

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

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 (U.S. Department of Housing and Urban Development [HUD] grant No. B-23-UN-12-0004) under the Multifamily Affordable Housing Program is within the Federal Flood Risk Management Standard (FFRMS) floodplain and riverine wetland. Resilient SRQ will be identifying and evaluating practicable alternatives to locating the action within the floodplain and wetland and the potential impacts on these areas 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 would be located at 1321 Cortina Boulevard Venice, Florida 34285 (27.08133, -82.42073) and is situated on a vacant 5.3-acre lot owned by Cortina Development of Venice, LLC, the Responsible Entity (RE). Surrounding the project site to the north, east, and south are single-family and multifamily homes and to the west are businesses and a church (Harvest Chapel). The extent of the FFRMS floodplain was determined using the freeboard value approach. FEMA Zone AE, the 1% Annual Chance Flood Hazard area also known as the 100-year floodplain, covers approximately 96,000 square feet of the site while the northwest portion of the project site is partially within Zone X (shaded) which are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. This was determined using the Federal Emergency Management Agency's (FEMA) Flood Map Panel 12115C0333G effective March 27, 2024, and wetlands were identified using the U.S. Fish and Wildlife Service's (USFWS) National Wetlands Inventory Mapper.

Cortina Oaks would involve the construction of four buildings (2 stories each), containing 80 one-bedroom housing units. Forty-one (41) of these units (51%) being designated as "Affordable" with rents at or below 80% U.S. Department of Housing and Urban Development (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 41 one-bedroom apartments. The affordability period would remain for 21-29 years and the minimum occupancy would be 41. Additionally, supporting infrastructure including water and sewer lines; vehicle parking would be constructed. A few of the heritage oaks would be retained to create outdoor common areas for residents.

The proposed project would be built on a site that is an approximately 240,868 square feet (5.3 acres) vacant lot, consisting of unmodified forested landscape. The lot is owned by the Cortina Development of Venice, LLC, so no property acquisition would be required. The land use surrounding the site is residential to the north, east and south, and commercial to the west across Cortina Boulevard. Please see the attached Figures for more information. According to the Federal Emergency Management Agency, the southwestern project site is within FEMA Zone AE, the 1% Annual Chance Flood Hazard area also known as the 100-year floodplain, that covers

approximately 96,000 square feet of the site, while the northwest portion of the project site is partially within Zone X (shaded) which are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. Within this area, per the U.S. Fish and Wildlife (USFWS), there is a mapped National Wetlands Inventory (NWI) Freshwater Forested/Shrub Wetland that covers an area of approximately 45,500 square feet. There is no USFWS mapped critical habitat on the site.

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. Commenters are encouraged to offer alternative sites outside of the floodplains and wetlands, alternative methods to serve the same project purpose, and methods to minimize and mitigate project impacts on the floodplain and wetlands. 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 of flood impacts.

Written comments must be received by Resilient SRQ at the following address on or before February 6, 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: January 22, 2025