

Coastal Franklin Zone	7/30/2010	11:00	Heat	0	0	0.00K	0.00K
Coastal Franklin Zone	7/31/2010	12:00	Excessive Heat	0	0	800K	0.00K
Total	Property Damage: N/A						

Source: <http://www.ncdc.noaa.gov/stormevents/listevents>

Hazard Event Narrative – Extent and Impact

1. 7/31/2010, Coastal Franklin Zone – Above normal temperatures and high humidity combined to produce heat index values above 110°F across part of the Florida panhandle at the end of the month. Heat index values exceeded 115°F in a few locations on occasion. Dewpoint values in the 80s combined with temperatures in the 90s produced a long stretch of heat index values frequently above 110°F. The heat index exceeded 115 °F with a peak value of 124°F. The temperature was 95°F with a dewpoint of 84.2 °F.

Additional Heat Related Occurrence

1. 8/22 – 23/2014, Franklin County – Record temperatures occurred in the incorporated and unincorporated areas of the county. The record for Apalachicola was 97°F with a 70% humidity level. According to the NWS, the heat index was about 130°F. There was no information recorded that the Franklin County population was affected by this heatwave event.

Research and evaluation from NOAA, NCDC and NWS on heat wave and excessive heat events in Franklin County conclude there have been no occurrences within the update period or since the previous LMS update.

Risk and Vulnerability Assessment

Drought and heat wave events typically impact an area that cannot be confined to any geographic boundaries. The vulnerability and risk to drought and heat wave events can be defined as to the extent to which people will experience harm and potentially property could be damaged from the natural hazard.

Vulnerability for the Franklin County's Population

Franklin County had a 6.3% growth rate from 2010 to 2019 with population total in 2019 of 12,273. The % projected assessment for the population growth from 2019 to 2020 is -0.5%, or an estimated population total of 12,213. The 2020 – 2025 population projection is expected to increase 2.7% to 12,541 in 2025.

The entire estimated population could be affected by a drought or a heat wave event, especially water shortages, which could present a serious problem.

Drought

During the onset of a drought, which can occur every year in a given area can result in elevated fire risk and water shortages. According to NCDC data there was recorded drought in the beginning of 2018. A wildfire broke out in the summer of 2018 due to a prescribed burn with dry conditions. There has been moderate and severe drought as recent as 2019 and 2020, data from the PSDI occurrences, table 4.45. The unincorporated area of Franklin County (coastal and inland) are more susceptible to possible damage and loss due to drought conditions

The Apalachicola Oyster Fisheries have been significantly impacted from drought (and a few other causes) which in turn has had serious repercussions on the County residents that work in the seafood industry and the revenue that it has generated for the County (see page 136, Oyster Fishery, July 2020) . This oyster industry is considered a critical

risk and is a vital and very important asset for Franklin County. It was shut down for up to 5 years after years of drought and other pressures that have devastated the wild oyster beds, effective date: August 1, 2020.

Heat Wave Event

A heat wave event does present a safety threat for the County's population, especially the vulnerable population, the elderly persons, small children, chronic invalids, the sick and those on certain medications or drugs, are particularly susceptible to heat reactions.

The vulnerability to heat depends on climatic factors such as the frequency of heat waves and on individual risk factors, which could include; medical, age, gender, pre-existing disease, use of certain medications, level of hydration, living alone, housing condition, the presence and use of air-conditioning in the home or residential institution. It also can be said that the vulnerability to heat wave could result as a function of sensitivity to exposure, the characteristics of the population, the exposure to heat wave duration and, the measures and actions in place to reduce the loss of life.

Table 4.48 – Estimated % of the Franklin Population that could be Affected by a Heat Wave Event

Estimated % of the Franklin County Population ACS Demographic and Housing Estimates, 2018 that could be affected by a Heat Wave Occurrence	
% of 65 years of age over	21.4% or approximately 2,515 elderly residents (based on data from Table 3.3)
% of children 5 years or younger	4.3%, or approximately 516 children (based on data from Table 3.3)
% in poverty, all ages	22.8% or approximately 2,676 residents (based on data from Table 3.5)

Vulnerability for Franklin County's Structures and Facilities

Franklin County's buildings, infrastructure and critical facilities are not considered vulnerable to damage caused by drought and heat wave events and therefore estimated property loss would be minimal in the area. It is important to mention that a long-term drought event could present some vulnerability to the water wells, which could present water shortages throughout the county.

Summary details for drought/heat wave events:

Probability of Future Occurrences	The probability for drought or heat wave events is high (at least 1 occurrence every year).
Geographic Area	<p>The entire planning area (the City of Apalachicola, the City of Carrabelle, and unincorporated areas of Franklin County) is likely to be uniformly exposed to a drought or heat wave event (in the populated unincorporated areas).</p> <p>Drought has presented a very high risk for the Oyster Fisheries in the Apalachicola Bay.</p>

Extent	<p data-bbox="459 233 552 264">Drought</p> <p data-bbox="459 300 1401 426">Based on the quantitative measurement for droughts, the extent and worse-case scenario for a drought event would be the drought occurrences from 1998 – 2002 and 2006 - 2008. the longest duration of drought (D1 – D4) in Florida lasted 124 weeks beginning on April 11, 2006 and ending on August 19, 2008.</p> <p data-bbox="459 457 570 489">1998-2002</p> <p data-bbox="459 491 1401 779">As stated by the USGS... “ Lower than normal precipitation caused a severe statewide drought in Florida from 1998 to 2002. Based on precipitation and stream flow records dating to the early 1900s, the drought was one of the worst ever to affect the State. In terms of severity, this drought was comparable to the drought of 1949-1957 in duration and had record-setting low flows in several basins. The drought was particularly severe over the 5-year period in the northwest, where rainfall deficits ranged from 38-40 inches below normal. Within these regions, the drought caused record-low stream flows in several river basins, increased freshwater withdrawals, and created hazardous conditions ripe for wildfires, sinkhole development, and even the draining of lakes.”</p> <p data-bbox="459 810 583 842">2006 - 2008</p> <p data-bbox="459 844 1401 938">In May 2007, the PDSI value was ranked the lowest annual since established records in 1895. In May 2007 showed some of the driest extreme drought conditions over the three-year period which had an effect on Franklin County.</p> <p data-bbox="459 970 1401 1064">Note: The drought occurrences over the 10+ years have slowly intensified the disastrous situation for the Oyster Fisheries in Apalachicola Bay with the closure over the next few years beginning August 1, 2020.</p> <p data-bbox="459 1096 729 1127">Heat Wave/Extreme Heat</p> <p data-bbox="459 1159 1401 1318">The hottest temperature recorded in Carrabelle was 104 °F on September 26, 1899. Although the relative humidity data was not available, the county is located in a humid subtropical climate zone and at the time, the humidity was probably high. To determine what the Heat Index might have been for this record temperature of 104°F, if the RH was only 45%, the HI would have been 124°F based on the Heat Index Chart.</p> <p data-bbox="459 1350 980 1381">Additional extent data for Heat Wave/Extreme Heat</p> <p data-bbox="459 1383 1401 1575">7/31/2010, Coastal Franklin Zone – Above normal temperatures and high humidity combined to produce heat index values above 110°F across part of the Florida panhandle at the end of the month. Heat index values exceeded 115°F in a few locations on occasion. Dewpoint values in the 80s combined with temperatures in the 90s produced a long stretch of heat index values frequently above 110°F. The heat index exceeded 115 °F with a peak value of 124°F. The temperature was 95°F with a dewpoint of 84.2 °F.</p> <p data-bbox="459 1606 1401 1701">8/22 – 23/2014, Franklin County – Record temperatures occurred in the incorporated and unincorporated areas of the county. The record for Apalachicola was 97°F with a 70% humidity level. According to the NWS,</p> <p data-bbox="459 1732 1401 1797">As stated in Figure 4.30 – in Franklin County from 2005 – 2012, the County experienced the 2nd highest category for non-work related and worker years for HRI ED visits:</p> <ul data-bbox="508 1799 1354 1860" style="list-style-type: none"> • Box A -Rates of non-work related HRI ED visits per 100,000 person-years (45 - 58.3 for Franklin); the 2nd highest category

	<ul style="list-style-type: none"> Box B - Rates of HRI ED visits per 100,000 worker-years (16.1 – 22.5 for Franklin); the 2nd highest category
Impact	<p>Drought</p> <p>Drought is a prolonged period when there is a precipitation deficit from normal values. The duration of below normal precipitation amounts and their impacts can affect the County's water supplies, the fisheries, and the fire danger levels and is measured on the basis of the severity of these impacts. Droughts impact on the water levels and can last for months or even years and the data shows a continued trend of lower groundwater levels, which could present a significant impact for the entire community.</p> <p>Oyster Fisheries</p> <p>At the height in 2012, the dockside value of the fishery was just over \$9 million. Since the 2012 federal fisheries disaster declaration, several state and federal projects have sought to restore the bay but with little lasting success. The annual oyster harvest has dropped from more than 3 million pounds to less than 21,000 pounds. The dockside dollar value of that catch declined 98% over that time period which has presented a significant impact to the County.</p> <p>Heat Wave/ Extreme Heat</p> <p>The Franklin County community and residents would be impacted from a heat wave/extreme heat event with a combination of high temperatures with a high heat index especially during the summer months. Elderly persons, small children, special needs, and those on certain medications or drugs, are particularly susceptible to heat reactions, especially during heat waves in areas where a moderate climate usually prevails.</p> <p>Small children are incredibly susceptible to heat, especially in a vehicle as it only takes approximately 10 minutes to heat up 19 degrees, so that it can reach lethal temperatures quickly. A child is more susceptible than adults to heat as their bodies heat up 3 to 5 times quicker and can suffer a heat stroke.</p> <p>And as stated in Figure 4.30 – in Franklin County from 2005 – 2012, the County experienced the 2nd highest category for non-work related and worker years for HRI ED visits:</p> <ul style="list-style-type: none"> Box A - Rates of non-work related HRI ED visits per 100,000 person-years (45 - 58.3 for Franklin); the 2nd highest category Box B - Rates of HRI ED visits per 100,000 worker-years (16.1 – 22.5 for Franklin); the 2nd highest category

Winter Storms/Freezing Temperatures

Winter storms may include extreme cold temperatures (freeze), high winds, snow, sleet, and ice, all of which have the potential to impact people, structures, and infrastructure. Blizzards occur when strong wind causes blowing snow and whiteout conditions. During the winter, the North Florida region is occasionally invaded by massive cold fronts that originate far to the north and the results are carried to the Southern states. Although the temperature within these air masses rises



significantly during their passage to Florida, they are capable of bringing intense cold to the State.

Florida has experienced occasional cold fronts that can bring high winds and relatively cooler temperatures for the entire state, with high temperatures that could remain into the 40s and 50s (4 to 15 °C) and lows of 20s and 30s (-7 to 4 °C) *for few days* in the northern and central parts of Florida, although below-freezing temperatures are very rare in the southern part of the state.

Freezing temperatures occur when the air temperature drops to 32°-or-lower. A freeze will result in significant damage to many unprotected plants, especially if the temperature remains at-or-below freezing for several hours. The median dates for the first freeze 32 °F for Franklin County is November 11 – 20; the earliest date range was October 21 – 31; and the latest date range was November 21 or later.

Freezing Temperature Record

The State's record minimum temperature was set in February 1899 when Tallahassee experienced -2° F. Once cold waves move onto the peninsula the relatively warm waters of the Atlantic and the Gulf of Mexico exert their influence, and the airmass' temperature rises.

Not a year goes by when there is not some damage to the citrus or vegetable crop somewhere in the State. Severe freezes in the 19th and 20th centuries gradually drove the center of citrus production southward from the Orlando area to southern Polk County. Winter vegetable growers have long concentrated their production south of Lake Okeechobee, where they gamble each year that their crop will be spared a severe blow from freezes.

Of the dozen or so devastating freezes that have impacted the citrus industry and other agriculture concerns over the last century or in the Southeast, nearly all of them occurred during times of Neutral conditions in the Pacific Ocean, when there is neither El Niño or La Niña present. An in-depth analysis of weather observations from across the Southeast over the last 60 years shows that the risk of severe freezes in Florida is up to three times greater during Neutral conditions in the Pacific Ocean.

Historical Winter Weather Occurrences

According to the NCDC in table 4.49, there was four winter weather/storm occurrences reported in Franklin County over the last 70 years, however, additional data on winter events are noted from other resources.

Table 4.49 – Winter Weather/Storm Occurrences in Franklin County – (1/1/1950 – 7/20/2020)

Location or County	Date	Time	Type	Death	Injuries	Property Damage	Crop Damage
Coastal Franklin Zone	1/28/2014	16:00	Winter Storm	0	0	100K	0.00K
Inland Franklin Zone	1/28/2014	16:00	Winter Storm	0	0	100K	0.00K
Coastal Franklin Zone	1/3/2018	03:00	Winter Weather	0	0	0.00K	0.00K
Inland Franklin Zone	1/3/2018	03:00	Winter Weather	0	0	0.00K	0.00K
Totals:	Property Damage:\$200,000						

Source: <http://www.ncdc.noaa.gov/stormevents/listevents>

Hazard Event Narrative – Extent and Impact

1. 1/28/2014, Coastal and Inland Franklin Zone – The 3rd winter storm to impact the NWS Tallahassee County warning area in 5 years brought a wintry mix of precipitation to virtually the entire forecast area. The predominant precipitation types were sleet and freezing rain. Total liquid estimates were greater than ¼ inch across portions of most of the Florida Panhandle counties. Several roads were closed, including a large stretch of I-10 in the Florida Panhandle. Most bridges were closed at one point from Tallahassee westward, and during the peak of the event, there was no road access to cross over the Apalachicola River.

This led to very large transportation impacts with significant monetary losses for trucking companies. The bridge going to St. George Island was closed at one point due to ice. The property damage estimates were \$200,000.

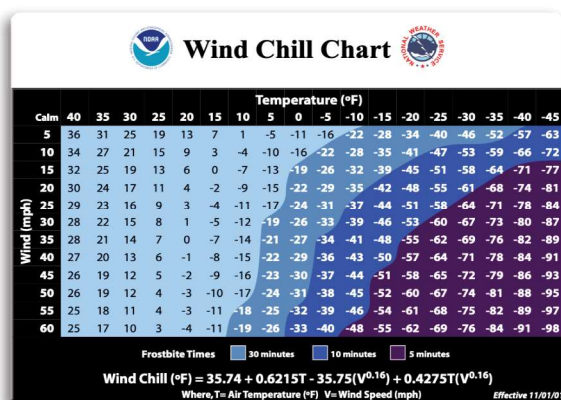
1. 1/3/2018, Coastal and Inland Franklin Zone – Early in the morning on 1/3/18, portions of north Florida had a mix of wintry precipitation. In the areas around Tallahassee, the precipitation was initially freezing rain and sleet, but changed to snow. Snow accumulations in north Florida were less than ½ inch. There was no property damage recorded.

Historical Freezing Temperature Occurrences

- ✓ The coldest temperature recorded in Apalachicola was 9°F on January 21, 1985.

In addition, although Franklin County does experience freezing temperatures, the only data I could find is the coldest temperature recorded as stated above and to note that there was no recorded information in the NCDC data reports.

Figure 4.31 - Wind Chill Chart



According to the NWS, the Wind Chill Chart above includes a frostbite indicator, showing the points where temperature, wind speed and exposure time will produce frostbite on humans. The chart above includes three shaded areas of frostbite danger. Each shaded area shows how long (30, 10 and 5 minutes) a person can be exposed before frostbite develops.

The City of Apalachicola had a record low temperature of 9°F in January 1985. For example, a temperature of 9°F and a wind speed of 10 mph will produce a wind chill temperature of approximately -4°F. Although exposed skin in this wind chill temperature wouldn't freeze, the exposure could cause your body temperature to drop and could affect circulation especially for the County's older residents which is the estimated 21.4%

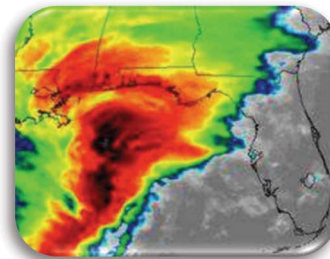
of the total population.

Source: <https://www.weather.gov/safety/cold-wind-chill-chart>

Additional Winter Weather/Freezing Temperature Occurrences

(Recorded data from the following sources: NOAA News; NOAA Southern Region Headquarters; NWS; and NCDC, (there weren't specific details for Franklin County regarding the Storm of the Century).

- ✓ 2/9/1999 — One hundred years ago this week an arctic blast froze two-thirds of the nation, setting records that stand today. A blizzard paralyzed the Eastern Seaboard and for only the second time in recorded history, the Mississippi River brought ice to the Gulf of Mexico. In Florida, the centennial cold snap brought snow flurries as far south as Fort Myers. Cold swept across the state behind the storm and Tallahassee still holds the state record of 2 below zero on Feb. 13. Freezing temperatures occurred all the way to Miami, which posted a low of 29 degrees on Valentine's Day.



- ✓ 3/13/1993 – The No Name Storm (data from NCDC) - The “Storm of the Century” roared across Florida producing a variety of severe and unusual weather conditions for a period of about 18 hours from late Friday, 3/12 to late Saturday, 3/13. A severe squall line raced eastward at 50 mph ahead of an intense low producing several tornadoes and strong downbursts as it moved through the state and directly causing fatalities. From intense storm surge and flooding on the gulf coast to a period of 8 to 12 hours of high sustained winds of up to 50 mph with gusts to 70 mph to cold air which poured in behind the intense low with up to four inches of snow falling in the panhandle to a trace to 3 inches elsewhere across north Florida. Record or near record low temperatures occurred over much of the state the following two nights. Total property damage for the State was estimated at \$1.6 billion and 47 fatalities, Upstream, the arctic, polar and subtropical jet streams were merging and a deep flow of tropical moisture over the Gulf was coming north from the Caribbean Sea. These merging factors set the timer for the impending explosion. The winds howled as the storm moved north with the strongest recorded wind gusts were 110 mph for Franklin County, (specific property damage for Franklin County statistics and fatality data was not available).

Risk and Vulnerability Assessment

The vulnerability to winter storms and freezing temperature events can be defined as to the extent to which people will experience harm and property will be damaged from the natural hazard. A severe winter storm or freeze can have a substantial impact on Franklin County's communities, utilities, transportation systems, telecommunications, and possibly result in loss of life due to accidents or hypothermia.

Ice accumulation accompanied by high winds can have destructive impacts to trees, power lines, road and bridge closures, and utility services. Communications and power are often disrupted while utility companies work to repair the damage. Power and communication disruptions are potential consequences of ice storms and even snow in the county. As confirmed in the probability, the County has limited vulnerability to severe freezes possibly every once in 20 years.

Extended period of time of freezing temperatures further increases the risks of cold weather. Also, injuries or deaths could occur due to the presence of ice on the roadways, and thus putting drivers and utilities, such as power and communication lines, at risk. Strong wind conditions would also help tree limbs with ice weighing on them to fall, which could create power outages or cause injury to property or people. Another source of damages, injuries, or deaths may be related to the incorrect use of heating sources that would create fires.

Freezing temperatures could pose a major hazard to the agriculture industry and are a significant threat to the economic vitality of the state's critical agriculture



industry.

According to the Florida Climate Institute - Franklin County is located in the Panhandle, North Florida climatic zone 1, which has a distinct winter rainy season. The moisture-laden frontal systems bring winter rain to the panhandle which can cause winter storms and freezing temperatures; however the rain typically dwindles as cold fronts move southward across the peninsula.

Vulnerability for the Franklin County's Population

Franklin County had a 6.3% growth rate from 2010 to 2019 with population total in 2019 of 12,273. The % projected assessment for the population growth from 2019 to 2020 is -0.5%, or an estimated population total of 12,213. The 2020 – 2025 population projection is expected to increase 2.7% to 12,541 in 2025.

The entire population would be at risk and vulnerable to winter storm and freezing temperature leaving several homes without heat or water resulting in shelter needs to assist and care. The most vulnerable residents would be the elderly, the poor, the sick, the special needs, the poor and the mobile home residents. Having backup power and a designated emergency shelter is important during a winter storm or freezing temperature event.

Table 4.50 – Estimated % of the Franklin Population that could be Affected by a Winter Storm/Freeze Event

Estimated % of the Franklin County Population ACS Demographic and Housing Estimates, 2018 that could be affected by a Winter Storm/Freeze Occurrence	
% of 65 years of age over	21.4% or approximately 2,515 elderly residents (based on data from Table 3.3)
% of children 5 years or younger	4.3%, or approximately 516 children (based on data from Table 3.3)
% in poverty, all ages	22.8% or approximately 2,676 residents (based on data from Table 3.5)

Vulnerability for Franklin County's Structures, Facilities, and Infrastructure

Franklin County's buildings, infrastructure and critical facilities could have some impact from a winter storm or freeze event with power interruptions or frozen pipes. Back-up power is crucial for the county's critical facilities and infrastructure. Also, without winterized equipment for snow or ice accumulation this could lead to minor roadway icing and road closures disrupting normal daily activities for the residents.

Summary details for winter storm/freezing events:

Probability of Future Occurrences	Based on past occurrences, the probability of winter storm and freeze occurrence in Franklin County, is low for winter storms to possibly medium for freezing temperatures (winter storms at least 1 occurrence every 10 years, and freezing temperatures at least 1 occurrence every 3 years).
Geographic Area	The entire planning area (the City of Apalachicola, the City of Carrabelle, and unincorporated areas of Franklin County) is at risk to winter storms and freezing

	temperatures. Especially the residents that live on the coastal line of the county with icy road that could lead to road and bridge closures.
Extent	<p>Winter Storm</p> <p>From data recorded the extent or magnitude that Franklin County experienced was on 1/28/2014, Coastal and Inland Franklin Zone – The 3rd winter storm to impact the NWS Tallahassee County warning area in 5 years brought a wintry mix of precipitation to virtually the entire forecast area. The predominant precipitation types were sleet and freezing rain. Total liquid estimates were greater than ¼ inch across portions of most of the Florida Panhandle counties. Several roads were closed, including a large stretch of I-10 in the Florida Panhandle. Most bridges were closed at one point from Tallahassee westward, and during the peak of the event, there was no road access to cross over the Apalachicola River.</p> <p>Freezing Temperatures</p> <p>Based on historical data for the State of Florida, the coldest temperature was -2°F in February 1899. The coldest temperature recorded in Apalachicola was 9°F on January 21, 1985. These recorded temperatures would be the extreme and worse-case scenario for the State and Franklin County.</p> <p>In addition, although rare for Franklin County, freezing temperatures in the 20s and 30s can potentially occur and last for several days. Also, the County also suffered the effects from the Storm of the Century in March 1993.</p>
Impact	Freezing temperatures and winter storms can have a destructive impact on the county's infrastructure. On 1/28/2014, the 3 rd winter storm to impact the NWS Tallahassee County warning area in 5 years brought a wintry mix of precipitation to virtually the entire forecast area. The predominant precipitation types were sleet and freezing rain. Total liquid estimates were greater than ¼ inch across portions of most of the Florida Panhandle counties. Several roads were closed, including a large stretch of I-10 in the Florida Panhandle. Most bridges were closed at one point from Tallahassee westward, and during the peak of the event, there was no road access to cross over the Apalachicola River. This led to very large transportation impacts with significant monetary losses for trucking companies. The bridge going to St. George Island was closed at one point due to ice. The property damage estimates were \$200,000.

Future Land Use

Buildout and Safe-Growth Analyses

The LMS Working Group discussed developing a buildout and safe-growth analysis for Franklin County's future planning. It was established that mitigation be evaluated and documented in all planning and inserted into our daily practices. It was determined that not only does the County want to look at how development will occur into the future, but also how development affects the County's risks and incorporate methods to safely grow in the future.

Table 4.51 – Building Inventory by Occupancy Type, 2020

Type of Structure	County (Unincorporated)	City of Apalachicola	City of Carrabelle
Single Family Residential	4,823	1,154	491
Multi-Family Residential	1		3
Mobile Homes	960	65	244
Agricultural	195		
Commercial and Industrial	285	132	103
Government	20	110	36
Institutional			
Miscellaneous	57	47	375
Subtotal	6,567	1,401	1543
Total			9,511

Source: Franklin County Property Appraiser, July 2020

Table 4.52 – Parcel Count and Total Just Value of the Real Property in Franklin County

Property Type	# of Parcels	Just Value - Real Property
Single Family Residential	8,051	\$1,627,869,879
Multi-Family Residential	472	\$26,198,318
Vacant Residential	7,202	\$365,634,165
Agricultural	185	\$59,623,741
Vacant Acreage	57	\$5,552,914
Commercial and Industrial	507	\$97,947,940
Vacant Commercial and Industrial	181	\$11,961,294
Government	1,374	\$549,430,295
Institutional	93	\$29,276,135
Miscellaneous	25	\$1,785,016
Total # of Parcels	18,147	
Total Just Value of Real Property		\$2,775,279,697

Source: State of Florida, Department of Revenue Property Tax Oversight, 01/2018

Franklin County Comprehensive Plan

By Florida Statute, counties are required to review and revise their Comprehensive Plan (COMP) every seven years through the Evaluation Appraisal and Review (EAR) process. The LMS Working Group recognizes the importance of incorporating the new EAR as the new data could change future conditions throughout the county in terms of development and thus vulnerability. After a new EAR is formally approved and adopted and during the subsequent review (whether annual or 5-year) of the LMS, the Working Group will evaluate and incorporate any new data as needed into the LMS.

The Comprehensive Plan has the following sections: Land Use; Traffic Circulation; Housing; Infrastructure; Coastal/Conversation; Recreation and Open Space; Intergovernmental Coordination; and Capital Improvements. There are several areas throughout the COMP that references future land use and highlights are detailed below. These specifics are important aspects in planning a buildout and safe-growth analyses and each area will be evaluated as amended. In addition, the Future Land Use Map should be viewed along with other important maps for the County.

LAND USE

GOAL - ENSURE THAT THE CHARACTER AND LOCATION OF LAND USES IN FRANKLIN COUNTY MINIMIZE THE THREAT TO THE NATURAL ENVIRONMENT OR PUBLIC HEALTH, SAFETY, AND WELFARE, AND MAXIMIZE THE PROTECTION OF THE APALACHICOLA BAY, WHILE RESPECTING INDIVIDUAL PROPERTY RIGHTS.

OBJECTIVE 1

Future development activities shall be directed to appropriate areas as depicted on the Future Land Use Maps to assure that soil conditions, topography, drainage, and natural conditions are suitable for development and adequate public facilities are available, and the Apalachicola Bay is protected from harmful impacts.

Policy 1.1 The Future Land Use Maps will be reviewed to be sure that adequate infrastructure is in place before areas are permitted for development. Adequate infrastructure is defined as the infrastructure necessary to maintain the adopted levels of service in this plan. The County shall not issue development orders that will degrade the existing levels of service below that level adopted as the minimum in this Comprehensive Plan.

Policy 1.2 The Future Land Use Maps will be reviewed to insure that the proposed uses, in the various categories, do not conflict with the prevailing natural conditions including:

(a) SOIL CONDITIONS - When the US. Soil Conservation Service completes and publishes the maps of their soil survey for Franklin County the County will coordinate the land use maps with the soil survey maps to ensure that areas proposed for development have soils suitable to support the proposed development.

(b) TOPOGRAPHY - Areas of excessive topographical relief shall be classified for low density development.

(c) DRAINAGE - Natural drainage features will be protected and preserved to ensure the continuation of their natural function.

(d) WETLANDS - No development will be allowed within 50 feet of wetlands, except as allowed pursuant to Policies 1.6 and 1.7 of this element, Policies 1.1, 1.2, and 1.5 of the Coastal Conservation Element or as provided in paragraphs 1-6, below.

(e) FLOODPLAINS - Any structural development will have to comply with the county's Flood Hazard Ordinance which regulates construction within flood prone areas.

Policy 1.9 No parcel shall be created after April 3, 2001, which consists entirely of wetlands or which would not accommodate the construction of a single-family residential structure and the buffering standard established in Policies 1.2(d) and 3.1 of this Element, unless such parcel is included within a DRI consistent with Policy 1.6 or is encumbered by a deed or plat restriction, which prohibits future development on the parcel.

OBJECTIVE 2

Future growth and development shall be managed through the preparation, adoption, implementation, and enforcement of land development regulations.

OBJECTIVE 4

The County 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 by requesting in writing that agencies participate in the scheduled County Planning and Zoning Commission meeting when development along the shoreline is reviewed. This objective shall be accomplished by fulfilling the following policies.

OBJECTIVE 6

The County shall continue to review existing land uses for the purpose of eliminating any which are incompatible or inconsistent with the Future Land Use Plan.

Policy 6.1 Expansion or replacement of land uses which are incompatible with the Future Land Use Plan shall be prohibited.

OBJECTIVE 10

Adequate and suitable land for public facilities will be provided to serve future development. This objective shall be accomplished by fulfilling the following policy.

OBJECTIVE 3

The County shall coordinate transportation system improvements with the intent of Chapter 380.0555, Florida Statutes (Apalachicola Bay Area Protection Act), the future land uses shown on the future land use map of this plan, and with the plans of the Apalachee Regional Planning Council and the Florida Department of Transportation's Five-Year Transportation Plan. 9J-5.007(3)(b)2, 3

HOUSING

GOAL - PROVIDE DECENT, SAFE, AND SANITARY HOUSING TO MEET THE NEEDS OF ALL THE PRESENT AND FUTURE RESIDENTS OF THE COUNTY

OBJECTIVE 1

Increase the supply of affordable, standard housing to meet the housing needs of all existing and anticipated populations of the county. 9J-5.010(3)(b)1

POLICY 1.1 Through its land use and zoning maps, the County shall make sure that there is adequate land available to develop the required residential units. Adequate land shall be defined as maintaining at least the current ratio of vacant platted lots to developed platted lots in the unincorporated county.

COASTAL/CONSERVATION

GOAL - 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 Franklin County shall be conserved and protected such that no net loss (after mitigation) shall occur. 9J5. 012 (3) (b) 1, (2); (2) (B) (3)

POLICY 1.5 No habitable development shall occur within 50 feet of the waters or wetlands of the State unless it is for principal water dependent structures in the commercial fishing district and then only after a stormwater management plan has been submitted and approved by the State Department of Environmental Protection (if applicable) and the local planning board. Docks and elevated pervious walkways may be permitted to allow access to the water. Habitable development may be permitted within 50 feet of the waters or wetlands of the State pursuant to Policies 1.2, 1.6 and 1.7 of the Future Land Use Element

OBJECTIVE 13

DEVELOPMENT DENSITY AND INTENSITY: The County 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. 9J5.012 (3)(b)(6)

Policy 13.1 It shall be the policy of Franklin County 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 for compliance with all applicable flood control regulation requirements.

Policy 13.2 Franklin County shall limit the density of new residential development within the Coastal High Hazard Area to a maximum of one dwelling units per acre (i.e., the maximum density associated with the low intensity residential category described in the Land Use Element). Maximum density/intensity of new commercial development within any area of the Coastal High-Hazard Area shall be limited to the lowest density/intensity for those areas as provided for in the Future Land Use Element.

OBJECTIVE 14

Hurricane Evacuation - The County shall conduct its hurricane evacuation procedures to ensure that Countywide evacuation clearance times do not exceed 16 hours for Category 1 storms and 24 hours for Category 2, 3, 4, and 5 storms. 9J5.012(3)(b)(7)

Policy 14.4 All future improvements to roads along the evacuation routes shall include remedies for flooding problems.

OBJECTIVE 15

Post-Disaster Redevelopment. By 2009, the County shall adopt a post-disaster response and cleanup assistance, procedures for redevelopment permitting and hazard mitigation measures. 9J5.012 (3)(b)(8)

Policy 15.7 As modified pursuant to policy 15.2, the County shall incorporate into this plan recommendations listed in the hazard mitigation appendix of the Comprehensive Emergency Management Plan, as well as applicable hazard mitigation recommendations from future revisions to the Regional Hurricane Preparedness Plan.

Future Land Use Map (FLUM)

The future land use map is a community's visual guide to future planning. The future land use map should bring together most if not all of the elements of the County's comprehensive plan. It is a map of what the community wants to have happen or a visual guide to future planning; it is not a prediction.

The Franklin County Future Land Use Plan Map was updated in 2016 and the legend identifies the category areas: agriculture; commercial; conservation; industrial; mixed-use commercial; mixed-use residential; public facilities; recreation; residential; resort; and rural-residential.

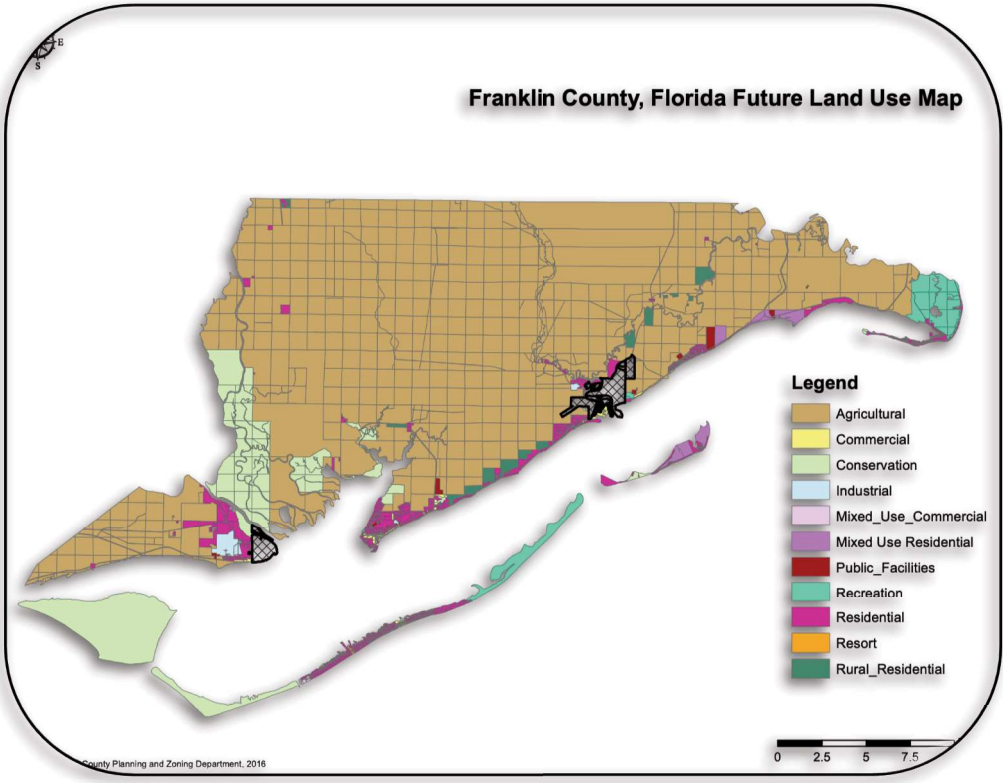
The map classification identifies that most of the county is agricultural. The jurisdictions specific are the City of Apalachicola and the City of Carrabelle with an overall population growth rate expected to increase at a fairly slow rate of 2.7% over the next five years (2020 – 2025).

Figure 4.32 - Classifications for the FLUM



As stated by the United States Department of Agriculture, Soil Conservation Service, Soil Survey of Franklin County, Florida, Woodland Management and Productivity... "Approximately 317,000 acres, or 91% of the county, is forestland. Of this total, the county has over 34,200 acres of federally owned land, of which about 21,800 acres is the Apalachicola National Forest. About 86% of the nonfederal land is owned by large companies that make woodland products. In this analysis, the projected land use for the county will remain predominately agricultural.

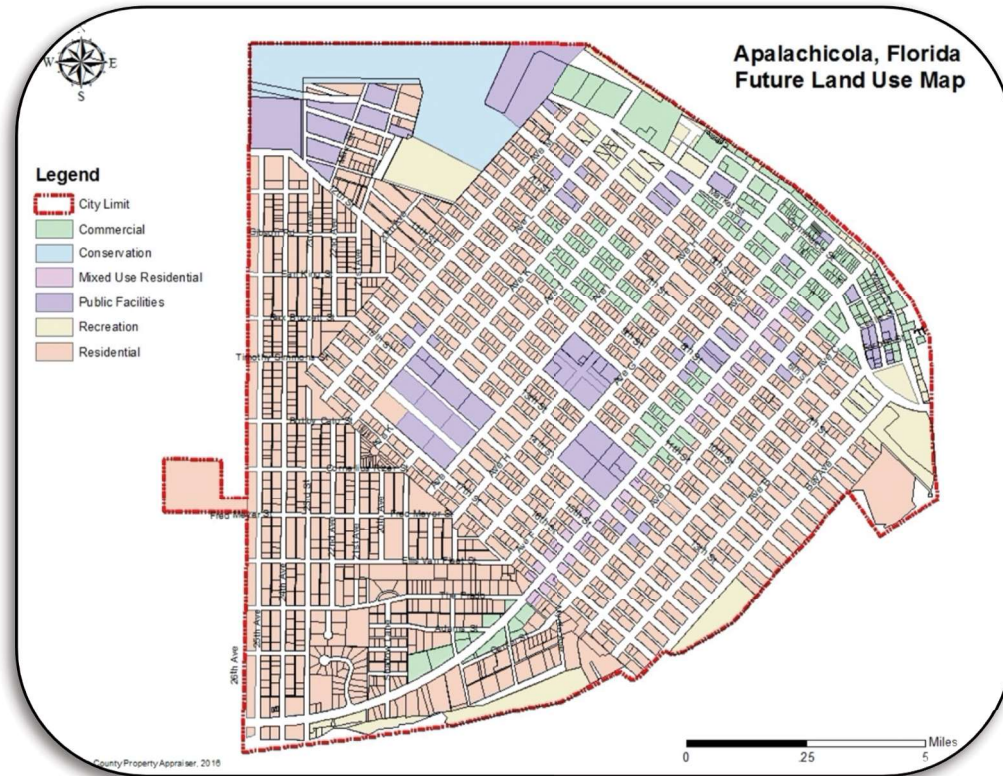
Figure 4.33 - Future Land Use Map for Franklin County



Source: Franklin County Planning and Zoning Department

The Classifications identified in the City of Apalachicola FLUM include the following: commercial; conservation; mixed use residential; public facilities; recreation; and residential.

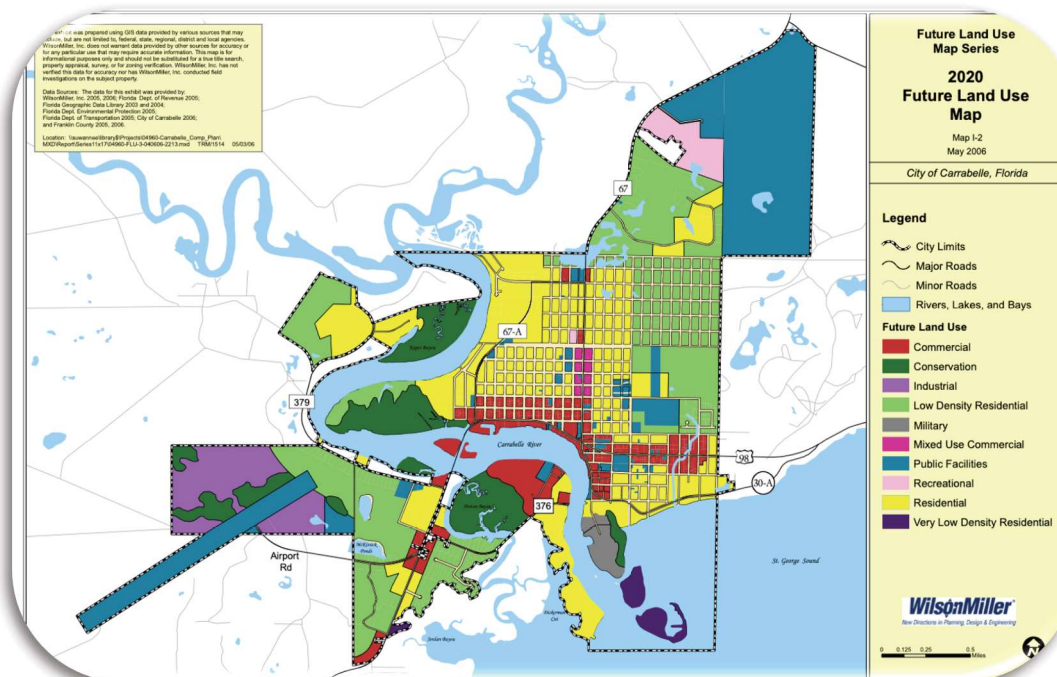
Figure 4.34 – Future Land Use Map for the City of Apalachicola



Source: City of Apalachicola

The Classifications identified in the City of Carrabelle FLUM include the following: commercial; conservation; industrial; low density residential; military; mixed use commercial; public facilities; recreational; residential; and very low density residential.

Figure 4.35 – Future Land Use Map for the City of Carrabelle



Source: City of Carrabelle

As stated, Franklin County's projected growth rate for 2025 is only 2.7% increase in residents. Despite Franklin County's historically slow growth rate, the county still has much room for growth. It is clear that of the hazards with geographic boundaries, the county needs to predominantly consider **flood, hurricanes, tropical storms, storm surge and coastal erosion** in directing future development. Being a coastal county, these two hazards present the highest risk, as well as the highest potential for additional future losses in the future. The county should however keep all hazard areas in mind when permitting new development, so that development in these areas can be avoided or properly mitigated.

The future land use element indicates maximum densities of one dwelling unit per acre. It is recommended that the county explore the possibility of promoting additional higher density, more compact, clustered, mixed use development in low to no-hazard areas of the City of Apalachicola and the City of Carrabelle. Doing so will help conserve and efficiently manage resources related to emergency management and hazard mitigation, promote more affordable site-built housing to reduce reliance on mobile homes, and increase development in areas which are not hazardous.