

Early Notice and Public Review of a Proposed Activity in a Federal Flood Risk Management Standard Designated Floodplain

To: All interested Agencies, Groups and Individuals

This is to give notice that Sarasota County Resilient SRQ under 24 CFR Part 58 has determined that the following proposed action under Multifamily Affordable Housing Program HUD grant B-23-UN-12-0004 is located in the Federal Flood Risk Management Standard (FFRMS) floodplain, and Resilient SRQ will be identifying and evaluating practicable alternatives to locating the action within the floodplain and the potential impacts on the floodplain from the Proposed Action, 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. The proposed project site is situated on approximately 7.8 acres at 2211 Fruitville Road Sarasota, FL 34237 (27.3404, -82.5260) in a developed area of the City of Sarasota, Sarasota County. The extent of the FFRMS floodplain was determined using the freeboard value approach. The Zone AE 100-year floodplain (base flood elevation 27.4-feet) was determined using Federal Emergency Management Agency (FEMA) Flood Map Panel 12115C0134G dated March 27, 2024.

The proposed project would consist of two buildings (3 stories each), containing 202 housing units occupying 7.8 acres. One hundred and four (104) of these units (51%) being designated as "Affordable" with rents at or below 80% HUD High Home Investment Partnerships Program (HOME) Rents and the remaining at or below 80% of the area's median income. The affordable units would consist of 25 studio, 40 one bedroom, and 39 two-bedroom apartments. The affordability period would remain for 40+ years. Additionally, supporting infrastructure including three dry stormwater ponds, water and sewer lines, bicycle and vehicle parking (143 parking spaces), and onsite amenities, including a basketball court, playground, dog park, clubhouse and fitness center, would be constructed. The complex would have dedicated inhouse security, maintenance, and management teams as well as 24/7 security detail and personnel. The proposed project would be constructed to meet the U.S. Environmental Protection Agency's (EPA) Indoor Air Plus Standards, would be Energy STAR certified, and be constructed using the latest design standards and hurricane-resilient building materials. The floodplains within the footprint of the Proposed Action would be restored to its natural function.

The Proposed Action is needed to provide affordable options for local low to moderate income individuals. This may decrease the threat of homelessness in the area, address housing shortages, and provide safe living conditions. Additionally, the Proposed Action would include the construction of a fitness center and basketball court/playground, which would enhance the quality of life of the residents.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains 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, alternative methods to serve the same project purpose, and methods to minimize and mitigate project impacts on the floodplain. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains 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, it must inform those who may be put at greater or continued risk.

Written comments must be received by Resilient SRQ at the following address on or before **January 13, 2025**: Resilient SRQ, 301 N. Cattlemen Rd. Suite 200 Sarasota, FL 34232 Attention Steve Hyatt, MBA, CPM, Program Management Division Manager, or by phone by calling 311 or 941-861-5000 or TTY: 7-1-1 or 1-800-955-8771 during the hours of 9:00 AM to 5:00 PM. Comments may also be submitted via email at shyatt@scgov.net.

Date: December 13, 2024