

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

To: All interested Agencies, Groups, and Individuals

This is to give notice that the Washington County Board of County Commissioners (County), Florida has determined that the following proposed action under Community Development Block Grant - Economic Development (CDBG-ED) program, Grant # H2585, is located in the Federal Flood Risk Management Standard (FFRMS) floodplain and wetland, and the County will be identifying and evaluating practicable alternatives to locating the action within the floodplain/wetland and the potential impacts on the floodplain/wetland from the proposed action, as required by Executive Order 11988, as amended by Executive Order 13690 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 Protection of Wetlands.

The proposed project site consists of approximately 214 acres spread across six (6) continuous parcels in Washington County, FL as follows: Parcel No. 00000000-00-1044-0001, Parcel No. 00000000-00-1044-0002, Parcel No. 00000000-00-1045-0000, Parcel No. 00000000-00-2987- 0001, Parcel No. 00000000-00-1044-0000 and Parcel No. 00000000-00-1044 0003. The site features an estimated 9 acres of area designated as a 100-year special flood hazard area as identified by the Federal Emergency Management Agency and an estimated 27 acres of wetland area (Freshwater Emergent Wetland/Freshwater Forested Wetland) as identified by the U.S. Fish and Wildlife Service that have the potential to be impacted by this project. The project proposes the development of industrial manufacturing facilities that will be located in the Washington County Industrial Park to support project Gantry. The support facilities of the project include the installation of a 10" water main extension, gravity sewer extension, natural gas extension, stormwater ponds, rail spur extension, public parking areas and approximately 3,400 LF of streets to support heavy truck traffic.

The County has considered the following alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values: 1) Reduce the number of acres for proposed stormwater facilities. Approximately, 1.50-acres± of floodplain and 7-acres± of wetland will be affected by the construction of the infrastructure improvements. An option exists to reduce the number of acres for proposed stormwater facilities to minimize impacts but then potential improvements to reduce flooding to the new infrastructure will also be minimized. 2) Locate the Project Outside of the Floodplain and Wetland. This project is contingent upon the site selection by Gantry. The County has no other alternative site that fit the needs of Gantry. Deviations away from the proposed route could create disturbances in locations not already disturbed by existing utilities and could be impractical for construction and maintenance of stormwater facilities. The cost of the mitigating measures for these environmental impacts would exceed the current proposed project scope. 3) Reduce the number of ditches and storm drains to be improved. Reduce the number of ditches and storm drains to be improved however the potential improvements to reduce flooding on roadways will also be minimized. 4) No Action Alternative. Not implementing the project to expand public infrastructure would result in a loss of the project that is projected to bring significant economic and employment opportunities for the area.

The County has reevaluated the alternatives to building in the floodplain/wetland and has determined that the only and best alternative is to continue with the project as presently planned and located. As much as practicable, project plans will be designed to reduce the number of

floodplains and/or wetlands disturbed. All permits from environmental regulatory agencies will be obtained for the project, as applicable. Environmental files that document compliance with steps 3 through 6 of Executive Order 11988 and/or 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. Commenters are encouraged to offer alternative sites outside of the floodplain/wetland, alternative methods to serve the same project purpose, and methods to minimize and mitigate project impacts on the floodplain/wetland. 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 County at the following address by April 21, 2026: Washington County, 1331 South Blvd, Chipley, FL 32428 and (850) 638-6058, Attention: Carol Underwood Grants Specialist. A full description of the project may also be reviewed from 9:00 am – 3:00 pm at 1331 South Blvd, Chipley, FL 32428. Comments may also be submitted via email at cunderwood@washingtonfl.com.

Date: April 1, 2026