

Final Notice and Public Explanation of a Proposed Activity in a Federal Flood Risk Management Standard Designated Floodplain or Wetland

Date of Notice: August 7, 2026
Name of Responsible Entity: City of Carrabelle, Florida
Address: 1206 Highway 98 East
Carrabelle, Florida 32322
Contact: Courtney Dempsey, City Administrator
Telephone Number: (850) 697-2727

To: All interested Agencies, Groups and Individuals

This is to give notice that the City of Carrabelle, under 24 CFR Part 58, has conducted an evaluation as required by Executive Order(s) 11988, as amended by Executive Order 13690, and/or 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 the Community Development Block Grant Disaster Recovery Agreement M0175. The City has determined that there is no practicable alternative to locating the following proposed Community Development Block Grant – Disaster Recovery (CDBG-DR) activity in the Federal Flood Risk Management Standard (FFRMS) floodplain. Wetlands are adjacent to both project locations; however, no work within mapped wetlands and no direct wetland filling, dredging, or permanent conversion are proposed.

Under CDBG-DR Program Agreement Number M0175, the City proposes to improve the reliability and resilience of the Lanark Village sanitary sewer collection system in Franklin County, Florida. The project will replace and harden the existing Lanark Village Master Vacuum Station and will remove and replace three (3) existing beachside sanitary sewer vacuum valve pits at Ho Hum RV Park with one consolidated, hardened buffer tank located within the City's existing right-of-way. The project will replace aging infrastructure vulnerable to coastal flooding, storm surge, saltwater intrusion, hurricanes, service disruptions, and sanitary sewer overflows.

Approximately 0.04 acre of FFRMS floodplain is involved: approximately 0.02 acre at the Master Vacuum Station and approximately 0.02 acre at Ho Hum RV Park. The Master Vacuum Station is shown on FEMA FIRM Panel 12037C0265G, effective October 10, 2024, in Zone AE and adjacent to Zone A, where the mapped Base Flood Elevation is 16 feet NAVD88. The Ho Hum RV Park component is shown on FEMA FIRM Panel 12037C0455F, effective February 5, 2014, in Zone VE, a Coastal High Hazard Area, with mapped Base Flood Elevations of approximately 17 to 19 feet NAVD88. The project is a Critical Action under 24 CFR Part 55 because it involves essential public wastewater infrastructure.

The improvements must remain connected to and serve the existing Lanark Village vacuum sewer collection system. The Master Vacuum Station has occupied its existing developed utility site since 1991, receives wastewater from the established collection network, and pumps it to the City's wastewater treatment facility. The Ho Hum improvements must replace three existing valve pits serving the same beachside collection area. Relocating either component outside the floodplain would require substantial new collection infrastructure, additional land or easements, greater ground disturbance, and potentially greater impacts, while failing to efficiently address the vulnerabilities at the existing facilities. Replacing and hardening the infrastructure at the existing disturbed sites and right-of-way is therefore the practicable means of maintaining essential wastewater service and reducing risk to public health and the environment.

The City of Carrabelle 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/wetland: 1) The City first considered relocating the project to another location outside the FFRMS, however, relocation would require new property or easements and extensive rerouting or replacement of connected infrastructure. This would likely increase cost and be both cost prohibitive to the budget and time prohibitive to the CDBG Agreement's schedule and expiration date. 2) The City considered repair in kind without hardening; however, this would not adequately address recurring coastal hazards. The selected design upgrades and hardening of the Master Vacuum Station consolidates three vulnerable valve pits into one hardened buffer tank within the existing right-of-way, reducing exposed components and limiting work to previously disturbed areas. 3) The Town considered simply not completing the project;

however, continued use of the aging station and valve pits would leave Lanark Village vulnerable to flooding, storm surge, saltwater intrusion, outages, and sanitary sewer overflows which made this option not feasible.

The floodplain and adjacent wetlands provide floodwater storage and conveyance, coastal storm-surge attenuation, groundwater recharge, shoreline stabilization, water-quality improvement through filtration of sediment and pollutants, fish and wildlife habitat, and recreational, aesthetic, and ecological value. Riverine wetlands and freshwater pond features occur adjacent to the Master Vacuum Station. Estuarine and marine wetlands associated with Apalachee Bay occur immediately adjacent to Ho Hum RV Park. Because the work will replace existing infrastructure within previously disturbed utility sites and municipal right-of-way, the project is not expected to substantially increase impervious surface, reduce floodplain storage, induce new development, or permanently alter wetland hydrology or functions. Temporary soil disturbance and the potential movement of sediment or construction materials are the principal construction-related risks.

The City will:

- Conduct the construction of the project in compliance with state and local floodplain/wetland protection procedures.
- Confine construction to the existing developed utility sites, established project footprints, and municipal right-of-way to the maximum extent practicable.
- Will not place permanent fill in, dredge, or convert mapped wetlands, and avoid direct disturbance to adjacent wetland areas.
- Use erosion and sediment control Best Management Practices before and during ground disturbance, maintain the controls throughout construction, and remove them only after disturbed areas are stabilized.
- Prevent sediment, debris, fuels, waste, and construction materials from entering adjacent wetlands, surface waters, and floodplain areas.
- Promptly stabilize and restore temporarily disturbed areas after construction.
- Use hardened, flood-resilient equipment and facility design and comply with applicable floodplain development permits, local floodplain requirements, and the FFRMS elevation or floodproofing requirements applicable to this Critical Action.
- Maintain the wastewater system's applicable emergency warning, response, and continuity procedures for coastal flood and storm events.

The City of Carrabelle has reevaluated alternatives to improvements at Lanark Village Vacuum Collection System in the floodplain/wetland and has determined that it has no practicable alternative to floodplain/wetland development. Environmental files documenting compliance with Executive Order 11988, as amended by Executive Order 13690, and/or Executive Order 11990, 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/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/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/wetland, it must inform those who may be put at greater or continued risk.

Written comments must be received by the City of Carrabelle, at the following address on or before **August 17, 2026**: City of Carrabelle, Attention: Courtney Dempsey, City Administrator, 1206 Highway 98 East, Carrabelle, FL 32322. Comments may also be submitted by email at administrator@mycarrabelle.com. A full description of the project may also be reviewed from 8:00 a.m. to 4:30 p.m. ET, Monday through Friday at 1206 Highway 98 East, Carrabelle, FL 32322. Additional information may be obtained by contacting Courtney Dempsey, City Administrator, at (850) 697-2727 or by email at administrator@mycarrabelle.com.

Sebrina Brown, Mayor
Environmental Certifying Official
1206 Highway 98 East
Carrabelle, Florida 32322
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