

Section 3 - Geography, Demographics and Land Use

Requirement: §201.6 (c) (2) (ii)- The plan should describe vulnerability of providing a general description of land uses and development trends within the community so that mitigation options can be considered in future land use decisions.

Geography and Demographics of Franklin County

Franklin County is located along the Gulf of Mexico in the Northwest Florida Panhandle and is the third least populous county in Florida. Founded in 1832, its county seat is Apalachicola, Florida. The adjacent counties are Liberty County to the north, Wakulla County to the northeast, and Gulf County to the west and the southern part of the county is in CST. The major communities are the City of Apalachicola and the City of Carrabelle. The county includes St. Vincent, St. George and Dog Islands.



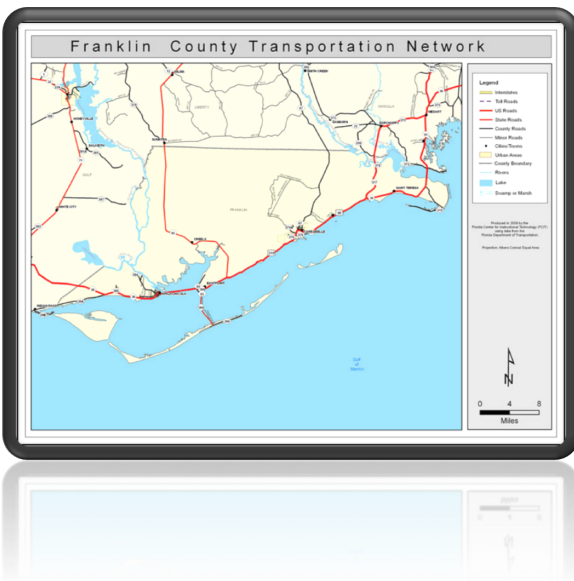
The total area of Franklin County is 656,640 acres, or approximately 1026 square miles, of which 35 square miles is land, and 492 square miles is water. The county is composed of 15 percent of urban land use and 85 percent of rural land uses such as upland forests and agriculture.

Franklin County's seafood harvest some of the finest seafood in the country, including more than 90% of Florida's oysters and approximately 10% of the nation's oyster supply. Over 2.6 million pounds of oyster meat is harvested annually.

Topography

Franklin County is a coastal county and could suffer significantly from the coastal effects of tropical storms or hurricanes. These storms would cause flooding and severe wind damage, particularly to the mobile homes. Thunderstorms frequent the area with numerous storms and tornado watches and warnings. Flood plains have been identified and mapped by the National Flood Insurance Program (NFIP), and the flood plain maps are maintained in the Emergency Management Office and in the Planning & Building Office.

Figure A – Franklin County Road Network, 2009



The major interstate highway serving Franklin County is Interstate 10, running west and east through the panhandle from Jacksonville east through the State. Three interchanges exist in the county at US 90 east of Falmouth, US 129 in Apalachicola, and CR137 north of Wellborn. All major transportation systems in the County receive use by passenger and commercial traffic.

These roadways pass through the County's populated areas as well as environmentally sensitive lands.

Truckers carry a wide variety of cargo including hazardous materials through the county on these routes. The most commonly shipped chemicals are petroleum-related products including gasoline, diesel, fuel oil and LP gas. Other commonly transported substances include a variety of acids, molten sulfur and chlorine. The major roadways serve as evacuation routes through the county.

Map Source: <http://fcit.usf.edu/florida/maps/pages/12200/f12265/f12265.htm>

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Table 3.1– Demographics for Franklin County



Franklin County is the 65th most populous county with 0.1% of Florida's population

2014 Estimate	11,794
% change 2010- 2014	2.1%
2015 Projection based on 2014 estimate	11,844
% change 2010- 2015	2.6%
2020 Projection based on 2014 estimate	11,933
% change 2015 – 2020	0.8%
Density – Person per square mile	
2010	21.6
2014	22.1
Distribution of Population by Age, percent 2013	
Persons under 5 years	4.4%
Persons under 18 years	16.6%
Persons 65 years and over	19.8%

Franklin County hosts several events throughout the year, however, their main tourist event is the Florida Seafood Festival, Florida's Oldest Maritime Event.

This 2-day annual event attracts tens of thousands of tourists to the area. Approximately 28,000 attended the festival in 2014 (*this figure includes the local county residents*).



County Structures

The # of parcels count data from the Department of Revenue Property Tax Oversight data will be used for impact.

Real and Tangible Property Just Value

As stated by the Department of Revenue Property Tax Oversight, 01/2015, the total Just Value of the real property parcels, the tangible personal property, and the railroad and private carlines value information for the County is: \$2,559,370,577, see Table 3.2. The "just value" is the fair value of property for tax purposes. It describes the full cash or market value of property, and is the price at which the property would most likely sell.

Table 3.2 – Total Just Value of the Real Property and Tangible Personal Property in Franklin County

Property Type	# of Parcels	Just Value
Single Family Residential	7,832	\$1,377,701,093
Multi-Family Residential	144	\$19,941,694
Agricultural	185	\$59,014,812
Vacant Residential	7,381	\$337,242,957
Vacant Non-Agricultural	250	\$15,245,458
Commercial	801	\$97,996,907
Government & Institutional Taxable	23	\$9,346,215
Homestead Agricultural	0	0
Government & Institutional Non-Taxable	1,435	\$580,596,749
Total Real Property Value		\$2,497,085,885
Tangible Personal Property		\$61,793,776
Railroad and Private Carlines		\$490,916
Total Just Value		\$2,559,370,577

Source: State of Florida, Department of Revenue Property Tax Oversight, 01/2015

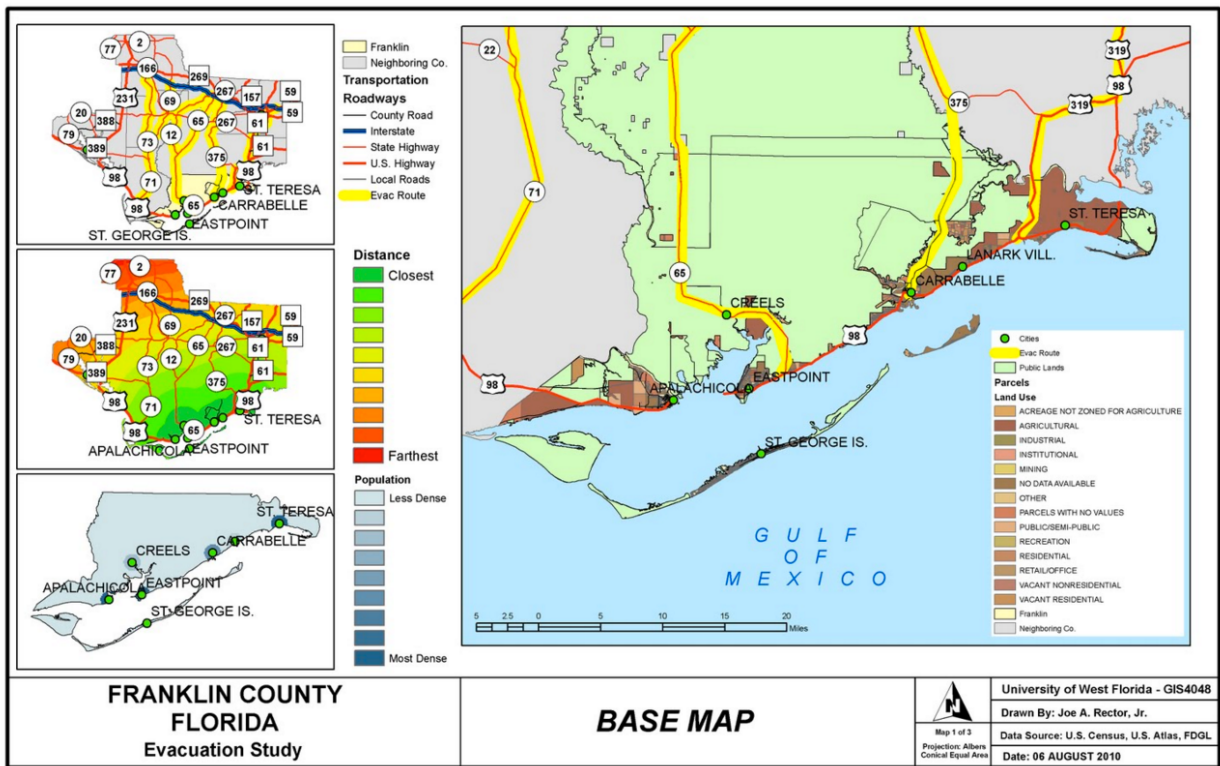
Current Land Use

The land use patterns are influenced by the waterways and road system. The primary land uses are public lands, agricultural, conservation and forest, which are subject to disaster caused by weather phenomenon or wildfires, and consist of wildlife and water management areas, which are ecologically sensitive.

Figure B – Map Classification for Land Use for Franklin County



Figure C – Land Use Map for Franklin County



Future Land Use

The Future Land Use Pan Map identifies the classification areas for Franklin County; conservation, environmentally sensitive, public, residential, commercial, industrial. The map reveals that the land use is predominately public lands, conservation and forest area.

- 80% of the county's land mass is in public ownership and will not be developed
- 8% is agricultural
- 12% of the county's land is residential and commercial use

With an overall population growth rate expected to increase at a very slow 0.8% over the next five years and in reviewing the specifics on Franklin County's population data, the projected land use for the county will remain predominately conservation and forested area. The Future Land Use Map for the county *was not available as an online map* for the LMS according to the Franklin County Planning & Building Department. Specific details can be obtained at the local county office.