

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

November 27, 2024

City of Apalachicola
192 Coach Wagoner Boulevard
Apalachicola, FL 32320
850-323-0985

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**

The City of Apalachicola, Florida, (the “City”) has conducted an evaluation as required by Executive Order 11988, as amended by Executive Order 13690, 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 Hometown Revitalization Program, Award No. M0033. The proposed project(s) is located at various locations throughout the Hill Community in Apalachicola, Franklin County, and is located in the Federal Flood Risk Management Standard (FFRMS) floodplain. The extent of the FFRMS floodplain was determined using 0.2 percent flood approach.

The City proposes a range of strategies to promote the recovery of economic activity in the commercial area of a Hurricane Michael-impacted community, facilitating the return and recovery of businesses, jobs, and provision of goods and services to the area. To aid in economic development for this community, the City proposes façade improvements, repairing structural damage to commercial buildings, sidewalk improvements and lighting, demolition of dilapidated structures, removal of blight, and improving connections and walkability between The Hill Community and Downtown commercial area. Specifically, the City proposes to use CDBG funds to provide improvements to the following commercial properties and sidewalks within the Hill Community:

Sidewalk Improvements:

- 8th Street – Repair / replace / construct sidewalks and lighting along 8th Street between Avenue F and Avenue K.
- 7th Street - Repair / replace / construct sidewalks and lighting along 7th Street between Avenue K and MLK Blvd.
- MLK Blvd - Repair / replace / construct sidewalks and lighting along MLK Blvd between 5th Street and 12th Street.

Commercial Property Improvements:

- Croom’s Mini Mall – Roof replacement, exterior lighting, façade improvements, electrical improvements.
- Keep it Clean Game Room – Additional structural evaluation to determine the structural integrity of the building. Roof repair, interior ceiling, and flooring are contemplated; however, this scope may require modification, pending structural investigations.
- 120 MLK Jr. Boulevard (formerly AJ’s) – Roof replacement, windows, floors, and siding.

No wetland impacts are anticipated for this project. The Early Public Notice posted for this project on July 30, 2024, indicated that approximately 0.02 acres of sidewalk improvements would occur in the 500-year floodplain at the southeast end of the sidewalk improvements of 8th Street. The scope of work has not changed; however, actual work in the FFRMS floodplain will be approximately 0.273 acres (0.109 acres in the 100-year floodplain / 0.164 acres in the 500-year floodplain). No filling/grading changes to the existing elevations are proposed; as such, no permanent impacts to floodplains over the current conditions are anticipated.

The City has 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:

1. No Action: The “No-Action” alternative is not feasible, as it would result in continued deterioration of Hill Community and negative service impacts to local residents.
2. 2. Construction of Sidewalks outside of the FFRMS floodplain: The City of Apalachicola - established in 1831 - is one of the oldest port cities in the state of Florida. As such, long-established and developed areas of the city, as well as established City rights-of-way, lie within the current-day FFRMS floodplain. Constructing sidewalks only in areas outside of the FFRMS floodplain would require the City to modify the layout of a waterfront community that has been established for almost 200 years or to construct sidewalks on privately-owned property, neither of which is feasible.
3. Construction of the Sidewalks within the existing improved rights-of-way: This action will rehabilitate and extend existing infrastructure, improving services and pedestrian safety within the community with minimal service disruption. It will eliminate the possibility of new environmental impacts associated with new construction and is more cost effective than construction of new infrastructure.

The City has reevaluated alternatives to building in the floodplain and has determined that it has no practicable alternative to floodplain development. Environmental files documenting compliance with Executive Order 11988, as amended by Executive Order 13690, are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplain 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 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, it must inform those who may be put at greater or continued risk.

REQUEST FOR RELEASE OF FUNDS

On or about December 13, 2024, the City of Apalachicola will submit a request to the 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 M0033 - Hill Community Revitalization for the purpose of promoting the recovery of businesses, jobs, and provision of goods and services to the Hill Community area of the City of Apalachicola. Total estimated project funding is \$935,753.00 (\$910,753.00 CDBG-DR / \$25,000.00 Local). The project is located at various sites throughout the Hill Community.

FINDING OF NO SIGNIFICANT IMPACT

The City of Apalachicola has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement 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 at the City of Apalachicola, 192 Coach Wagoner Boulevard, Apalachicola, FL 32320, and may be examined or copied weekdays 9:00 A.M. to 5:00 P.M. local time.

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: Bree Robinson) or via email (brobinson@cityofapalachicola.com). All comments received by **December 12, 2024**, 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 fund 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: WEDNESDAY, NOVEMBER 27, 2024