

**COMBINED PUBLIC NOTICE**  
**FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A**  
**FEDERAL FLOOD RISK MANAGEMENT STANDARD DESIGNATED FLOODPLAIN**  
**AND WETLAND AND**  
**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND**  
**NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

May 21, 2026

City of Apalachicola  
1 Bay Avenue  
Apalachicola, FL 32320  
850-653-9319

These notices shall satisfy three separate but related procedural requirements for activities to be undertaken by the City of Apalachicola.

**FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A**  
**FEDERAL FLOOD RISK MANAGEMENT STANDARD DESIGNATED**  
**FLOODPLAIN AND WETLAND**

This is to give notice that the City of Apalachicola (the “City”), as the Responsible Entity (RE) under 24 CFR Part 58, has conducted an evaluation as required by Executive Order 11988 and Executive Order 11990 in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The activity is funded under FloridaCommerce’s Rebuild Florida Hometown Revitalization Program, Award No. M0034. The proposed project is generally located along 4<sup>th</sup> Street, from Avenue D to Battery Park; along Commerce Street from Avenue G to Battery Park; and along Water Street from Avenue M to Battery Park, in Franklin County, Florida and is located in the Federal Flood Risk Management Standard (FFRMS) floodplain and wetland. The extent of the FFRMS floodplain was determined using the 0.2 percent flood approach.

The City will use the funds to demolish buildings damaged by Hurricane Michael and return them to productive commercial use, repair and rehabilitate important community assets which benefit the community, including the following:

1. Dock repair at Scipio Creek Marina;
2. Extension of the walkway/sidewalk and lighting at Commerce Street;
3. Dock and/or piling repair at the Water Street Hotel;
4. Building demolition and/or dock demolition / repair at J.V. Gander Oil;
5. Streetscape, pervious parallel parking, and/or lighting on Water Street.
6. Installation of new sidewalk, street lighting, and pervious parallel parking on Avenue G from Commerce Street to Water Street;
7. Demolition of building and/or construction of a parking area on the old Apalachicola Fire Station property, which will benefit local economic activity and community dynamics.
8. Improve sidewalks and/or lighting along Water Street down to Battery Park.

9. Improve sidewalks and/or lighting from Gibson Inn area down to Battery Park.
10. Partial Demolition of Popham Building, leaving the footprint of the bottom level structure; installation of high fencing to keep site secure; and installation of signage to reflect the building's historic significance.
11. Rebuild pier and / or repair dock at the Andiers Pier, including installation of a sewage pump out station in accordance with permitting agency requirements.
12. Provide Construction Engineering Inspection services to ensure construction activities are properly implemented according to plans, specifications, and contract documents.

The proposed project would temporarily impact +/- 7.21 acres of floodplain area associated with the sidewalk improvements and Popham building demolition; and impact +/- 1.64 acres of wetland and/or surface water area associated with the demolition and dock repair / reconstruction projects referenced above. The proposed project will maintain the natural and beneficial values of the floodplain such as floodwater storage, floodwater conveyance, and habitat for flora and fauna. The proposed project is expected to improve water quality through the partial demolition of the derelict Popham building, reducing the risk of collapse into the waterway, and the installation of a sewage pumpout station at Andiers pier.

The City of Apalachicola considered the following alternatives and mitigation measures to minimize adverse impacts and to restore and preserve natural and beneficial functions and intrinsic values of the existing floodplain and wetlands:

**(i) Reasons the action must occur within the floodplain and/or wetland:**

The proposed activities are inherently site-specific and must occur within the existing waterfront and downtown corridors. The project consists of the repair, rehabilitation, stabilization, and reconstruction of existing storm-damaged facilities, including waterfront-dependent structures such as docks, piers, and marina infrastructure, as well as pedestrian improvements and historic structures. These facilities are functionally dependent on their location adjacent to or over Apalachicola Bay and are integral to the City's economic vitality, public access, and safety. Because the work is limited to existing developed sites and previously disturbed areas, there is no practicable alternative to locating the action within the floodplain and/or wetland.

**(ii) Alternatives considered and reasons for non-selection:**

Alternatives evaluated included the no-action alternative, relocation of project components outside of the floodplain and/or wetland, and modification or reduction of project scope. The no-action alternative was not selected because it would result in continued deterioration of storm-damaged infrastructure, reduced public safety and accessibility, and ongoing economic impacts. Relocation was determined not practicable because the project involves existing waterfront-dependent facilities, historic structures, and established infrastructure corridors that must be improved in place to maintain their intended function. Scope reduction and design modifications were considered; however, the selected alternative represents the minimum necessary scope to meet the project purpose while avoiding and minimizing impacts to the maximum extent practicable.

**(iii) Mitigation measures to minimize adverse impacts and preserve functions and values:**

The City of Apalachicola will implement all practicable measures to minimize adverse impacts to the floodplain and/or wetland and to preserve their natural and beneficial functions, including:

- Limiting all work to the minimum necessary footprint, confined to previously disturbed areas, existing developed sites, and established rights-of-way to the maximum extent practicable;
- Minimizing in-water work and avoiding unnecessary encroachment into wetlands and surface waters;
- Implementing erosion and sediment control best management practices during construction;
- Maintaining natural drainage patterns and avoiding obstruction of flood flows;
- Incorporating flood-resilient design practices and materials where applicable;
- Restoring disturbed areas following construction; and
- Complying with all applicable federal, state, and local permits and conditions, including those issued by the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers.

No Letters of Map Amendment (LOMA) or Letters of Map Revision (LOMR) from FEMA are applicable to this project. The project will be implemented in full compliance with all applicable state and local floodplain and wetland protection requirements, including the City of Apalachicola's Floodplain Management Ordinance No. 2013-12, adopted in accordance with National Flood Insurance Program (NFIP) and all applicable permitting and flood-resistant construction requirements.

The City of Apalachicola has reevaluated alternatives to building in the floodplain and wetland and has determined that it has no practicable alternative to floodplain and wetland development. Environmental files documenting compliance with Executive Order 11988, Executive Order 11990, and 24 CFR 55, are available for public inspection, review, and copying upon request at the times and location delineated in this notice for receipt of comments.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplain or wetland and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplain and wetland can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplain or wetland, it must inform those who may be put at greater or continued risk.

**FINDING OF NO SIGNIFICANT IMPACT (FONSI)**

The City of Apalachicola, as Responsible Entity under 24 CFR Part 58, has conducted an environmental review of the proposed project in accordance with the National Environmental Policy Act of 1969 (NEPA), as implemented by HUD regulations at 24 CFR Part 58. Based on that review, the City of Apalachicola has determined that the proposed project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement (EIS) under the National Environmental Policy Act of 1969 NEPA is not required. Additional project information is contained in the Environmental Review Record (ERR) on file the City of Apalachicola, 1 Bay Avenue, Apalachicola, FL 32320, and may be examined or copied Monday through Friday between the hours of 8:00 AM and 5:00 PM,.

### **NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS (NOI/RROF)**

On or about Tuesday, June 9, 2026, the City of Apalachicola will submit a request to FloridaCommerce for the release of Community Development Block Grant – Disaster Recovery (CDBG-DR) funds under Title I of the Housing and Community Development (HCD) Act of 1974, as amended, to undertake a project known as M0034 – Riverfront Revitalization Project for the purpose of promoting recovery of businesses and jobs through demolition, repair, and rehabilitation of the Riverfront Project area in the City of Apalachicola. The total estimated project funding is \$4,414,686.00 (\$4,414,686.00 CDBG-DR/\$0.00 non-federal leverage). The proposed project is generally located along 4<sup>th</sup> Street, from Avenue D to Battery Park; along Commerce Street from Avenue G to Battery Park; and along Water Street from Avenue M to Battery Park, in the City of Apalachicola, Franklin County, Florida.

### **PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the ERR to the City of Apalachicola at the address provided above (ATTN: Leslie Glaze) or via email ([lglaze@cityofapalachicola.com](mailto:lglaze@cityofapalachicola.com)). All comments received by 5:00 P.M. local time on Monday, June 8, 2026, will be considered by the City of Apalachicola prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

### **ENVIRONMENTAL CERTIFICATION**

The City of Apalachicola certifies to FloridaCommerce that Brenda Ash in her capacity as Mayor consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. FloridaCommerce's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of Apalachicola to use Program funds.

### **OBJECTIONS TO RELEASE OF FUNDS**

FloridaCommerce will accept objections to its release of funds and the City of Apalachicola's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the

certification was not executed by the Certifying Officer of the City of Apalachicola; (b) the City of Apalachicola has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by FloridaCommerce; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to FloridaCommerce, Office of Long-Term Resiliency, MSC-400, 107 East Madison Street, Tallahassee, FL 32399-6508. Potential objectors should contact FloridaCommerce to verify the actual last day of the objection period.

Brenda Ash, Mayor  
City of Apalachicola

**POSTED TO CITY WEBSITE: May 21, 2026**