

NOTICE OF FINDING OF NO SIGNIFICANT IMPACT
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS FOR TIERED PROJECTS AND
PROGRAMS FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A
FEDERAL FLOOD RISK MANAGEMENT FLOODPLAIN OR WETLAND

Date of Notice: August 14, 2025

Sarasota County – Office of Financial Management (OFM)
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Sarasota, FL 34232
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These notices shall satisfy three separate but related procedural notification requirements for activities to be undertaken by the Sarasota County Office of Financial Management (OFM). The activities will assist Sarasota County homeowners affected by the impacts of the 2024 Florida Hurricanes that made landfall in or near Sarasota County including Hurricanes Debby, Helene and Milton.

REQUEST FOR RELEASE OF FUNDS

On or about September 2, 2025 the Sarasota County – Office of Financial Management (OFM) will submit a request to the US Department of Housing and Urban Development for the release of Community Development Block Grant Disaster Recovery (CDBG-DR) funds under the Disaster Relief Supplemental Appropriations Act, 2025, as outlined in the Federal Register, 90 FR 4759 (January 21, 2025), as amended, to undertake the following project:

The Resilient SRQ 2024 Storms Single-family Housing Program. This program will serve those affected by Hurricanes Debby, Helene and Milton which occurred in 2024 for the purpose of providing housing reimbursement for eligible costs, repair/rehabilitation, reconstruction and new construction of single-family owner-occupied homes. From the HUD federal assistance, Sarasota County is allocating \$8,300,000 for the Homeowner Reimbursement Program, and \$25,000,000 for the Homeowner Rehabilitation/Reconstruction Program that includes some new construction for eligible applicants throughout Sarasota County and its municipalities.

To facilitate environmental review of the proposed activities, the Sarasota County OFM is implementing a tiered environmental review approach in accordance with HUD regulations at 24 CFR 58.15. The Environmental Review will be tiered at an Environmental Assessment (24 CFR 58.36) subject to laws and authorities at 24 CFR 58.5, 24 CFR 58.6 and NEPA analysis. The following elements will be reviewed at the Tier 2 project level once homes are identified: Flood Insurance, Contamination and Toxic Substances, Floodplain Management, Historic Preservation, Wetland Protection, Wild and Scenic Rivers, Endangered Species (new construction only), Explosive and Flammable (new construction only), and Noise Abatement & Control (new construction only). Detailed information on the review and any mitigation measures implemented is available at Sarasota County Office of Financial Management.

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

This is to give notice that Sarasota County OFM has conducted an evaluation 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 Subpart C: Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The proposed activities are funded under the CDBG-DR Program (B-25-UU-12-0008). The proposed projects will take place on owner-occupied home sites that sustained damage from Hurricane's Debby, Helene and Milton throughout Sarasota County and the municipalities located within Sarasota County. According to the FEMA Flood Map Service Center, there are approximately 103,967 acres of 100-year floodplain, 27,566 acres of 500-year floodplain, and 8,835 acres of Coastal High Hazard Areas (V Zone), and approximately 10,319 acres of LiMWA areas within Sarasota County. Additionally, Sarasota County contains approximately 187,328 acres of mapped wetlands which includes

Palustrine Forested Wetlands, Freshwater Marshes and Wet Prairies, Estuarine Wetlands (including mangrove swamps) and tidal marshes along coastal zones according to the U.S. Fish and Wildlife Service National Wetlands Inventory. According to the Federal Flood Standard Support Tool (FFSST), no CISA data is available for Sarasota County. The Federal Flood Risk Management Standard (FFRMS) floodplain will be determined at a site-specific level using the 0.2 percent flood approach (0.2PFA) or the freeboard value approach (FVA) when appropriate, based on current and best available information.

Sarasota County OFM 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 and wetland: Alternative Locations Outside the FFRMS floodplain and wetlands, Initiating Other Flood Protection Measures (Levees, barrier walls around neighborhoods), and the No Action Alternative. Program designs restrict funds from being utilized to purchase alternate lots to move homeowners, additionally subdivision space and lots are not readily available within Sarasota County and the cost for utilizing this alternative would increase costs resulting in assisting fewer homeowners. The use of Other Flood Protection Measures is also cost prohibitive and would not result in full recovery for the residents with damaged homes. The No Action alternative would not address Sarasota County's need for decent, safe, and sanitary housing for residents. Sarasota County OFM considers the Resilient SRQ 2024 Housing Programs to be the preferred option as it allows affected residents the ability to rehabilitate, reconstruct, and/or be reimbursed for safe and sanitary housing in their current social milieu and where risk to future flooding events is greatly lessened through elevating to current FFRMS requirements. The project will only be funded if it meets the following site-specific hazard mitigation requirements:

- Substantially damaged, reconstructed, or replaced homes in the FFRMS floodplain will be required to meet a minimum elevation of two feet above base flood elevation, or locate the home outside of the FFRMS floodplain, whichever is greater. This elevation requirement also applies to mobile/manufactured housing units (MHUs);
- Homeowners whose residence is within the SFHA 100-year floodplain will be required to maintain flood insurance under the NFIP for the entirety of the home's existence in order to be eligible for this and future federal funding;
- Reconstructed homes, replaced MHUs, and new construction will be subject to Coastal High Hazard Area design requirements if located in a FEMA-designated V flood zone.

Since elevating a home adds significant cost to a reconstruction project, site-specific alternatives may be considered to achieve flood mitigation. This could include allowing a reconstruction or new construction residence to be built on a different footprint, on the same property outside of the FFRMS floodplain and wetland, if this mitigates risk and does not cause other environmental issues. Replacement of MHUs or new construction to alternate property outside of the FFRMS floodplain and wetland must be to an existing infill lot with utility connections in place.

Sarasota County OFM has reevaluated the alternatives to building in the FFRMS floodplain and has determined it has no practicable alternative to floodplain development. Environmental files documenting compliance with Executive Order 11988 as amended by Executive Order 13690, and Executive Order 11990 are available for public inspection, review and copying upon request at the times and location delineated in the public comments section of this notice for receipt of comments.

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

FINDING OF NO SIGNIFICANT IMPACT

Sarasota County OFM 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 Sarasota County Office of Financial Management (OFM) Resilient SRQ at 301 N. Cattlemen Rd., Suite 200, Sarasota, FL 34232 and may be examined or copied weekdays 9 A.M to 4 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the Sarasota County OFM at the above address or to ResilientSRQcomments@scgov.net. All comments received by August 29, 2025, will be considered by the Sarasota County OFM prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

Sarasota County certifies to HUD that Steve Hyatt in his capacity as Division Manager, Sarasota Office of Financial Management 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. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows Sarasota County to use HUD Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the Sarasota County OFM'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 Sarasota County OFM; (b) Sarasota County OFM 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 HUD; 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 the HUD Jacksonville Field Office at 400 W. Bay St. Suite 1015, Jacksonville, FL 32202. Potential objectors should contact this HUD office to verify the actual last day of the objection period.

Steve Hyatt, Division Manager - Certifying Officer
Sarasota Office of Financial Management