

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND  
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS  
AND FINAL NOTICE AND PUBLIC EXPLANATION OF A  
PROPOSED ACTIVITY IN A 100-YEAR/500-YEAR FLOODPLAIN**

June 12, 2020

City of Sarasota, Office of Housing & Community Development  
111 S. Orange Ave., Suite 103  
Sarasota, FL 34236  
941-263-6312

These notices shall satisfy three separate but related procedural requirements for activities to be undertaken by the Sarasota Housing Authority.

**REQUEST FOR RELEASE OF FUNDS**

On or about June 30, 2020, the City of Sarasota will authorize the Sarasota Housing Authority to submit a request to HUD for the release of Low-Income Housing Tax Credit Program funds, Application number 2017-096C, 2018-362C, 2019-425C under Section 42 of the Internal Revenue Code, as amended, and Section 8 Housing Choice Voucher Program #FL008VO0197, FL008VO0198, FL008VO0199 and FL008VO0235, to undertake a project known as Amaryllis Park Place for the purpose of demolishing 60 units at Orange Ave. apartments, reconstructing 84 units for seniors 62 years and older and relocating residents receiving tenant protection vouchers. Also, for the purpose of demolishing 100 units at the Courts apartments, reconstructing a 150 affordable income and mixed income project and relocating residents receiving tenant protection vouchers. Interior and exterior repairs will be performed at the Bertha Mitchell apartments to include, but not limited to, installing HVAC, insulation, clean and line main sewer lines with PVC, restucco and painting. The units will be converted from public housing to Section 8 tenant-based vouchers and/or project-based vouchers. The proposed housing project is located at the southeast corner of North Orange Ave and 21st Street and continues eastward to Dixie Ave. Apartments are located between Osprey Ave. and Dixie Ave. on 21st, 22nd, 23rd and 24th St. Estimated funding is approximately \$20,132,449.00.

**FINDING OF NO SIGNIFICANT IMPACT**

The City of Sarasota 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). The Environmental Review Record will be available to the public for review either electronically or by U.S. mail. Please submit your request by U.S. mail to the City of Sarasota, Office of Housing & Community Development, 111 S. Orange Ave., Suite 103, Sarasota, FL 34236 or by email to [cindy.emshoff@sarasotaf.gov](mailto:cindy.emshoff@sarasotaf.gov).

**PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the ERR to the City of Sarasota, Office of Housing & Community Development, 111 S. Orange Ave, Suite 103, Sarasota, FL 34236, Attn: Cindy Emshoff or by email to [cindy.emshoff@sarasotaf.gov](mailto:cindy.emshoff@sarasotaf.gov). All comments received by June 29, 2020 will be considered by the City of Sarasota prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

## ENVIRONMENTAL CERTIFICATION

The City of Sarasota certifies to HUD that Steven Cover in his capacity as Director of Planning 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 the Sarasota Housing Authority to use Program funds.

## OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and the City of Sarasota'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 the City of Sarasota; (b) the City of Sarasota 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 Attn: Victor Atkins, Acting Division Director, HUD Miami Office, Brickell Plaza Federal Building, 909 SE First Ave, #500, Miami, FL 33131-3028, by phone at 305-520-5068 or email victor.b.atkins@hud.gov. Potential objectors should contact HUD Miami Office to verify the actual last day of the objection period.

Steven Cover, Director of Planning

## FINAL NOTICE AND PUBLIC EXPLANATION OF A PROPOSED ACTIVITY IN A 100-YEAR/500-YEAR FLOODPLAIN

To: All interested Agencies, Groups and Individuals

This is to give notice that the City of Sarasota under Part 58 has conducted an evaluation as required by **Executive Order 11988**, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The activity is funded under the Low-Income Housing Tax Credit Program under Section 42 of the Internal Revenue Code, as amended, Application number 2017-096C, 2018-362C, 2019-425C and Section 8 Housing Choice Voucher Program #FL008VO0197, FL008VO0198, FL008VO0199 and FL008VO0235. The housing project is located at the southeast corner of North Orange Ave and 21st Street and continues eastward to Dixie Ave. Apartments are located between Osprey Ave. and Dixie Ave. on 21st, 22nd, 23rd and 24th St. Demolish 60 units at Orange Ave. housing projects, reconstruct 84 units for seniors 62 years and older and relocate residents receiving tenant protection vouchers. Demolish 100 units at the Courts, reconstruct a 150 affordable income and mixed income project and relocate residents receiving tenant protection vouchers. Interior and exterior repairs will be performed at Bertha Mitchell apartments to include, but not limited to, installing HVAC, insulation, clean and line main sewer lines with PVC, restucco and painting. Units will be converted from public housing to Section 8 tenant-based vouchers and/or project-based vouchers. The site is over 29 acres and a small section, less than an acre, is located in the 100-year and 500-year floodplains. (Zones AE, X and X500). No part of the proposed structures will be located in Zone AE. The proposed activities will be undertaken utilizing the Low-Income Housing Tax Credit Program and Section 8 Housing Choice Voucher Program to expand the supply of affordable housing.

The City of Sarasota has considered the following alternatives and mitigation measures to be adopted in order to minimize adverse impacts and to restore and preserve natural and beneficial values:

- No Action Alternative

This alternative would be a disservice to the community as the buildings are functionally and economically obsolete. The units are extremely vulnerable to major storm events, do not meet standards for accessibility and cannot be renovated cost effectively to meet ADA compliance and minimum housing quality standards.

- Relocate Project to Another Site

No other parcel large enough in the City of Sarasota is available for this type of project. Luxury apartments are pervading the City.

- Minimize Impacts at Proposed Site

No part of the structures will be located within the floodplain. Two storm water retention ponds will be constructed parallel with Gregg St. to receive rainwater to assuage any impacts to the floodplain. Mitigations measures will be incorporated into the design of the building.

The proposed project will be in compliance with all state, federal, and local floodplain/wetland protection procedures.

The City of Sarasota has reevaluated the alternatives to building in the floodplain and has determined that it has no practicable alternative. Environmental files that document compliance with steps 3 through 6 of Executive Order 11988, 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 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. 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 the City of Sarasota at the following address on or before June 29, 2020: Office of Housing & Community Development, 111 S. Orange Ave, Suite 103, Sarasota, FL 34236, Attn: Cindy Emshoff, Interim General Manager, (941) 263-6312 or by email to [cindy.emshoff@sarasotafl.gov](mailto:cindy.emshoff@sarasotafl.gov). A full description of the project may be available to the public for review either electronically or by U.S. mail at the same property address and email address stated above.

Date: June 12, 2020