections and system capacities. Consumptive use permit requirements will be required to ensure that water supply continues to be available to meet the needs of the community. (Ord. No. 2011-02, 2-8-2011)

Policy 1.4.2. The City shall promote public education and awareness of water conservation and efficiencies and evaluate the feasibility of making leak detection kits and water conserving hardware available to its customers. (Ord. No. 2011-02, 2-8-2011)

Policy 1.4.3. If determined through inspection to be necessary, the City will perform a comprehensive leak detection survey. (Ord. No. 2011-02, 2-8-2011)

Policy 1.4.4. Deleted. (Ord. No. 2011-02, 2-8-2011; Ord. No. 2023-07, 12-5-2023)

Policy 1.4.5. The City shall implement a meter testing program for all meters 2" and larger by the end of 2010 and continue monitoring through 2040. (Ord. No. 2011-02, 2-8-2011; Ord. No. 2023-07, 12-5-2023)

Policy 1.4.6. The City shall seek opportunities to utilize treated effluent to the greatest extent possible to expand reuse initiatives. (Ord. No. 2011-02, 2-8-2011; Ord. No. 2023-07, 12-5-2023)

Policy 1.4.7. The City shall establish a method for determining per capita demand of water supply and conduct an annual supply plan to gauge annual water supply needs and conservation measures. For residential use, an average persons per household number multiplied by the number of residential customers can be divided into the average daily flows to determine the per capita demand. (Ord. No. 2011-02, 2-8-2011; Ord. No. 2023-07, 12-5-2023)

Policy 1.4.8. The City shall initiate a dialogue with the City of Port St. Joe allowing preliminary discussions and plans toward coordination of water resources. (Ord. No. 2011-02, 2-8-2011; Ord. No. 2023-07, 12-5-2023)

Policy 1.4.9. The city shall implement and annually update the Area of Critical State Concern Work Program within the Capital Improvements budget to provide adequate infrastructure, protect water quality of the bay and river, increase affordable housing opportunities; diversify the economy, and protect the historic community character of the City of Apalachicola. (Ord. No. 2023-07, 12-5-2023)

CAPITAL IMPROVEMENTS ELEMENT

Policy 1.4.10. The City shall implement Stewardship funding by annually evaluating and updating the need for repairs, retrofits or expanded capacity of the potable water, wastewater treatment and stormwater system through the ten-year planning horizon of 2034.

(Ord. No. 2023-07, 12-5-2023)

Policy 1.4.11. The City adopts the 2023 Area of Critical State Concern Work Plan into the Comprehensive Plan and is hereby attached and referenced.

(Ord. No. 2023-07, 12-5-2023)

Policy 1.4.12. The City shall annually update the Capital Improvements Plan including revisions or additions to the 2023 Area of Critical State Concern Work Plan and copy the Department of Commerce in November of each year.

(Ord. No. 2023-07, 12-5-2023)

Policy 1.4.13. The City shall seek funding to replace documented existing deficient water system equipment by 2026.

(Ord. No. 2023-07, 12-5-2023)

Objective 2. Public expenditures that subsidize development in high hazard coastal areas will be limited to those improvements included in the Coastal Management Element. (See Objective 8 and policies.)

Policy 2.1. The City shall expend funds in high hazard coastal areas for the replacement and renewal of existing public facilities.

Policy 2.2. The City shall continue to provide or require provision of recreational facilities within high hazard coastal areas.

Policy 2.3. The City shall continue to expend funds to maintain existing facilities and services at their existing capacity.

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

(Ord. No. 2023-07, 12-5-2023)

Policy 3.1. The City shall utilize the Land Development Code requirement for Site Plan and Stormwater Management Plan approvals to limit or provide for any additional needed facilities and other improvements.

Policy 3.2. The City will strictly enforce the subdivision section of the Land Development Code where applicable, to insure that developers provide required roads, utilities, drainage, etc., as specified.

APALACHICOLA COMPREHENSIVE PLAN

Policy 3.3. Prior to issuance of development permits where new facilities or extension of existing public facilities is required, necessary studies will be made or required and an agreement will be reached between the city and developer as to individual responsibilities. This agreement will be in writing and made a part of the permit file.

Objective 4. The City will manage its fiscal resources so that funds are available for needed capital improvements for approved development orders and for future development and redevelopment.

Policy 4.1. Prior to the issuance of certificates of occupancy, the City shall provide for all public facilities needed to serve developments for which development orders were previously issued.

Policy 4.2. In providing capital improvements, the City shall limit the maximum ratio of outstanding indebtedness to a reasonable and acceptable rate. A percentage rate relating to the property tax base shall be maintained through 2040.
(Ord. No. 2023-07, 12-5-2023)

Policy 4.3. The City shall continue to include a capital improvement program as a part of its budgeting process.

Policy 4.4. Efforts shall be made to secure grants or private funds whenever available to finance the provision of capital improvements.

Policy 4.5. The City shall reserve Enterprise Fund surpluses, unless indicated otherwise, for major capital expenditures and/or grant matching funds.

Objective 5. Through 2040, the City shall maintain the adopted levels of service. Issuance of development orders and permits will be conditioned upon coordination of the development requirements included in this plan, the land development regulations, and the availability of necessary public facilities needed to support such development at the time needed.
(Ord. No. 2023-07, 12-5-2023)

Policy 5.1. The City shall use the following LOS standards in reviewing the impacts of new development and redevelopment upon public facility provision:

Sanitary Sewer Facilities	Average Sewage Generation Rate: 400 gallons per customer per day
Solid Waste	5 pounds per capita per day
Drainage Facilities	Design Storm Retains first 1.5 inch of run-off 25-year frequency, 24-hour duration; Rainfall Intensity curve-zone 1, DOT Drainage Manual, 1979
Potable Water Facilities	Average Water Consumption Rate: 300 gallons per customer per day

CAPITAL IMPROVEMENTS ELEMENT

Traffic Facilities	Collector Roadway - LOS C at peak hour; Arterial Roadway - LOS C at peak hour; Limited Access Facilities - LOS C at peak hour; and
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Recreation Standards for Facilities

<i>Facility</i>	<i>Unit of Measure</i>	<i>Standard</i>
Basketball Courts	1 court	Per 5,000 persons
Baseball/Softball Fields	1 field	Per 4,700 persons
Boat Ramps	1 lane	Per 4,700 persons
Camping	1 acre	Per 5,600 persons
Community Buildings	1 facility	Per 7,000 persons
Fishing Piers	800 linear feet	Per 5,000 persons
Football/Soccer Fields	1 field	Per 4,000 persons
Picnic Areas	1 acre	Per 3,000 persons
Playgrounds	1 acre	Per 3,000 persons
Swimming Pools	4860 sq. feet	Per 8,700 persons
Swimming (shoreline/beach)	¼ mile	Per 25,000 persons
Tennis Courts	1 court	Per 2,000 persons
Hiking Trails	1 mile	Per 6,750 persons

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

(Ord. No. 2023-07, 12-5-2023)

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

- a) Contribute to a condition of public hazard as described in the Public Facilities Element, and Coastal Management Element;
- b) Exacerbate any existing condition of public facility capacity deficits, as described in the Traffic Circulation Element; Public Facilities Element; and Recreation and Open Space Element;
- c) Generate public facility demands that may be accommodated by capacity increases planned in the five-year schedule of capital improvements;
- d) Conform with future land uses as shown on the future land use map of the Future Land use element, and service areas as described in the Public Facilities Element;

APALACHICOLA COMPREHENSIVE PLAN

- e) If public facilities are developer provided, accommodate public facility demands based upon adopted LOS standards;
- f) If public facilities are provided in part or whole by the City, demonstrate financial feasibility, subject to this element; and
- g) Affect state agencies and water management district facilities plans. Coordination with affect agencies will be made in all such situations with input made a part of the evaluation.

(Ord. No. 2023-07, 12-5-2023)

Policy 5.4. The City shall limit debt (bonds, loans, etc.) as a means of financing new, additions to, or rehabilitation of public facilities to a minimum that can be supported by assured income, such as Ad Valorem taxes and Enterprise funds.

Policy 5.5. The City shall require cost sharing by new developments for required system facilities (utilities, roads, drainage facilities, parks and open spaces) as provided in the City's land development code. This will be determined by engineering estimates and evaluations.

City of Apalachicola Comprehensive Plan

HISTORIC PRESERVATION ELEMENT

Historic Preservation Goals, Objectives, and Policies

Appendix II. Survey of Structures

HISTORIC PRESERVATION ELEMENT

HISTORIC PRESERVATION GOALS, OBJECTIVES, AND POLICIES

The consistency and enhancement of local, state and regional historic preservation goals are an essential part of and support the goals, objectives and policies of this element.

A. State Goals, Objectives and Policies.

Goal. By 1995, Florida Shall Increase Access to its Historical and Cultural Resources and Programs and Encourage the Development of Cultural Programs of National Excellence.

Policy Cluster #61. Access to Cultural and Historical Resources.

Policies:

1. Promote and provide access throughout the state to performing arts, visual arts, and historic preservation and appreciation programs at a level commensurate with the state's economic development.
2. Ensure the identification, evaluation and protection of archeological folk heritage and historic resources properties of the state's diverse ethnic population.
3. Encourage the rehabilitation and sensitive, adoptive use of historic properties through technical assistance and economic incentive programs.

B. Regional Goals, Objectives and Policies.

Goal. By 1995, Increase the Number of Cultural and Historical Activities in the Region.

Policies:

1. Increase the number of firms or agencies in the region which encourage participation of their employees in arts/cultural programs and/or matching gift programs to arts/cultural organizations.
2. Encourage arts, cultural, and historical resources as an integral part of planning and redevelopment efforts.
3. Each county should have a published history.
4. Coordinate the collection, preservation, and dissemination of local folk-cultural and historical data.
5. County libraries or the Division of Library Services should furnish county, regional, and state planning departments with folk-cultural and historical annual reports that identify and make recommendations for protection, preservation, or access programs.
6. Utilize private sector resources where possible, to increase their folk-cultural, historical and arts collection at the local level.

APALACHICOLA COMPREHENSIVE PLAN

Goal. By 1991, Increase the Number of Historical Sites Identified and Recorded in the Florida Master Site File Above 1986 Levels.

Policies:

1. Development should be assessed for impacts to cultural resources.

C. Apalachicola Goals, Objectives and Policies.

Goal I. Increase the Recognition of and Access to Historical and Cultural Resources and Programs in Apalachicola Through Improvement, Redevelopment, Increases Public Awareness and Other Related Actions.

Objective 1. By 2027, the City shall implement regulations to direct and guide the maintenance and improvement of the Historic District facilities.

(Ord. No. 2023-07, 12-5-2023)

Policy 1.1. The Architectural Review Board shall be established and maintained and shall be the same as the Planning and Zoning Commission. Members appointed to Planning and Zoning Commission shall also constitute the membership of the Architectural Review Board.

Policy 1.2. A comprehensive review of the current "Historic and Cultural Preservation Regulations" with recommendations for changes will be made by the Architectural Review Board, with participation by interested citizens and groups, by January 1992.

Policy 1.3. After the updates required by Policy 1.2, these regulations shall be reviewed in a similar manner each two years.

Policy 1.4. The Architectural Review Board shall provide the City Commission an annual report on the status of the Historic District.

Objective 2. Through 2040, the City of Apalachicola will continue to encourage handicapped access on all rehabilitations of commercial and public historic structures.

(Ord. No. 2023-07, 12-5-2023)

Policy 2.1. Through the Historic Preservation Ordinance, the City shall require that plans for rehabilitation of any commercial or publicly owned historic structures provide for handicapped access.

Policy 2.2. The City building inspector shall provide technical assistance to all developers on means of improving access and constructing access ways that are compatible with the historic structure.

Objective 3. The City will work with the private sector to acquire and/or rehabilitate three historically significant structures.

Policy 3.1. The City Commission or its designee will work with the private sector to restore the Old Cotton Warehouse.

HISTORIC PRESERVATION ELEMENT

Policy 3.2. The City Commission or its designee will work with the private sector to restore the Sponge Exchange.

Policy 3.3. The City Commission or its designee will work with the private sector to restore the downtown storefronts.

Objective 4. Through 2040, the city will support the development of a working waterfront museum and encourage the provision of similar businesses which promote the local seafood boating and fishing culture of the working waterfront.

(Ord. No. 2023-07, 12-5-2023)

Policy 4.1. The City Commission will work with the Florida Trust for Historic Preservation, the Florida Department of Natural Resources and other governmental agencies to acquire and establish properties along the Apalachicola River for use as a living museum.

Policy 4.2. The City of Apalachicola should work with property owners to acquire conservation easements that would allow inspection of traditional maritime skills or significant historic structures.

Objective 5. Through 2040, the City will continue to maintain its City-owned historic structures through grant funding and innovative public/private partnerships.

(Ord. No. 2023-07, 12-5-2023)

Policy 5.1. The City will work to acquire an historic structure for use as a community building.

Policy 5.2. The City will work to acquire a historic structure for use by a governmental agency or a local civic organization.

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

(Ord. No. 2023-07, 12-5-2023)

Policy 6.1. The city will apply each year for grant and/or funding for historical preservation which are available from sources listed in Section V of this element's supporting documentation. Annually, the Community Development Office and the Architectural Review Board will meet and develop a program and plan of action on grants and funding.

Policy 6.2. Maximum use shall be made of CDBG funds to rehabilitate historic significant housing and structures.

Policy 6.3. Revolving funds, such as those available from the Gibson Inn, will give high priority to uses which contribute to improvement of a historic nature in the Historic District.

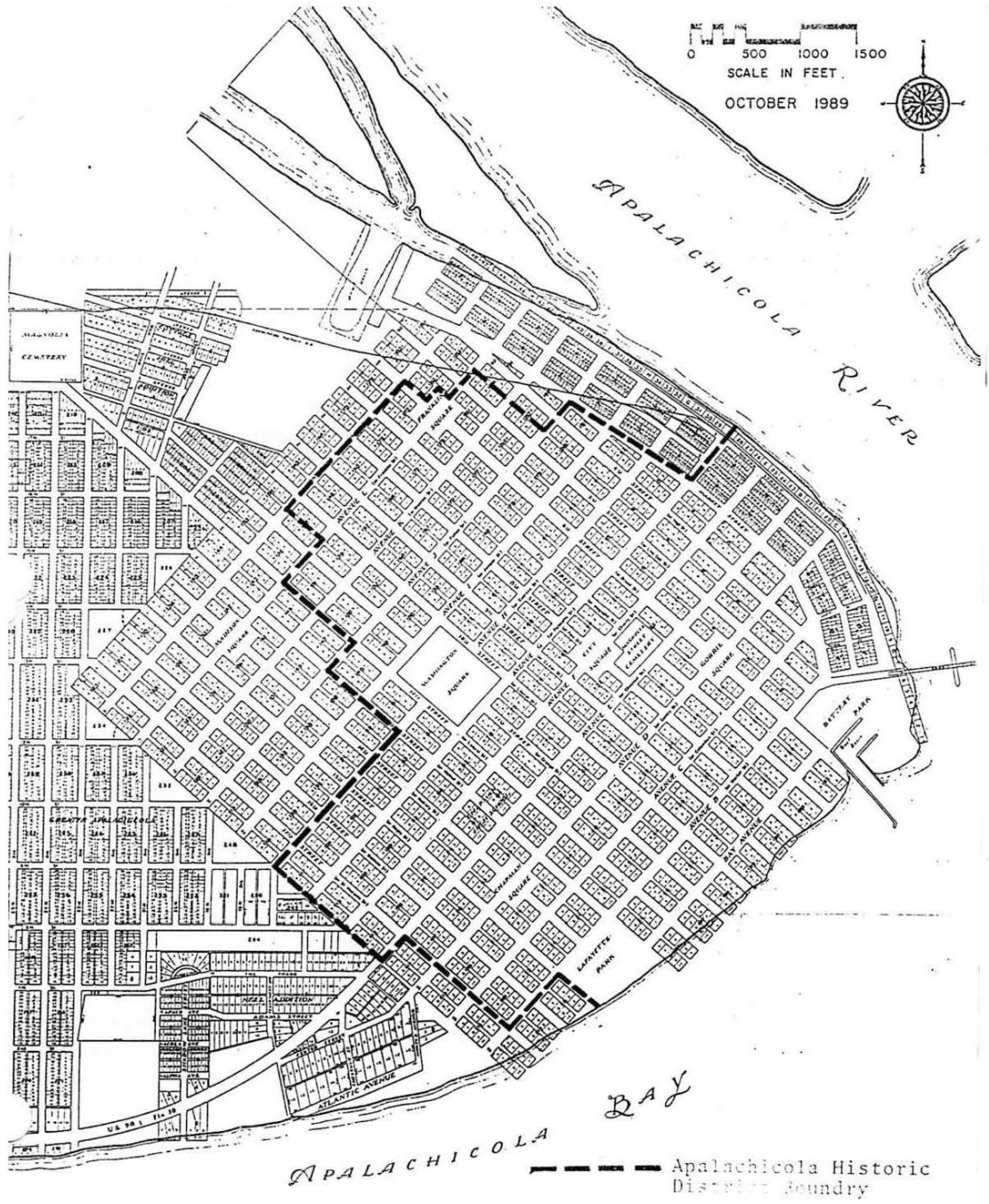
APALACHICOLA COMPREHENSIVE PLAN

Policy 6.4. The community development office staff shall provide information and assistance to individuals and community groups in applying for grants and funds for historic preservation and restoration.

Policy 6.5. The community development office and the architectural review board will develop and distribute information to assist property owners with the preservation of historic resources, that information to include brochures on economic incentives, lists of contractors and architects experienced in working with historic resources, and other materials.

HISTORIC PRESERVATION ELEMENT

MAP A



HISTORIC PRESERVATION ELEMENT

APPENDIX II. SURVEY OF STRUCTURES

AVENUE "B"

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
57 (11:2-3)	Residential pre-1877	Frame vernacular 1-story Drop Siding	A
(14:10)	Residential 1868	Classical Revival 1-story Drop Siding	C
77 (26:6-7)	Residential 1884	Queen Anne 1½-story Drop Siding	C
101 (35:1-2)	Residential 1857	Classical Revival 1½-story Flush Siding	C
107 (35:9-10)	Residential c. 1900	Frame vernacular 2-story Drop Siding	C
(35:9-10)	Residential 1866	Classical Revival 1½-story Brick	A
115 (38:1-2)	Residential 1884	Colonial Revival 2-story Weatherboard	A
(38:8-10)	Residential 1884	Frame vernacular 1½-story Brick	A
127 (44:1-2)	Residential c. 1900	Queen Anne 2½-story Weatherboard	C
133 (44:6-10)	Residential 1897	Queen Anne 2½-story Weatherboard	C
139 (47:1-2)	Residential c. 1915	Bungalow 1-story Concrete Block	C
142 (47:9-10)	Residential c. 1890	Queen Anne 2-story Drop Siding; Asbestos Siding	C
163 (54:1-3)	Residential 1895	Queen Anne 2½-story Drop Siding; Wood shingles	C
169 (54:9-10)	Residential c. 1916	Bungalow 1-story Composition Siding	C
173 (56:1-2)	Residential 1893	Frame vernacular 1-story Drop Siding	C
183 (56:10)	Residential 1891	Frame vernacular 1½-story Drop Siding	C
(59:1-2)	Residential c. 1935	English Cottage 1-story Brick	C
200 (51:9-10)	Residential 1886	Frame vernacular 1-story Weatherboard	C/A

AVENUE "C"

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
(1:1-3)	Hotel Gibson Hotel 1903	Colonial Revival 3-story Wood shingles	C
(10:1)	Residential	Frame vernacular 2-story Asbestos shingles	A/C
63 (10:10)	Residential c. 1845	Classical Revival 1½-story Drop Siding	A/C
64 (10:6-7)	Residential pre 1873	Frame vernacular 1½-story Drop Siding	C
67 (15:1-2)	Residential 1906	Frame vernacular 2-story Drop Siding	C
87 (24:9-10)	Residential c. 1882	Frame vernacular 1½-story Drop Siding	C
89 (29:1)	Residential pre 1877	Classical Revival 1½-story Asbestos shingles	A
91 (29:1)	Residential 1884	Classical Revival 1½-story Drop Siding	C
(29:8-10)	Residential pre 1870	Frame vernacular 2-story Drop Siding	A
100 (28:6)	Residential c. 1865	Classical Revival 1-story Weatherboard	C/A

APALACHICOLA COMPREHENSIVE PLAN

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
103 (34:1-2)	Residential 1892	Queen Anne 2-story Asbestos shingles	C
111 (34:9-10)	Residential 1900	Queen Anne 2 -story Drop Siding; Wood shingles	C
112 (35:6)	Residential 1877	Frame vernacular 1-story Drop Siding	A/C
124 (38:6-7)	Residential 1889	Queen Anne 2-story Drop Siding	C
(43:1-2)	Residential c. 1935	Colonial Revival 1-story Asbestos shingles	C
(43:8-10)	Residential 1907	Colonial Revival 2½-story Drop Siding	C
142 (47:4-5)	Residential c. 1900	Frame vernacular 1-story Weatherboard	C
(47:4-5)	Residential c. 1920	Bungalow 1½-story Drop Siding	C
148 (47:6-8)	Residential 1920	Colonial Revival 2-story Weatherboard	C
153 (50:1-8)	Residential c. 1860	Greek Revival 2-story Asbestos shingles	C
160 (51:6-8)	Residential c. 1920	Bungalow 1½-story Drop Siding	C
161 (55:1-2)	Residential c. 1920	Colonial Revival 2-story Drop Siding	C
164 (54:3-5)	Residential 1911	Queen Anne 2½-story Weatherboard	C
(54:6-8)	Residential 1892	Classical Revival 1½-story Drop Siding	C
174 (56:4-5)	Residential c. 1920	Bungalow 1-story Drop Siding	C
(59:6-7)	Residential c. 1935	English Cottage 1-story Brick	C
(96:1-2)	Residential c. 1935	Colonial Revival 1-story Drop Siding	C
181 (96:9-10)	Residential c. 1880	Frame vernacular 1-story Asbestos shingles	C
187 (97:1-2)	Residential 1888	Frame vernacular 1-story Drop Siding	C
204 (109:6-7)	Residential	Frame vernacular 1-story Asbestos shingles	C

AVENUE "D"

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
16 (D1:7-8, 13-14)	Commercial/retail c. 1905	Frame vernacular 1,2-story Drop Siding	C
(D2:1-5)	Government U.S. Post Office c. 1925	Mediterranean Revival 1,2-story Stucco	C
(D2:6-9)	Commercial/retail c. 1905	Masonry vernacular 2-story Stucco	C
(E2:1-2)	Commercial/retail c. 1925	Masonry vernacular 1-story Composition	A
23 (E2-1&20)	Commercial/office c. 1910	Frame vernacular 1-story Drop Siding	C
48 (1:6-8)	Residential 1909	Colonial Revival 2½-story Drop Siding	C
(9:10)	Residential c. 1885	Classical Revival 1-story Drop Siding	C

HISTORIC PRESERVATION ELEMENT

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
64 (10:6-8)	Residential pre 1860, c. 1905	Colonial Revival 2-story Drop Siding; Wood shingles	A
66 (15:5)	Residential 1888	Frame vernacular 2-story Weatherboard	C
(15:5)	Residential c. 1910	Frame vernacular 1-story Drop Siding	C
67 (16:1-2)	Residential c. 1860, 1890	Frame vernacular 2-story Weatherboard	C
(16:7-8)	Religious Trinity Episcopal Church 1839	Greek Revival 1-story Weatherboard	C
(23:9-10)	Residential c. 1925	Bungalow 1-story Weatherboard; scored	C
84 (24:6)	Residential 1888	Frame vernacular 1½-story Drop Siding	C
89 (30:1)	Residential c. 1881	Frame vernacular 1-story Drop Siding	C
90 (29:4-5)	Residential 1902	Frame vernacular 1½-story Drop Siding	C
96 (29:6-7)	Residential c. 1890	Frame vernacular 1-story Drop Siding	C
100 (29:6-7)	Residential c. 1890	Frame vernacular 1-story Drop Siding	C
103 (33:1-2)	Residential 1894	Frame vernacular 1½-story Drop Siding	C
108 (34:6-7)	Residential c. 1890	Frame vernacular 1-story Asbestos shingles	C
111 (33:9-10)	Residential c. 1890	Frame vernacular 1½-story Drop Siding; Wood shingles	C
(34:6-7)	Residential 1911	Bungalow 1-story Weatherboard	C
126 (43:4-5)	Residential c. 1880	Frame vernacular 1½-story Drop Siding	A
134 (43:6)	Residential 1935	Colonial Revival 1-story Asbestos shingles	C
135 (42:9-10)	Residential 1884	Queen Anne 1-story Aluminum Siding	A
147 (49:9-10)	Residential 1888	Gothic Revival 2-story Drop Siding	C
(85:1)	Residential c. 1890	Frame vernacular 1½-story Weatherboard	C
(85:9-10)	Residential c. 1890	Frame vernacular 2-story Weatherboard; Wood shingles	C
161 (86:1-2)	Residential c. 1935	English Cottage 1-story Brick	C
183 (95:10)	Residential c. 1890	Frame vernacular 1-story Asbestos shingles	C
195 (98:9-10)	Residential 1890	Frame vernacular 2½-story Composition	C
196 (97:6-7)	Residential 1891	Frame vernacular 1-story Drop Siding	C

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AVENUE "E"

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
(E1:11)	Industrial Sponge Exchange pre 1880	Masonry vernacular 1-story Brick Renaissance Revival	C
17-27 (F2:1-2; 19-20)	Commercial/retail Dixie Theatre Bldg. 1913	Renaissance Revival 2-story Brick	C
32 (E2:11-13)	Commercial/retail 1900	Renaissance Revival 2-story Brick	C
58 (9:4-5)	Residential c. 1890	Frame vernacular 1½-story Drop Siding	C
(9:6-7)	Religious First Methodist Church 1900	Renaissance Revival 1-story Weatherboard	C
65 (17:1)	Residential pre 1867	Classical Revival 1½-story Asbestos shingles	A
73 (17:9-10)	Residential 1909	Colonial Revival 2½-story Drop Siding	C
86 (23:6-8)	Residential (duplex) c. 1890	Frame vernacular 1-story Drop Siding	C
92 (30:4-5)	Residential c. 1890	Frame vernacular 1½-story Drop Siding	C
(30:6-7)	Religious Mt. Zion Baptist Church	Masonry Vernacular 1-story Concrete Block	C
(30:6-7)	Residential 1917	Frame vernacular 1-story Stucco	C
116 (40:4-5)	Residential 1887	Classical Revival 1½-story Drop Siding	C
119 (41:10)	Residential c. 1910	Frame Vernacular 1-story Drop Siding	C
122 (40:6)	Residential 1877	Queen Anne 1½-story Asbestos shingles	C
123 (41:9-10)	Residential c. 1890	Classical Revival 1½-story Drop Siding	C
(49:6)	Commercial/retail Service Station c. 1930	Mediterranean Revival 1-story Stucco	A
(77:1-3)	Industrial Coca-Cola Bottling Co. c. 1935	Masonry vernacular 1, 2 story Brick	A
134 (95:6-7)	Residential 1886	Queen Anne 1½-story Weatherboard; Drop Siding	A
145 (77:8-10)	Residential c. 1910	Colonial Revival 2-story Drop Siding	C
(83-84; 87-88)	Education Chapman School 1929—34	Art Deco 2-story Metal	C
173 (94:1-2)	Residential 1891	Classical Revival 1-story Drop Siding	C
180 (85:6-7)	Residential c. 1920	Bungalow 1½-story Asbestos shingles	C
183 (94:8-10)	Residential c. 1890	Frame vernacular 1½-story Drop Siding	A
189 (99:1-2)	Residential 1890	Queen Anne 1½-story Drop Siding	C
190 (98:4-5)	Residential 1887	Classical Revival 1-story Drop Siding	C

HISTORIC PRESERVATION ELEMENT

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
195 (99:9-10)	Residential 1895	Queen Anne 1½-story Drop Siding	C
207 (106:9-10)	Residential 1891	Queen Anne 1-story Asbestos shingles	C
(107:6-7)	Residential c. 1920	Bungalow 1-story Drop Siding	C
213 (115:1-2)	Residential c. 1900	Frame vernacular 2-story Asbestos shingles	C
219 (115:9-10)	Residential 1900	Bungalow 1½-story Drop Siding, Wood	C

AVENUE "F"

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
46 (3:6-7)	Residential c. 1860	Frame vernacular 1-story Weatherboard	C
50 (3:6-7)	Residential 1885	Classical Revival 1-story Weatherboard	C
123 (70:9-10)	Residential 1884	Classical Revival 1½-story Weatherboard	C
131 (75:10)	Residential 1884	Classical Revival 1½-story Weatherboard	C
(76:5)	Residential c. 1920	Shotgun 1-story Drop Siding	C
181 (94:6-7)	Residential 1895	Classical Revival 1½-story Drop Siding	C
195 (100:10)	Residential c. 1920	Frame vernacular 1-story Drop Siding	C
199 (105:1-2)	Residential c. 1940	Frame vernacular 1-story Drop Siding	C

AVENUE "G"

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
(G2:11)	Commercial/retail Riverside Cafe c. 1910	Frame vernacular 2-story Drop Siding	C
43 (5:9-10)	Residential c. 1890	Shotgun 1-story Drop Siding	C
49 (5:9-10)	Residential 1885	Classical Revival 1-story Weatherboard	C
(6:10)	Residential c. 1910	Frame vernacular 1-story Drop Siding	C
(18:5)	Residential c. 1920	Frame vernacular 1-story Weatherboard	C
72 (18:6)	Residential c. 1910	Frame vernacular 1-story Drop Siding	A
76 (18:6)	Residential pre 1886	Queen Anne 1-story Drop Siding	C
(19:1)	Residential c. 1910	Frame vernacular 1-story Vinyl siding	A
(20:1-10)	Residential 1895	Queen Anne 2½-story Weatherboard	C
(65:1)	Residential c. 1890	Frame vernacular 1-story Weatherboard	C
101 (68:1)	Residential c. 1890	Shotgun 1-story Drop Siding	C
109 (68:10)	Residential c. 1920	Bungalow 1-story Drop Siding	C
(69:6-7)	Residential c. 1920	Bungalow 1-story Composition	C
113 (71:1-2)	Residential c. 1920	Bungalow 1-story Drop Siding	C
126 (75:5)	Residential 1886	Frame vernacular 1-story Drop Siding	C
136 (75:6)	Residential 1885	Classical Revival 1-story Drop Siding	C
(92:1)	Religious Vacant c. 1910	Frame vernacular 1-story Drop Siding	C

APALACHICOLA COMPREHENSIVE PLAN

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
(104:1-2)	Residential c. 1920	Bungalow 1-story Asbestos shingles	C
(117:1-2)	Residential c. 1920	Bungalow 1½-story Drop Siding	C
(117:8-10)	Residential c. 1930	Bungalow 1½-story Asbestos shingles	C

AVENUE "H"

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
(19:6)	Residential c. 1900	Frame vernacular 1½-story Drop Siding	C
59 (61:10)	Residential c. 1860	Classical Revival 1½-story Weatherboard	C
83 (64:10)	Residential c. 1920	Bungalow 1-story Drop Siding	C
93 (66:1-2)	Residential pre 1880	Frame vernacular 1½-story Board & Batten	C
95 (66:10)	Residential c. 1900	Classical Revival 1-story Asbestos shingles	C
101 (67:1)	Residential c. 1900	Classical Revival 1-story Asbestos shingles	A
(81:8-10)	Residential c. 1930	Frame vernacular 1-story Asbestos shingles	C
190 (102:5)	Residential c. 1930	Frame vernacular 1-story Drop Siding	C

AVENUE "I"

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
65 (179:1)	Residential c. 1877	Frame vernacular 1-story Weatherboard	C
83 (178:1-2)	Residential c. 1900	Frame vernacular 1½ -story Drop Siding	C
90 (66:5)	Residential c. 1880	Frame vernacular 1-story Drop Siding	C
97 (169:9-10)	Residential c. 1900	Frame vernacular 1-story Weatherboard	C
(178:1-3)	Religious St. Paul's AME Church 1913	Gothic Revival 2-story Brick	C
108 (67:6)	Residential c. 1890	Shotgun 1-story Drop Siding	C
110 (67:6)	Residential (duplex) c. 1890	Frame vernacular 1½-story	C
112 (67:7)	Residential c. 1890	Frame vernacular 1-story	C
125 (158:1)	Residential 1887	Frame vernacular 2-story Drop Siding	C
133 (158:9-10)	Residential 1891	Frame vernacular 1-story Drop Siding	C
(159:10)	Commercial c. 1900	Frame vernacular 1-story Drop Siding	C
(159:10)	Residential c. 1910	Frame vernacular 2-story Drop Siding	C

AVENUE "J"

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
87 (177:9-10)	Residential c. 1890	Classical Revival 1-story Drop Siding	C
95 (170:10)	Residential c. 1890	Classical Revival 1-story Drop Siding	A
(170:10)	Residential c. 1920	Frame vernacular 2-story Drop Siding	C

HISTORIC PRESERVATION ELEMENT

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
108 (168:6)	Residential c. 1920	Bungalow 1-story Drop Siding	C
(170:1)	Commercial c. 1920	Frame vernacular 1-story Drop Siding	C
123 (160:10)	Residential c. 1930	Frame vernacular 1-story Drop Siding	C
(167:10)	Commercial/retail vacant c. 1900-40	Frame vernacular 1-story Drop Siding	C
125 (157:1)	Residential c. 1900	Frame vernacular 1-story Drop Siding	C

AVENUE "K"

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
79 (176:1)	Residential c. 1930	Frame vernacular 1-story Weatherboard	C
80 (177:5)	Residential c. 1930	Shotgun 1-story Drop Siding	C
81 (176:1)	Residential c. 1930	Frame vernacular 1-story Drop Siding	C
90 (170:5)	Residential c. 1900	Frame vernacular 1-story Drop Siding	C
(170:5)	Residential c. 1900	Frame vernacular 1-story Drop Siding	C
93 (171:1)	Residential c. 1900	Frame vernacular 1-story Board & batten	A
97 (171:10)	Residential c. 1920	Bungalow 1-story Drop Siding	C
(151:1)	Residential c. 1900	Frame vernacular 1-story Vertical board	C
145 (151:1)	Residential c. 1910	Shotgun 1-story Drop Siding	C
(161:9-10)	Residential No Date	Shotgun 1-story Drop Siding	A

AVENUE "L"

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
(161:5)	Residential c. 1900	Shotgun 1-story Wood shingles	C
(162:1)	Residential c. 1900	Shotgun 1-story Drop Siding	C
(162:10)	Residential c. 1920	Shotgun 1-story Board & batten	C
(165:1)	Residential c. 1920	Shotgun 1-story Weatherboard	C
(166:6)	Residential c. 1920	Shotgun 1-story Drop Siding	C
99 (172:10)	Residential c. 1900	Shotgun 1-story Drop Siding	C

AVENUE "M"

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
(172:6)	Residential c. 1910	Shotgun 1-story Drop Siding	C

BAY AVENUE

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
115 (37:1-3)	Residential c. 1885	Second Empire 2-story Weatherboard	C
121 (37:6-10)	Residential 1893	Queen Anne 2-story Weatherboard	C
127 (45:1-3)	Residential 1886	Queen Anne 2-story Weatherboard	C
(45:10)	Residential c. 1868	Frame vernacular 1-story Weatherboard	C

APALACHICOLA COMPREHENSIVE PLAN

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
(46:1-3)	Residential c. 1890	Colonial Revival 2-story Stucco	C
151 (52:1-3)	Residential 1889	Frame vernacular 1½-story Drop Siding	A
(52:8-10)	Residential c. 1910	Colonial Revival 2½-story Weatherboard; Stucco	C

COMMERCE STREET

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
20 (A2:3-4)	Residential c. 1900	Frame vernacular 1-story Drop Siding	C
22 (A2:5-7)	Residential c. 1900	Frame vernacular 1-story Drop Siding	C
41 (C1:17)	Commercial/office c. 1890	Classical Revival 1-story Drop Siding	C
45 (C1:15)	Residential c. 1930	Frame vernacular 1-story Drop Siding	C
(C2:2)	Residential c. 1920	Frame vernacular 1-story Drop Siding	C
56 (C2: 8)	Residential 1900	Frame vernacular 1-story Drop Siding	C
(D1:13)	Commercial/retail 1900	Renaissance Revival 2-story Flush Siding	C
(E1:19)	Commercial/retail 1903	Renaissance Revival 2-story Brick; Stucco	C
77 (E1:18)	Commercial/retail c. 1900	Frame vernacular 1-story Metal	C
(E2:6)	Commercial/retail c. 1900	Frame vernacular 1-story Metal	C
(F1:20)	Commercial/retail c. 1905	Renaissance Revival 2-story Brick	C
(F1:19)	Commercial/retail c. 1905	Masonry vernacular 1-story Brick	C
132 (G2:1)	Commercial/retail 1913	Frame vernacular 1-story Drop Siding	C
155 (G1:12)	Commercial/retail 1922	Frame vernacular 1-story Metal	C
159 (G1:11)	Commercial/retail 1903	Frame vernacular 2-story Drop Siding	C
160 (G2:10)	Commercial/retail pre 1897	Frame vernacular 2-story Drop Siding	C

HISTORIC PRESERVATION ELEMENT

FORBES STREET

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
16 (A1.-6-7)	Residential	Frame vernacular 1-story	C

LESLIE STREET

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
(B1:7-8, 13-14)	Government Jail 1949	Masonry Vernacular 2-story Brick	C

MARKET [STREET]

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
(A2;8-10)	Residential c. 1920	Bungalow 1-story Drop Siding	C
(11:3)	Residential c. 1930	Bungalow 1-story Drop Siding	C
(B2:1-16)	Government Franklin County Courthouse 1939	Neo-Classical Revival 2-story Brick	C
71-73 (E2.19-20)	Commercial/retail Cook Building 1902	Masonry vernacular 2-story Brick	C
76 (2:1)	Commercial/retail 1900	Masonry vernacular 1-story Brick	A
77-79-81 (E2:16-17)	Commercial/retail 1909	Masonry vernacular 1-story Brick	C
83-85 (E2:16)	Commercial/retail 1900	Masonry vernacular 1-story Stucco	C
84-86-88 (2:2-3)	Commercial/retail Fradozia Building 1901	Frame vernacular 1-story Drop Siding	A
94 (2:4)	Commercial/retail 1900	Masonry vernacular 1-story Brick	C
98-100 (2:4-5)	Commercial/retail 1900	Frame vernacular 1-story Metal	A
(F2:18)	Commercial/retail c. 1910	Masonry vernacular 1-story Brick	A
115 (F2:17)	Commercial/retail c. 1915	Masonry vernacular 2-story Concrete Block	C
(3:5)	Museum David G. Raney House 1838	Gothic Revival 2½-story Weatherboard	C
(4:5)	Residential c. 1930	Frame vernacular 1-story Drop Siding	C
180 (5:5)	Residential c. 1890	Frame vernacular 1-story Drop Siding	C

APALACHICOLA COMPREHENSIVE PLAN

WATER [STREET]

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
(Wharf: 7-8)	Commercial c. 1935	Frame vernacular 2-story Metal	A
192 (E1:1)	Commercial/retail c. 1900	Renaissance Revival 1-story Stucco	C
200-201 (E1:3-5)	Commercial/retail c. 1900	Renaissance Revival 2-story Brick	C
218 (E1:9)	Industrial 1836	Gothic Revival 2-story Brick	A
222 (F1:1)	Government 1836	Gothic Revival 2-story Stucco	A
(G1:1)	Commercial/retail c. 1913	Renaissance Revival 1-story Brick	C
(G1:6-7)	Commercial c. 1910	Frame vernacular 2-story Metal	A
(Wharf: 26-27)	Industrial c. 1925	Masonry vernacular 2-story Brick	A
280 (G1:10)	Commercial/retail 1909	Frame vernacular 1-story Drop Siding	A

4th STREET

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
48 (10:2)	Residential c. 1857	Frame vernacular 1½-story Asbestos shingles	C
72 (9:1-4)	Government Fort Coombs 1901	Romanesque Revival 2½-story	C
111 (3:7-8)	Residential 1887	Classical Revival 1½-story Drop Siding	C
112 (8:3)	Residential pre 1887	Queen Anne 1½-story Drop Siding	C
128 (8:5)	Residential 1849	Gothic Revival 2-story Flush Siding	C
140 (7:1)	Residential 1887	Queen Anne 1-story Asbestos shingles	C
142 (7:2)	Residential 1887	Queen Anne 2-story Asbestos shingles	C
153 (4:7)	Residential c. 1910	Frame vernacular 1-story Drop Siding	C
154 (7:4)	Residential c. 1890	Classical Revival 1½-story Weatherboard	C
158 (7:5)	Residential 1867	Classical Revival 1½-story Board & batten	A
159 (4:6)	Residential c. 1870	Frame vernacular 1-story Drop Siding	C
164 (6:1)	Residential 1884	Frame vernacular 1-story Drop Siding	C
169 (5:9)	Residential c. 1900	Shotgun 1-story Drop Siding	C
174 (6:3)	Residential 1887	Classical Revival 1-story Drop Siding	C
202 (61:2)	Residential c. 1930	Frame vernacular 1-story Asbestos shingles	C
(62:8)	Residential c. 1935	Frame vernacular 1-story Drop Siding	C
232 (188:1-10)	Residential Thomas Orman House 1837	Gothic Revival 2-story Flush Siding	C

HISTORIC PRESERVATION ELEMENT

5th STREET

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
23 (11:8)	Residential 1843	Classical Revival 1-story Drop Siding	C
25 (11:9)	Residential c. 1890	Classical Revival 1-story Drop Siding	
28-30 (14:3)	Apartment c. 1900	Frame vernacular 2-story Asbestos shingles	A
40 (14:5)	Residential 1857	Classical Revival 1½-story Weatherboard	C
50 (15:3)	Residential c. 1910	Frame vernacular 1-story Wood shingles	C
(9:10)	Residential c. 1935	English Cottage 1-story Brick	C
73 (9:8)	Residential c. 1895	Colonial Revival 2½-story Drop Siding	C
(8:8-9)	Residential c. 1900	Frame vernacular 2-story Asbestos shingles	A
80 (16:4-5)	Residential c. 1890	Queen Anne Drop Siding	C
(17:2)	Residential pre 1872	Gothic Revival 1½-story Drop Siding	C
(17:3)	Residential c. 1890	Classical Revival 2-story Drop Siding	C
96 (17:4)	Residential 1866	Classical Revival 1½-story Flush Siding	C
(17:5)	Residential c. 1935	Frame vernacular 1-story Weatherboard	C
102 (18:1)	Residential c. 1910	Frame vernacular 1-story Drop Siding	C
(18:2)	Residential	Frame vernacular 2-story Drop Siding	A
(18:3)	Residential c. 1920	Frame vernacular 1-story Drop Siding	C
(18:4)	Residential c. 1910	Frame vernacular 1-story Asbestos shingles	
111 (7:8)	Residential c. 1910	Frame vernacular 1-story Asbestos shingles	A
(7:7)	Residential c. 1900	Shotgun 1-story Drop Siding	C
124 (19:2)	Residential c. 1890	Frame vernacular 1-story Flush siding	A
(6:9)	Residential c. 1890	Classical Revival 1-story Weatherboard	C
147 (61:6-8)	Residential 1854	Classical Revival 1-story Drop Siding	C
148 (63:2-3)	Residential c. 1866	Classical Revival 1½-story Flush siding	A
150/169 (63:4-5)	Residential 1880	Classical Revival 1½-story Drop Siding	A
170 (179:3)	Residential 1891	Frame vernacular 1-story Drop Siding	C
210 (181:4)	Residential c. 1930	Frame vernacular 1-story Drop Siding	C
(186:1-10)	Industrial 1903	Masonry vernacular 1-story Brick	A

6th STREET

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
10 (26:10)	Residential c. 1925	Frame vernacular 1-story Vinyl	C
22 (25:1-2)	Residential c. 1890	Colonial Revival 2-story Drop Siding	C
(14:8)	Religious c. 1925	Mediterranean Revival 2-story Stucco	C

APALACHICOLA COMPREHENSIVE PLAN

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
(14:6-7)	Religious St. Patrick's Roman Catholic Church c. 1925	Mediterranean Revival 2-story Stucco	C
42 (24:1-2)	Residential 1887	Colonial Revival 2-story Drop Siding	C
(24:7)	Residential c. 1890	Classical Revival 1½-story Drop Siding	C
43 (15:8-10)	Residential c. 1925	Colonial Revival 2-story Wood shingles	C
(23:3-4)	Residential c. 1900	Colonial Revival 2-story Drop Siding	C
(16:6)	Residential 1900	Queen Anne 2½-story Weatherboard	C
82 (23:5)	Residential 1905	Classical Revival 2-story Drop Siding	A
92 (22:1-2)	Residential 1857	Classical Revival 2-story Weatherboard	C
96 (22:3-5)	Residential 1906	Colonial Revival 2½-story Wood shingles	C
99 (17:6-8)	Residential c. 1900	Frame vernacular 1-story Asbestos shingles	C
(18:9)	Residential c. 1900	Classical Revival 1-story Asbestos shingles	C
101 (18:10)	Residential 1909	Queen Anne 2-story Drop Siding	C
110 (21:2)	Residential c. 1890	Frame vernacular 1-story Drop Siding	C
111 (18:8)	Residential c. 1900	Frame vernacular 1-story Asbestos shingles	C
112 (21:3)	Residential c. 1910	Shotgun 1-story Asbestos shingles	A
113 (18:7)	Residential c. 1910	Shotgun 1-story Drop Siding	C
121 (19:10)	Residential c. 1885	Classical Revival 1-story Drop Siding	C
141 (63:10)	Commercial/retail c. 1900	Frame vernacular 1-story Drop Siding	C
143 (63:9-10)	Social/Fraternal Odd Fellows Hall 1881	Frame vernacular 2½-story Drop Siding	C
148 (64:2)	Residential pre 1887	Classical Revival 1½-story Drop Siding	C
151 (63:8-9)	Residential c. 1915	Frame vernacular 1-story Drop Siding	C
152 (64:3)	Residential 1880	Classical Revival 1-story Drop Siding	A
155 (63:7)	Residential c. 1910	Frame vernacular 1-story Drop Siding	C
172 (178:3)	Residential c. 1918	Shotgun 1-story Drop Siding	C
174 (178:4)	Residential c. 1910	Frame vernacular 1-story Drop Siding	C
177 (179:8)	Social/Fraternal c. 1900	Frame vernacular 2-story Drop Siding	C
(179:7)	Residential c. 1880	Classical Revival 1-story Drop Siding	C
(179:6)	Residential c. 1890	Classical Revival 1½-story Drop Siding	C
180 (178:5)	Residential 1884	Queen Anne 1½-story Weatherboard	
192 (177:2)	Residential c. 1910	Frame vernacular 1-story Flush Siding	C
196 (177:3)	Residential 1877	Classical Revival 1-story Drop Siding	C
198 (177:4)	Residential c. 1900	Frame vernacular 1-story Asbestos shingles	C

HISTORIC PRESERVATION ELEMENT

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
200 (177:5)	Residential c. 1890	Shotgun 1-story Drop Siding	C
232 (175:3)	Residential c. 1910	Frame vernacular 1-story Drop Siding	C
242 (174:1)	Residential 1890	Frame vernacular 1-story Drop Siding	C
248 (174:2)	Residential c. 1890	Classical Revival 1-story Asbestos shingles	A

7th STREET

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
(27:1-3)	Social/Fraternal Post 106, W.R. Marks American Legion c. 1890	Queen Anne 2-story Asbestos shingles	A
18 (27:5)	Residential c. 1860	Classical Revival 1½-story Flush Siding	C
22 (28:1)	Residential c. 1890	Colonial Revival 2-story Drop Siding	C
23 (25:9-10)	Residential 1883	Colonial Revival 2-story Drop Siding	C
26 (28:2)	Residential 1887	Classical Revival 1-story Drop Siding	C
28 (28:3)	Residential pre 1877	Classical Revival 1½-story Asbestos shingles	C
34 (28:4)	Residential c. 1890	Classical Revival 1-story Asbestos shingles	C
40 (28:5)	Residential pre 1857	Classical Revival 1-story Drop Siding	C
(29:3)	Residential c. 1890	Classical Revival 1-story Drop Siding	C
113 (21:9)	Residential c. 1875	Classical Revival 1½-story Drop Siding	C
(21:6-8)	Residential c. 1860	Classical Revival 1½-story Weatherboard	A
(60:1)	Residential	Frame vernacular 1-story Composition	
116 (60:4)	Residential c. 1915	Frame vernacular 1-story Drop Siding	C
(60:5)	Residential c. 1875	Classical Revival 1-story Drop Siding	C
138 (65:4-5)	Residential c. 1875	Classical Revival 1-story Drop Siding	C
150/154 (66:3)	Residential c. 1860	Frame vernacular 1-story Asbestos shingles	A
156 (66:4)	Residential c. 1880	Frame vernacular 1-story Drop Siding	C
165 (178:10)	Residential c. 1910	Frame vernacular 1-story Drop Siding	C
166 (169:1)	Residential 1866	Frame vernacular 1-story Drop Siding	C
167 (178:9)	Residential c. 1918	Shotgun 1-story Drop Siding	C
169 (178:9)	Residential c. 1910	Shotgun 1-story Weatherboard	C
171 (178:8)	Residential c. 1910	Shotgun 1-story Weatherboard	C
173 (178:8)	Residential c. 1910	Shotgun 1-story Drop Siding	C
(169:3)	Residential c. 1910	Shotgun 1-story Drop Siding	C
(178:6)	Residential c. 1860	Classical Revival 1½-story Drop Siding	C
180 (169:5)	Residential 1886	Frame vernacular 2-story Drop Siding	C
190 (170:3)	Residential c. 1910	Shotgun 1-story Board & batten	C

APALACHICOLA COMPREHENSIVE PLAN

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
193 (?) (177:7)	Residential c. 1890	Frame vernacular 2-story Weatherboard	C
195 (?) (177:6)	Residential c. 1900	Frame vernacular 1-story Weatherboard	C
196 (170:4)	Residential c. 1920	Frame vernacular 1-story Vinyl siding	C
203/208 (171:1-3)	Residential c. 1875	Frame vernacular 1-story Aluminum siding	A
214 (171:4)	Residential c. 1910	Shotgun 1-story Board & batten	
216 (171:4)	Residential c. 1900	Shotgun 1-story Drop Siding	C
217 (176:6-7)	Residential c. 1910	Frame vernacular 1½-story Weatherboard	C
220 (171:5)	Residential c. 1890	Classical Revival 1-story Drop Siding	C
(172:1)	Residential c. 1920	Frame vernacular 1-story Drop Siding	C
(175:10)	Residential c. 1920	Frame vernacular 1-story Composition	C
229 (175:9)	Residential c. 1920	Bungalow 1-story Drop Siding	C
231 (175:8)	Residential c. 1910	Frame vernacular 1-story Drop Siding	C
237 (175:6)	Residential 1905	Shotgun 1-story Drop Siding	C
238 (172:4)	Residential c. 1910	Frame vernacular 1-story Drop Siding	C
239 (175:6)	Residential 1905	Shotgun 1-story Drop Siding	C
240 (172:5)	Residential c. 1890	Classical Revival 1-story Weatherboard	C
242 (173:1)	Residential c. 1890	Classical Revival 1-story Drop Siding	C
246 (173:2-3)	Residential c. 1910	Frame vernacular 1-story Drop Siding	C

8th STREET

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
(36:1-5)	Religious Convent of Mercy 1901; 1930	Georgian Revival 2-story Brick	C
15 (27:7-10)	Residential 1928	Bungalow 1-story Drop Siding	C
(27:6)	Residential c. 1885	Classical Revival 1½-story Drop Siding	A
(28:10)	Residential 1905	Colonial Revival 2-story Wood shingles	A
29 (28:8)	Residential c. 1870	Classical Revival 1-story Drop Siding	C
30 (35:3-5)	Residential c. 1860	Classical Revival 2-story Weatherboard	C
35 (28:7)	Residential 1883	Classical Revival 1-story Weatherboard	C
(34:4)	Residential c. 1920	Frame vernacular 1-story Drop Siding	C
59 (30:10)	Residential c. 1930	Frame vernacular 1-story Weatherboard	C
(30:9)	Residential c. 1930	Frame vernacular 1-story Asbestos shingles	C
72 (33:3)	Residential c. 1910	Frame vernacular 1-story Drop Siding	C
90 (32:3)	Residential c. 1950	Frame vernacular 1-story Drop Siding	C
(60:8)	Residential	Frame vernacular 1-story Weatherboard	C
(60:7)	Residential c. 1900	Classical Revival 1-story Weatherboard	C
119 (60:6)	Residential c. 1915	Bungalow 1-story Drop Siding	C
120 (69:5)	Residential 1884	Classical Revival 1-story Weatherboard	C

HISTORIC PRESERVATION ELEMENT

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
126 (68:2)	Residential c. 1890	Frame vernacular 1½-story Drop Siding	C
130 (68:3)	Residential c. 1890	Frame vernacular 1-story Drop Siding	A
134 (68:4)	Residential 1907	Queen Anne 1-story Drop Siding	C
(66:9)	Commercial/retail c. 1910	Frame vernacular 1-story Asbestos shingles	C
153 (66:8)	Residential c. 1915	Bungalow 1½-story Drop Siding	C
(66:6)	Residential c. 1900	Queen Anne 1-story Drop Siding	A
(67:4)	Residential c. 1900	Frame vernacular 1-story Drop Siding	C
162 (168:7)	Residential 1887	Classical Revival 1-story Asbestos shingles	C
173 (169:7)	Residential 1872	Frame vernacular 1-story Drop Siding	C
177 (169:6)	Residential c. 1890	Frame vernacular 1-story Weatherboard	C
184 (167:1)	Residential c. 1890	Classical Revival 1-story Drop Siding	C
(167:4)	Residential c. 1900	Classical Revival 1½-story Drop Siding	A
197 (170:6)	Residential c. 1890	Frame vernacular 1-story Asbestos shingles	A
211 (171:8)	Residential c. 1890	Frame vernacular 1-story Drop Siding	C
216 (171:7)	Residential c. 1935	Bungalow 1-story Drop Siding	C
217 (171:6)	Residential 1887	Frame vernacular 1-story Drop Siding	C
222 (165:1)	Residential c. 1930	Frame vernacular 1-story Asbestos shingles	C
(165:2)	Residential c. 1900	Frame vernacular 1-story Asbestos shingles	C
(165:2)	Residential c. 1900	Shotgun 1-story Drop Siding	C
(165:3)	Residential c. 1900	Shotgun 1-story Drop Siding	C
(165:3)	Residential c. 1900	Shotgun 1-story Drop Siding	C
237 (172:7)	Residential c. 1930	Bungalow 1-story Drop Siding	C
(165:4)	Residential c. 1900	Shotgun 1-story Drop Siding	C
(165:4)	Residential c. 1915	Frame vernacular 1-story Drop Siding	C
239 (172:6)	Residential c. 1890	Classical Revival 1-story Drop Siding	C
240 (165:5)	Residential 1896	Frame vernacular 1-story Drop Siding	C
241 (173:10)	Residential c. 1890	Frame vernacular 1-story Drop Siding	C

9th STREET

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
(36:9-10)	Residential c. 1935	Frame vernacular 1-story Asbestos shingles	C
11 (36:8)	Residential c. 1910	Queen Anne 2½-story Asbestos shingles	C
19 (36:6-7)	Residential c. 1910	Queen Anne 2½-story Drop Siding	C
36 (38:3-4)	Residential c. 1900	Colonial Revival 2-story Drop Siding	C

APALACHICOLA COMPREHENSIVE PLAN

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
(35:8)	Residential c. 1890	Classical Revival 1-story Weatherboard	C
(35:7)	Residential c. 1890	Classical Revival 1-story Asbestos shingles	C
40 (38:5)	Residential pre 1857	Classical Revival 1½-story Weatherboard	C
50 (39:1-5)	Religious First Baptist Church 1904	Queen Anne 1½-story Drop Siding	C
68 (40:2-3)	Residential 1891	Classical Revival 1½-story Drop Siding	C
73 (33:7-8)	Residential 1884	Classical Revival 1½-story Drop Siding	A
77 (33:6)	Residential c. 1900	Frame vernacular 1-story Asbestos shingles	C
98 (41:4-5)	Residential 1884	Classical Revival 1-story Drop Siding	C
105 (69:10)	Residential 1880	Classical Revival 1½-story Asbestos shingles	C
106 (70:2)	Residential c. 1910	Frame vernacular 1-story Asbestos shingles	C
107 (69:9)	Residential c. 1920	Frame vernacular 1-story Asbestos shingles	C
110 (70:3)	Residential c. 1900	Classical Revival 1-story Asbestos shingles	C
113 (69:8)	Residential 1884	Classical Revival 1-story Weatherboard	C
114 (70:4)	Residential c. 1900	Classical Revival 1-story Asbestos shingles	C
118 (70:5)	Residential 1882	Classical Revival 1½-story Weatherboard	C
127 (68:9)	Residential c. 1890	Queen Anne 1-story Drop Siding	C
134 (71:3)	Residential c. 1915	Frame vernacular 1-story Drop Siding	C
136 (71:4)	Residential c. 1910	Frame vernacular 1½-story Drop Siding	C
(71:5)	Residential c. 1900	Frame vernacular 1-story Asbestos shingles	A
(72:1)	Residential c. 1920	Frame vernacular 1-story Drop Siding	C
146 (72:2)	Residential c. 1900	Frame vernacular 1-story Weatherboard	C
148 (72:3)	Residential c. 1925	Bungalow 1-story Drop Siding	C
151 (67:8)	Residential c. 1930	Frame vernacular 1-story Asbestos shingles	A
(72:4)	Residential	Frame vernacular 1-story Aluminum siding	A
153 (67:7)	Residential c. 1910	Frame vernacular 1-story Drop Siding	C
160 (72:5)	Residential 1882	Frame vernacular 1½-story Drop Siding	C
167 (168:9)	Residential c. 1900	Shotgun 1-story Drop Siding	C
(159:3)	Residential c. 1890	Frame vernacular 1½-story Drop Siding	C
171 (168:8)	Residential c. 1890	Classical Revival 1-story Drop Siding	C
(159:4)	Residential c. 1920	Frame vernacular 1-story Drop Siding	A
(168:7)	Residential c. 1900	Frame vernacular 1-story Drop Siding	C
(159:5)	Residential c. 1890	Queen Anne 1-story Drop Siding	C

HISTORIC PRESERVATION ELEMENT

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
191 (167:78)	Residential c. 1900	Frame vernacular 1-story Asbestos shingles	C
192 (160:2-3)	Residential c. 1890	Queen Anne 1-story Drop Siding	C
(167:9)	Residential c. 1920	Frame vernacular 1-story Weatherboard	C
195 (167:6)	Residential c. 1880	Queen Anne 1½-story Drop siding; Wood shingles	C
196 (160:4)	Residential c. 1890	Classical Revival 1-story Drop Siding	A
214 (161:4)	Residential c. 1890	Queen Anne 1-story Drop Siding	C
(161:5)	Residential c. 1890	Frame vernacular 1-story Board & batten	A
(166:6)	Residential c. 1930	Frame vernacular 1-story Weatherboard	C
222 (162:1)	Residential c. 1920	Frame vernacular 1-story Metal	C
225 (165:10)	Residential c. 1925	Frame vernacular 1-story Asbestos shingles	C
(165:9)	Residential c. 1890	Frame vernacular 1½-story Drop Siding	C
235 (165:7)	Residential c. 1890	Classical Revival 1-story Drop Siding	C
(165:6)	Residential c. 1925	Shotgun 1-story Drop Siding	C
241 (162:5)	Residential c. 1890	Classical Revival 1-story Drop Siding	A

10th STREET

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
20 (45:4-5)	Residential c. 1915	Bungalow 1½-story Wood shingles	C
50 (43:3)	Residential c. 1940	Colonial Revival 1-story Drop Siding	C
(39:10)	Residential c. 1860	Classical Revival 1-story	A
53 (39:7)	Residential c. 1890	Classical Revival 1-story Drop Siding	C
67 (40:9)	Residential c. 1890	Classical Revival 1½-story Asbestos shingles	C
69 (40:8)	Commercial/retail c. 1910	Frame vernacular 1-story Drop Siding	C
73 (40:7)	Residential c. 1910	Shotgun 1-story Drop Siding	C
75 (40:7)	Residential c. 1910	Shotgun 1-story Drop Siding	C
89 (70:8)	Residential c. 1890	Classical Revival 1-story Drop Siding	A
91 (41:8)	Residential c. 1890	Classical Revival 1-story Drop Siding	C
93 (41:7)	Residential c. 1900	Frame vernacular 1-story Drop Siding	C
102 (75:1)	Residential c. 1890	Frame vernacular 1-story Asbestos shingles	C
114 (75:4)	Residential 1908	Shotgun 1-story Drop Siding	C
116 (75:4)	Residential 1908	Shotgun 1-story Drop Siding	C
121 (71:10)	Residential c. 1930	Frame vernacular 1-story Drop Siding	C
123 (71:9-10)	Residential c. 1920	Frame vernacular 1-story Drop Siding	C

APALACHICOLA COMPREHENSIVE PLAN

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
125 (71:9)	Residential c. 1930	Frame vernacular 1-story Drop Siding	C
129 (71:8)	Residential c. 1890	Queen Anne 1-story Drop Siding	C
135 (71:7)	Residential c. 1915	Bungalow 1-story Drop Siding	C
137 (71:6)	Residential c. 1935	Frame vernacular 1-story Drop Siding	C
149 (72:8)	Residential c. 1910	Frame vernacular 2-story Drop Siding	C
(72:7)	Residential c. 1930	Shotgun 1-story Drop Siding	C
155 (159:9)	Residential c. 1935	Frame vernacular 1-story Drop Siding	C
(158:2)	Residential c. 1910	Shotgun 1-story Drop Siding	C
(158:2)	Residential c. 1910	Shotgun 1-story Drop Siding	C
174 (158:3-4)	Residential c. 1910	Shotgun 1-story Drop Siding	C
175 (159:7)	Residential c. 1890	Frame vernacular 1-story Asbestos shingle	C
(158:5)	Residential c. 1890	Classical Revival 1½-story Asbestos shingles	C
176 (159:6)	Residential c. 1920	Frame vernacular 1-story Asbestos shingles	C
(157:2)	Residential c. 1890	Classical Revival 1-story Drop Siding	C
192 (157:4)	Residential c. 1910	Frame vernacular 1-story Drop Siding	C
(156:1)	Residential c. 1910	Frame vernacular 1-story Drop Siding	A
(156:2)	Residential c. 1920	Shotgun 1-story Drop Siding	C
(161:7-8)	Residential c. 1940	Bungalow 1-story Asbestos shingles	A
208 (156:4)	Residential c. 1915	Bungalow 1-story Drop Siding	C
(161:6-7)	Residential c. 1910	Shotgun 1-story Drop Siding	C
(155:1)	Residential c. 1925	Bungalow 1-story Drop Siding	C
(162:8)	Residential c. 1920	Bungalow 1-story Drop Siding	C
(155:4)	Residential c. 1930	Frame vernacular 1-story Drop Siding	C
(155:7)	Residential c. 1925	Frame vernacular 1-story Drop Siding	C
(162:6-7)	Residential c. 1910	Frame vernacular 1-story Drop Siding	A

11th STREET

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
(45:8-9)	Residential c. 1935	English Cottage 1-story Brick	C
15 (45:6-7)	Residential c. 1912	Frame vernacular 1-story Asbestos shingles	A
66 (49:1-2)	Residential c. 1920	Frame vernacular 1-story Stucco	C
(42:8)	Residential c. 1900	Frame vernacular 1-story Drop Siding	C
102 (78:1)	Residential 1891	Classical Revival 1-story Drop Siding	C
108 (78:2)	Residential c. 1920	Frame vernacular 1-story Asbestos shingles	C
110 (78:4)	Residential c. 1910	Frame vernacular 1-story Weatherboard	C

HISTORIC PRESERVATION ELEMENT

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
120 (78:5)	Residential 1861	Classical Revival 1½-story Drop Siding	C
169 (158:8)	Residential c. 1910	Frame vernacular 1-story Drop Siding	C
171 (158:7)	Residential c. 1925	Bungalow 1-story Drop Siding	C
178 (149:5)	Residential c. 1890	Frame vernacular 1-story Weatherboard	C
191 (157:8)	c. 1890	Queen Anne 1-story Weatherboard	C
199 (157:6)	Residential c. 1920	Frame vernacular 1-story Drop Siding	C
201 (156:10)	Residential c. 1890	Classical Revival 1-story Drop Siding	C
203 (156:9)	Residential c. 1930	Frame vernacular 1-story Drop Siding	C
205 (156:8)	Residential c. 1930	Frame vernacular 1-story Asbestos shingles	A
215 (156:6)	Residential	Frame vernacular 1-story Drop Siding	C

12th STREET

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
109 (78:8)	Residential c. 1910	Frame vernacular 1-story Board & batten	A
119 (78:6)	Residential c. 1920	Frame vernacular 1-story Asbestos shingles	A
(82:4)	Residential c. 1910	Shotgun 1-story Drop Siding	C
(82:4)	Residential c. 1910	Shotgun 1-story Weatherboard	C
(82:5)	Residential c. 1900	Frame vernacular 1-story Board & batten	C
(81:1)	Residential c. 1900	Frame vernacular 1-story Drop Siding	C
146 (81:2)	Residential c. 1910	Frame vernacular 1-story Drop Siding	C
150 (81:3)	Residential c. 1920	Frame vernacular 1-story Drop Siding	C
(81:5)	Residential c. 1900	Frame vernacular 1-story Asbestos shingles	C
162 (148:1-2)	Residential 1892	Classical Revival 1-story Drop Siding	C
171 (149:8)	Residential c. 1890	Classical Revival 1-story Drop Siding	C
172 (148:3)	Residential c. 1900	Frame vernacular 1-story Asbestos shingles	C
178 (148:4)	Residential c. 1900	Frame vernacular 1-story Drop Siding	C
179 (149:6-7)	Residential c. 1940	Bungalow 1-story Stucco; Brick	A
(150:6)	c. 1920	Frame vernacular 1-story Weatherboard	C
201 (151:10)	Residential c. 1920	Frame vernacular 1-story Drop Siding	C
209 (151:6)	Residential c. 1920	Bungalow 1-story Drop Siding	C

APALACHICOLA COMPREHENSIVE PLAN

13th STREET

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
15 (52:6-8)	Residential 1893	Queen Anne 2½-story Weatherboard; Wood shingles	C
48 (55:3)	Apartment 1884	Queen Anne 1½-story Vinyl siding	A
71 (85:8)	Residential c. 1890	Classical Revival 1-story Drop Siding	C
(82:8)	Residential c. 1900	Classical Revival 1-story Drop Siding	C
159 (81:6)	Residential c. 1930	Frame vernacular 1-story Drop Siding	C
161 (148:10)	Residential c. 1930	Frame vernacular 1-story Drop Siding	C
(148:7-8)	Residential c. 1890	Classical Revival 1-story Drop Siding	C

14th STREET

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
70 (95:3)	Residential c. 1890	Classical Revival 1-story Drop Siding	C
78 (96:3)	Residential c. 1935	English Cottage 1-story Asbestos shingles	C
(55:8-10)	Residential c. 1925	Mediterranean Revival 2-story Stucco	C
(86:8)	Residential c. 1940	Masonry vernacular 1-story Concrete block	C
92 (94:3)	Residential 1893	Classical Revival 1½-story Drop Siding	C
100 (94:45)	Residential c. 1890	Frame vernacular 1&2-story Drop Siding	A
(93:3)	Residential c. 1890	Frame vernacular 1½-story Vinyl siding	A
129 (89:8)	Residential c. 1920	Frame vernacular 1-story Drop Siding	C
130 (92:3-5)	Residential c. 1920	Frame vernacular 1-story Drop Siding	C

15th STREET

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
27 (56:8-9)	Residential 1886	Queen Anne 2½-story Weatherboard	C
(59:5)	Residential c. 1920	Frame vernacular 1-story Drop Siding	C
50 (97:3)	Residential c. 1900	Frame vernacular 1-story Drop Siding	C
54 (97:4)	Residential 1887	Frame vernacular 1½-story Drop Siding	C
64 (97:5)	Residential c. 1885	Classical Revival 1-story Asbestos shingles	C
64 (98:2)	Residential c. 1925	Frame vernacular 1-story Weatherboard	C
65 (95:9)	Residential c. 1910	Bungalow 1-story Asbestos shingles	C
66 (98:3)	Residential c. 1920	Frame vernacular 1-story Asbestos shingles	C
67 (95:8)	Residential c. 1920	Bungalow 1-story Composition siding	C
71 (95:8)	Residential c. 1920	Bungalow 1-story Asbestos shingles	C
102 (100:1)	Residential c. 1920	Frame vernacular 1-story Drop Siding	C
(93:9-10)	Residential 1890	Classical Revival 1-story Drop Siding	C
109 (93:8)	Residential c. 1890	Classical Revival 1-story Drop Siding	C
110 (100:3)	Residential 1897	Classical Revival 1-story Drop Siding	C

HISTORIC PRESERVATION ELEMENT

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
115 (93:6-7)	Residential c. 1890	Queen Anne 1½-story Drop Siding	C
120 (100:5)	Residential c. 1910	Frame vernacular 1-story Composition siding	C
124 (102:2)	Residential c. 1920	Frame vernacular 1-story Drop Siding	C

16th STREET

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
24 (109:1-2)	Residential 1893	Queen Anne 2-story Drop Siding; Wood shingles	C
33 (59:8)	Residential c. 1890	Classical Revival 1½-story Drop Siding	C
34 (109:3)	Residential 1901	Queen Anne 2½-story Drop Siding, Weatherboard	C
40 (109:4-5)	Residential 1893	Queen Anne 1-story Drop Siding	A
(108:3-5)	Residential c. 1935	Frame vernacular 1-story Drop Siding	A
49 (97:8)	Residential 1885	Classical Revival 1½-story Weatherboard	C
73 (98:7)	Residential c. 1920	Bungalow 1-story Drop Siding	C
90 (107:1-2)	Residential c. 1930	Bungalow 1-story Asbestos shingles	C
90 (106:1-2)	Residential c. 1920	Bungalow 1-story Drop Siding	C
91 (99:8)	Residential c. 1920	Bungalow 1-story Weatherboard	C
94 (106:34)	Residential c. 1915	Frame vernacular 1-story Drop Siding	A
107 (100:9)	Residential c. 1930	Frame vernacular 1-story Drop Siding	C
120 (105:4-5)	Residential c. 1890	Classical Revival 1½-story Drop Siding	C
125 (101:9)	Residential c. 1930	Frame vernacular 1-story Drop Siding, Wood shingles	C

17th STREET

<i>No. (Block:Lot)</i>	<i>Use (Name) Date</i>	<i>Description</i>	<i>Class</i>
(108:9-10)	Residential c. 1935	Frame vernacular 1-story Weatherboard	C
(108:6-7)	Residential c. 1935	English Cottage 1-story Brick	C
95 (106:6-8)	Residential c. 1920	Frame vernacular 1½-story Asbestos shingles	C
(105:9)	Residential c. 1890	Frame vernacular 1-story Drop Siding	C
108 (116:2)	Residential c. 1900	Frame vernacular 1-story Drop Siding	C
(105:8)	Religious Church of God c. 1920	Frame vernacular 1-story Drop Siding	C
109 (116:3)	Residential c. 1925	Frame vernacular 1-story Drop Siding	C
(116:4-5)	Residential c. 1930	Frame vernacular 1-story Asbestos shingles	A

City of Apalachicola Comprehensive Plan

ECONOMIC DEVELOPMENT ELEMENT*

Economic Development Goals, Objectives, and Policies

***Editor's note**—Chapter 9J-5 of the Florida Administrative Code has been repealed subsequent to the adoption of the Apalachicola Comprehensive Plan. References to Chapter 9J-5 throughout this element have been retained in this publication.

ECONOMIC DEVELOPMENT ELEMENT

ECONOMIC DEVELOPMENT GOALS, OBJECTIVES, AND POLICIES

Goal 1. To Provide an Enhanced and Diverse Economic Base Which Affords Apalachicola and Its Residents a Maximal Amount of Economic Opportunity.

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

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

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

- a. Raising the quality of bay waters by improving wastewater treatment consistent with goals, objectives, and policies of the Sanitary Sewer Plan.
- b. Encouraging the restoration of altered coastal wetlands.

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

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

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

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

APALACHICOLA COMPREHENSIVE PLAN

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

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

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

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

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

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

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

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

Policy 3.2. The City's Planning Commission shall continue to utilize parcel level geographic information to analyze land for its potential to accommodate future industrial/commercial uses.

(Ord. No. 2023-07, 12-5-2023)

Policy 3.3. The City shall incorporate a diversity of land uses into the land development regulations to facilitate economic growth.

(Ord. No. 2023-07, 12-5-2023)

ECONOMIC DEVELOPMENT ELEMENT

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

Policy 4.1. The city shall establish cooperative agreements between the county government to provide public, water and sewer facilities for areas where economic growth is appropriate and review those areas and agreements annually.

(Ord. No. 2023-07, 12-5-2023)

Policy 4.2. The city shall coordinate with representatives of the School Board and other educational institutions in order to promote and enhance the overall educational attainment and job skills of Apalachicola residents.

(Ord. No. 2023-07, 12-5-2023)

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

Policy 5.1. The City commissioners shall support the Economic Development Commission and the Community Redevelopment Agency through appropriate support and funding.

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

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

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

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

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

City of Apalachicola Comprehensive Plan

PRIVATE PROPERTY RIGHTS ELEMENT

Private Property Rights Goals, Objectives, and Policies

PRIVATE PROPERTY RIGHTS ELEMENT

PRIVATE PROPERTY RIGHTS GOALS, OBJECTIVES, AND POLICIES

Goal 1. The City of Apalachicola will consider private property rights in all local decision making.
(Ord. No. 2023-07, 12-5-2023)

Objective 1. Apalachicola will respect constitutionally protected private property rights.
(Ord. No. 2023-07, 12-5-2023)

Policy 1. The City of Apalachicola will respect the rights of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
(Ord. No. 2023-07, 12-5-2023)

Policy 2. The City of Apalachicola will consider in its decision-making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
(Ord. No. 2023-07, 12-5-2023)

Policy 3. The City of Apalachicola will consider in its decision-making the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
(Ord. No. 2023-07, 12-5-2023)

Policy 4. The City of Apalachicola will consider in its decision-making the right of a property owner to dispose of his or her property through sale or gift.
(Ord. No. 2023-07, 12-5-2023)

STATE LAW REFERENCE TABLE

This table shows the location within this Comprehensive Plan, either in the text or notes following the text, of references to the Florida Statutes (F.S.).

F.S. Section	Section this Comprehensive Plan
ch. 163	CP1, Policy 2.1
163.3177(3)	CP4, Policy 3.1.5
163.3178(2)(h)	CP5, Policy 8.6
163.3178(8)(a)3.(b)	CP5, Objective 10
163.3202	CP6, Policy 17.5
163.3202(1)	CP6, Objective 5
373.0361	CP4, Policy 1.1.6
ch. 380	CP1, Policy 11.1
380.0555(11)(h)	CP5, Policy 3.2
—	CP6, Policy 9.2
403.7265	CP4, Policy 4.1.2
ch. 464	CP5, Policy 9.5

