

**Environmental Assessment
Determinations and Compliance Findings
for HUD-assisted Projects
24 CFR Part 58**

Project Information

Project Name: 23332-Habor58-Residential-Campus-Construction-(HOME-ARP)

HEROS Number: 900000010515691

Start Date: 01/14/2026

Responsible Entity (RE): MANATEE COUNTY, PO Box 100 Bradenton FL, 34206

RE Preparer: Julia Vieira, Com Dev Proj Mgr

State / Local Identifier:

Certifying Officer: Sarah Brown, Director

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable):

Point of Contact:

40 CFR 1506.5(b)(4): The lead agency or, where appropriate, a cooperating agency shall prepare a disclosure statement for the contractor's execution specifying that the contractor has no financial or other interest in the outcome of the action. Such statement need not include privileged or confidential trade secrets or other confidential business information.

By checking this box, I attest that as a preparer, I have no financial or other interest in the outcome of the undertaking assessed in this environmental review.

Project Location: 5215 Lorraine Rd, Bradenton, FL 34211

Additional Location Information:

N/A

Direct Comments to:

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The proposed Harbor58 Residential Campus for Youth Aging Out of Foster Care will entail the construction of 12 affordable rental studios on 5215 Lorraine Rd., Bradenton, Manatee County, FL 34211. The property currently consists of a 15,569 sq ft religious worship facility under a 12.5-acre parcel. The proposed project will involve installing necessary water/sewer & stormwater infrastructure, along with other required infrastructure, and developing approximately 11,243 sq ft of studio housing units and associated common spaces.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

Manatee County has faced a significant demographic change in the past decade, especially since the Coronavirus pandemic. These changes are described in our 2023-2027 Consolidated Plan Needs Assessment, in which the population grew by 49.5% reaching 394,824 residents according to the 2017-2021 ACS. That number is currently estimated at over 420,000 residents. Household numbers increased by over 38% reaching an estimated of 156,254 households (2017-2021 ACS), and household income increased even more significantly by 76.3% to \$68,172.00. The current Median Household Income estimated for Manatee County on June 2024 is actually \$97,000.00. The significant increase in population, especially in higher income population, resulted in a significant increase in housing costs for both rental and homeownership units, which have put lower income households at a significantly more risk for housing cost burden and at risk of homelessness. Data from the 2013-2018 Comprehensive Housing Affordability Strategy (CHAS) indicated that at least 43.5% (8,812 HH) of the Low to Moderate Income households that are renters, and at least 27% (9,817) of the Low to Moderate Income households that are homeowners have at least one of the four housing problems. These estimates were before the Coronavirus pandemic which has stressed even more the capacity for LMI renters and homeowners to access decent affordable housing. Currently, Manatee County has been trying to recover from three major back to back disasters in 2024 (Hurricanes Debby, Helene and Milton), which estimates indicate 6,685 residential units sustained

major damage or were destroyed. The majority of these impacts were unfortunately to manufactured homes at 4,670 units majorly damaged or destroyed, which represent a significant stock of affordable units in the county. This project intends to support the construction of a residential campus for youth/young adults aging out of the foster care system, including twelve (12) studio units and auxiliary common spaces in an approximate 12.5-acre parcel of undeveloped grassed and partially wooded land. Most of the development is funded by Harbor58 Ministries Inc. and the Oasis Church. Manatee County HOME-ARP Rental Development will fund a portion of the development costs.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The proposed project is located in a primarily residential area that has been facing consistent growth. The county strongly believes this project aligns with the goals of the Consolidated Plan, HOME-ARP Allocation Plan, and Comprehensive Plan to expand access to affordable rental units to residents.

Maps, photographs, and other documentation of project location and description:

[Harbor58-Photos.pdf](#)

Determination:

✓	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
	Finding of Significant Impact

Approval Documents:

7015.15 certified by Certifying Officer
on:

7015.16 certified by Authorizing Officer
on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
M21UP120219	Community Planning and Development (CPD)	HOME American Rescue Plan (HOME-ARP)	\$573,740.00

**Estimated Total HUD Funded,
Assisted or Insured Amount:** \$573,740.00

**Estimated Total Project Cost [24 CFR 58.2 (a)
(5)]:** \$1,771,440.00

Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project's county or air quality management district is in attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act.

Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. Radon analysis indicated elevated levels of radon or consideration of radon will occur following construction. Adverse radon impacts can be mitigated. With mitigation, identified in the mitigation section of this review, the project will be in compliance with contamination and toxic substances requirements.
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	This project May Affect, but is Not Likely to Adversely Affect, listed species, and informal consultation was conducted. With mitigation, identified in the mitigation section of this review, the project will be in compliance with the Endangered Species Act.
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690.
Historic Preservation National Historic Preservation Act of	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Based on the project description the project has No Potential to Cause

1966, particularly sections 106 and 110; 36 CFR Part 800		Effects. The project is in compliance with Section 106.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The Preliminary Screening identified no noise generators in the vicinity of the project. The project is in compliance with HUD's Noise regulation.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Impact Codes: An impact code from the following list has been used to make the determination of impact for each factor.

- (1)** Minor beneficial impact
- (2)** No impact anticipated
- (3)** Minor Adverse Impact – May require mitigation
- (4)** Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning	2	ADDRESS: 5215 LORRAINE RD., BRADENTON, FL 34211 Conformance with Comprehensive Plan and Zoning: The project site received Final Site Plan	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
/ Scale and Urban Design		Approval on October 9, 2025. Manatee County Planning Commission concluded that the proposed project is consistent with the Manatee County Comprehensive Plan and in compliance with the applicable review standards in the Manatee County Land Development Code. Conformance with Zoning: The proposed 6-studio villa development with 12 units is an approved use within the Residential RES-1 zoning district and is consistent with the immediate surrounding area.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	The Phase I was produced by UES Professional Solutions, LLC. Soil Suitability: Soil Type Myakka fine sand. The Myakka series consists of very deep, very poorly or poorly drained, moderately rapid or moderately permeable soils that occur primarily in mesic flatwoods of peninsular Florida. They formed in sandy marine deposits. Near the type location, the average annual temperature is about 72 degrees F., and the average annual precipitation is about 55 inches. Slopes range from 0 to 8 percent. Erosion/Storm Runoff Controls: The project team shall install, implement, and maintain appropriate erosion and sediment controls that minimize soil erosion and offsite sedimentation. Environmental staff shall inspect the BMPs identified in the SWPPP to ensure that they are installed, maintained, and operating correctly and effectively until such time that the stormwater discharges associated with construction activity are eliminated and all disturbed soils at the site have been stabilized, and temporary erosion and sediment control measures have been removed.	
Hazards and Nuisances including	2	Overall, there are no specific hazards, nuisances, or debris to cause safety	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Site Safety and Site-Generated Noise		concerns for the workers engaged in normal construction practices or those in the neighborhood. The project site is mostly undeveloped except for the church and parking lot, with cleared and wooded areas on the parcel. NUISANCE: The proposed development activities will not result in any significant noise generation levels within the neighborhood, nor will it result in the neighborhood being exposed to noise levels in excess of General Plan policies. Best Management Practices will be required during construction of the project, and the developer will enforce daily start and finish construction times to mitigate neighborhood nuisance.	
SOCIOECONOMIC			
Employment and Income Patterns	2	The construction phase of the project is anticipated to generate additional employment opportunities in the local construction sector. Numerous commercial plazzas are located within a 2mile radius of the project will allow for suitable employment opportunities for the future residents that this project will result. This neighborhood has seen substantial planned development and a large array of industries are being attracted to the area including government facilities, grocery stores, retail, office, restaurants, pharmacies, medical facilities, and warehouses. Employment opportunities are consistent with the anticipated residential characteristics that will result from the project.	
Demographic Character Changes / Displacement	2	The subject property is located in Census Tract / Block Group 20.20 / 1, which is estimated to have 26.5% Low- or Moderate-Income Households. The characteristics of the intended residential demographic are consistent with the surrounding neighborhood. The property is currently undeveloped and surrounded	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		mostly by single-family housing. County staff finds this location to be appropriate for infill affordable housing development. Moreover, the timing of the development can be found appropriate while Manatee County is focusing on infill development to limit urban sprawl. This project will not negatively affect the neighborhood's demographic or character elements, nor will it cause persons to be relocated either in or out of the immediate vicinity.	
Environmental Justice EA Factor	2	The project has no identified environmental issues that would impact environmental justice factors.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	The project is not projected to have any school-age children - No School District review was necessary. The project is located 1 mile from the brand new Lakewood Ranch Library.	
Commercial Facilities (Access and Proximity)	2	There are numerous non-residential uses within a less than 2-mile radius, including grocery stores, health facilities, retail, office, restaurants, mini-warehouse, and vehicle sales/services. The project is located in a developed neighborhood and will not require additional commercial support facilities, nor will it negatively affect any of the existing commercial establishments within the area.	
Health Care / Social Services (Access and Capacity)	2	This project will not have an impact on Manatee County Emergency Management services or on the existing health care facilities beyond current capacities. There are non-emergency health care services within a less than 2-mile radius, and ER & Hospital facilities within 25 minutes from the project site. An array of different social services is available within a 10-minute drive from the project site. Project development will allow for access for large emergency vehicles.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	Project construction is anticipated to generate a regular amount of housing construction waste debris. Currently, solid waste is managed by Manatee County and the new addition will not produce a significant amount of new waste. This project will not have an impact upon Manatee County solid waste division or area landfills.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	Existing wastewater lines are in the vicinity and these will be extended to the project site and individual homes. Such off-site extension shall be designed and constructed in accordance with the applicable County Master Plan. The connection shall be designed, engineered and permitted consistent with Manatee County Public Works Standards and approved by County Engineer through the construction plans review process for the project. This project will not have an impact on the capacity of the system.	
Water Supply (Feasibility and Capacity)	2	Existing water lines are in the vicinity and these will be extended to the project site and individual homes. Such off-site extension shall be designed and constructed in accordance with the applicable County Master Plan. The connection shall be designed, engineered and permitted consistent with Manatee County Public Works Standards and approved by County Engineer through the construction plans review process for the project. This project will not have an impact on the capacity of the system.	
Public Safety - Police, Fire and Emergency Medical	2	The project will not have an increased impact, nor will it require any additional fire, police, or ambulatory services. Therefore, it is anticipated that there will be no further impact on public safety resources.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Parks, Open Space and Recreation (Access and Capacity)	2	There are parks and recreational areas within close proximity to the site (Premier Sports Complex and the future aquatic center). Lakewood Ranch offers multiple outdoor opportunities with its interconnected sidewalks. Development will be required to build the necessary additional sidewalk from the project site.	
Transportation and Accessibility (Access and Capacity)	2	Located less than 2miles from State Road 64, 1 mile from State Road 70, and 4 miles from Interstate 75. Based on Manatee County staff review to the project Traffic Study, there are no significant impact on traffic characteristics expected. The project neighborhood will have sufficient capacity for the traffic generated by the project. The project is located in the vicinity of mass transit corridors which will allow for convenient access to residents. Mass transit has the capacity to absorb potential demand from project residents.	
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	Natural Features: The Phase I ESA and County inspections did not identify any natural features that could be perceived as rare or historic on site. Water resources: The development will not negatively impact any water resources. The project will not use septic tanks, wells or pumps, and will not cause discharge of non-sewage pollutants into water streams. A water run-off system is part of the Site Plan design and meet all current construction codes and standards.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	WILDLIFE: The Site Plan review did not require a formal threatened and endangered species survey due to surrounding development and site conditions. However, the developer is responsible for ensuring that no listed species (or their nests or burrows), including but not limited to gopher	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		tortoises or gopher tortoise burrows, are located within the project area. Listed species and their nests or burrows are protected by law and require a permit for relocation. If any are encountered, the appropriate State or Federal Agency must be immediately contacted, and a permit obtained. A copy of the permit shall be submitted to Manatee County Environmental Planning Section within 30 days of permit issuance. VEGETATION: Phase I ESA and on-site inspection indicate that the site is generally clear of mature vegetation (large trees, etc.). No unique ecosystems or protected species were identified on the site. Site will have landscaping and green spaces. The Site Plan review indicates that the developer will be required to install Tree Protection Barricades for trees to be preserved during construction shall be located at the drip line.	
Other Factors 1			
Other Factors 2			
CLIMATE AND ENERGY			
Climate Change	2	Staff has found no evidence of this project effecting any natural and historic features, conservation and preservation areas. Therefore, no relevant impact on climate change is anticipated.	
Energy Efficiency	2	Construction design and features meet all requirements for Energy Star, in addition to Hurricane impact windows and doors, and Spray foam attic insulation. The project is conveniently located near commerce options and employment opportunities. All of these features maximize energy efficiency.	

Supporting documentation

[Signed AppLett Oasis Church Expansion PLN2407-0144\(1\).pdf](#)

Additional Studies Performed:

No additional studies than the ones previously mentioned.

Field Inspection [Optional]: Date and completed

by:

UES

9/3/2025 12:00:00 AM

[Harbor58-Photos.pdf](#)

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

Florida Department of Environmental Protection - Lindsay Weaver - Florida State Clearinghouse
State of Florida Division of Historical Resources - Ms. Alissa Slade Lotane, Director, Division of Historical Resources & State Historic Preservation Officer
Tribal Consultations: Miccosukee Tribe of Indians - Mr. Jason Daniel, Historical Preservation Officer;
Seminole Tribe of Florida - Ms. Tina Marie Osceola, Tribal Historical Preservation Officer
Manatee County Government - Development Services Department: Mr. CJ Mills, Planner, Case Manager for Site Plan procedures.

[FDEP Review Response - Harbor58\(2\).pdf](#)

[Seminole Consultation - Harbor58 Project - Manatee County\(1\).pdf](#)

[Miccosukee Consultation - Harbor58 Project - Manatee County\(1\).pdf](#)

[2025-6682 HUD NE LorraineRd\(1\).pdf](#)

List of Permits Obtained:

The following permits have been or are in the process of being obtained: Manatee County Building Permit and Final Site Plan Permit
Florida Department of Environmental Protection (FDEP) Sewer and Water Permit
Southwest Florida Water Management District (SWFWMD) Environmental Resource Permitting Permit

Public Outreach [24 CFR 58.43]:

The Notice of Finding of No Significant Impact and Notice of Intent to Request Release of Funds will be published in the local newspaper on January 21, 2026 and was open for comment from January 21st to February 5th, 2026. Copies of the ERR will also be published in the Central Library Branch as well as the Braden River Library Branch, which are the library branches that serve the project area. In accordance with 24 CFR 58.43, FONSI Notice has also been transmitted to the following groups: Local news media (ABC7 - Sarasota News & Bradenton Herald newspaper); Seminole and Miccosukee Tribals; Florida Department of State Division of Historical Resources; Florida Department of Environmental Protection Southwest District; U.S. Environmental Protection Agency - Federal Office; U.S. Environmental Protection

Agency - Regional Office; HUD Jacksonville Office; Manatee County Housing Authority; Florida Housing Finance Corporation; and Florida Housing Coalition

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed Harbor58 Residential Campus for Youth Aging Out of Foster Care development involves the construction of 12 affordable rental studios on an approximately 12.5-acre parcel of undeveloped grassed and partially wooded land, located at 5215 Lorraine Rd., Bradenton, Manatee County, FL 34211. The parcel is currently zoned for residential development (RES-1). The project site is located primarily in a residential area in a new neighborhood tht is rapidly expanding. The development has a total estimated cost of \$1.77 million, which is leveraged through Harbor58 ongoing private fundraising and County HOME-ARP funds. Site Plan Review, supporting technical studies, and this Environmental Review have not identified any significant adverse environmental conditions or cumulative impacts associated with the proposed development, nor have they identified elevated risks to future residents. The project is consistent with surrounding land uses and aligns with local zoning and growth patterns in the area. The developer will be required to comply with all applicable mitigation measures and post-construction requirements identified through this review, as well as all relevant federal, state, and local statutes and regulations, including NEPA and the HOME-ARP Rule. Given the limited environmental impacts identified, the compatibility of the project with existing and planned development, and the substantial public benefit of providing stable housing for youth transitioning out of foster care, the proposed Harbor58 development is not expected to result in significant cumulative environmental impacts. Accordingly, the project is determined to be suitable for HUD assistance and consistent with HUD's mission to promote safe, decent, and affordable housing opportunities for low- and moderate-income and at-risk populations.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

The proposed project is located on property owned by Oasis Church / Harbor58 Ministries, Inc., which has been used for many years primarily as a religious worship facility. The project site occupies a vacant and underutilized portion of the parcel and represents an infill development that is compatible with surrounding residential land uses and the objectives of the proposed housing development. The subject parcel is of sufficient size to accommodate the construction of six (6) residential villas containing a total of twelve (12) studio units, while maintaining adequate open space and meeting all applicable stormwater management and drainage requirements. The site's zoning, existing infrastructure, and neighborhood context make it well suited for the proposed use, and no alternative sites were identified that would provide comparable suitability, availability, and proximity to supportive services for the

intended population. The primary alternative to the proposed action is the No-Action Alternative, under which the project would not proceed and the vacant portion of the property would remain undeveloped. This alternative would not address the identified need for affordable housing for youth aging out of foster care and would forgo the opportunity to utilize HOME-ARP funds to advance housing stability and community development objectives. Accordingly, the proposed project represents the most reasonable and effective alternative to meet the stated purpose and need.

No Action Alternative [24 CFR 58.40(e)]

It is the opinion of Manatee County Community Development Division that if no action was taken, the property would remain solely being used as the church and parking lot, and the large undeveloped area untouched.

Summary of Findings and Conclusions:

The Environmental Assessment identified minor potential impacts that can be adequately addressed through standard mitigation measures. These include procedures to manage the unlikely discovery of protected species or historical or archaeological artifacts during site disturbance, as well as compliance with post-construction radon testing requirements. No other significant environmental risks or constraints were identified for the project site. Based on the analysis contained in this Environmental Assessment and the implementation of the identified mitigation measures, Manatee County Community Development has determined that the proposed project, as designed and conditioned, will not result in significant adverse impacts to the quality of the human environment. Therefore, the project is suitable for approval under HUD environmental review requirements.

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Endangered Species Act	Preliminary analysis by the Florida Ecological Services indicate that there are a total of 10 threatened,	N/A	The developer is required to adhered to the recommendations	

	<p>endangered, or candidate species potentially but unlikely located within the project area. The project location does not overlap with any critical habitats. County staff has not identified any threatened, endangered, candidate species, burrows or nests. The developer is responsible for ensuring that none of the 10 threatened, endangered, or candidate species listed by the Florida Ecological Services are present at the start or during project construction. If any are encountered, all construction activity must cease until a permit is obtained for relocation or breeding season has ended. County staff will inspect the site monthly to ensure this mitigation measure is completed as described.</p>		<p>that: 1. Use of the approved posters and pamphlets outlining the Plan 2. Verbal education instructions to the construction personnel by supervisory or management personnel before any clearing/land alteration activities are initiated 3. Observance of the Standard Protection Measures for the Eastern Indigo Snake are required to be observed until the completion of construction activities. The developer is also required to communicate any discoveries of federally-listed species to Manatee County Community Development Division to carry out the required steps determined by USFWS Field Office.</p>	
Contamination and Toxic Substances	Once project is completed, a radon testing will be conducted and any	N/A	The developer will be required to provide radon	

	potential adverse environmental impacts identified will be eliminated or controled through mitigation, and/or consideration of radon and radon mitigation, if needed, will occur following construction.		testing following construction completion.	
Historic Preservation	As required by the Florida Department of State, Division of Historical Resources, due to ground disturbing activities, the following special condition regarding unexpected discoveries should be included during project activities: * If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333. Project activities shall not resume without verbal and/or written	N/A	The developer is required to communicate any discoveries of prehistoric or historic artifacts to Manatee County Community Development Division to carry out the required steps determined by the Florida Department of State, Division of Historical Resources.	

	authorization. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes.			
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Project Mitigation Plan

The Mitigation measures and conditions will be incorporated into project Subrecipient/Developers Agreement. Manatee County Community Development Division will conduct on-site visits at a minimum every two months to verify that the project is following all requirements of the federal funding. Our office will also closely coordinate with other County Departments and the developer to ensure all permits, local, state and federal requirements are being followed. The final payment will only be issued once the Mitigation Plan has been completed and permits approved.

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

✓ No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary

Compliance Determination

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.

Supporting documentation

[Airport Clear Zone.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

1. Is the project located in a CBRS Unit?

☒ No

Document and upload map and documentation below.

Yes

Compliance Determination

This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

[Coastal Barriers.pdf](#)

Are formal compliance steps or mitigation required?

Yes

☒ No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

No. This project does not require flood insurance or is excepted from flood insurance.

✓ Yes

2. Upload a FEMA/FIRM map showing the site here:

[FEMA Flood Map.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

✓ No

Based on the response, the review is in compliance with this section.

Yes

4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?

Yes

✓ No

Screen Summary

Compliance Determination

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

☒ Yes

☐ No

Air Quality Attainment Status of Project's County or Air Quality Management District

2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?

☒ No, project's county or air quality management district is in attainment status for all criteria pollutants.

Yes, project's management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

Screen Summary

Compliance Determination

The project's county or air quality management district is in attainment status for all criteria pollutants. The project is in compliance with the Clean Air Act.

Supporting documentation

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Residential-Campus-
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900000010515691

[AirQuality.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

Yes

✓ No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.

Supporting documentation

[FDEP Review Response - Harbor58.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Contamination and Toxic Substances

General Requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)
Reference		
https://www.onecpd.info/environmental-review/site-contamination		

1. How was site contamination evaluated?* Select all that apply.

☒ ASTM Phase I ESA

☐ ASTM Phase II ESA

☐ Remediation or clean-up plan

☐ ASTM Vapor Encroachment Screening.

☐ None of the above

* HUD regulations at 24 CFR § 58.5(i)(2)(ii) require that the environmental review for multifamily housing with five or more dwelling units or non-residential property include the evaluation of previous uses of the site or other evidence of contamination on or near the site.

For acquisition and new construction of multifamily and nonresidential properties HUD strongly advises the review include an ASTM Phase I Environmental Site Assessment (ESA) to meet real estate transaction standards of due diligence and to help ensure compliance with HUD's toxic policy at 24 CFR §58.5(i) and 24 CFR §50.3(i). Also note that some HUD programs require an ASTM Phase I ESA.

2. Were any on-site or nearby toxic, hazardous, or radioactive substances* (excluding radon) found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

Provide a map or other documentation of absence or presence of contamination** and explain evaluation of site contamination in the Screen Summary at the bottom of this screen.

✓ No

Explain:

The subject property is comprised of approximately 12.5 acres. The property is currently developed with a church and 2 portable classrooms. The subject property previously consisted of undeveloped land with a small pond on the northwest boundary from as early as 1940 (earliest aerial photograph). The subject property remained as a maintained grassy lot from circa 1960 to the early 2000's. Between 1999 and 2003 a church was built on the subject property and has remained the same until present day. The subject property was not identified as a record in the databases searched by EDR. According to Manatee County Property Appraiser's Office, the septic system that services the buildings on the subject property was replaced and a new septic system was installed in September 2021. A septic leech field was observed on the subject property located along the midnorthern boundary. No abnormal odors or discharge was noted coming from the septic leech field. UES does not consider this septic system to be a REC. Refer to Appendix D for all septic records on the subject property. No recognized environmental conditions were identified in connection with the subject property. No controlled recognized environmental conditions were identified in connection with the subject property. No vapor encroachment conditions were identified in connection with the subject property. No historical recognized environmental conditions were identified in connection with the subject property. No business environmental risks were identified in connection with the subject property.

Yes

* This question covers the presence of radioactive substances excluding radon. Radon is addressed in the Radon Exempt Question.

** Utilize EPA's Enviromapper, NEPAAssist, or state/tribal databases to identify nearby dumps, junk yards, landfills, hazardous waste sites, and industrial sites, including EPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. Additional supporting documentation may include other inspections and reports.

3. Evaluate the building(s) for radon. Do all buildings meet any of the exemptions* from having to consider radon in the contamination analysis listed in CPD Notice [CPD-23-103](#)?

Yes

Explain:

✓ No

* Notes:

- Buildings with no enclosed areas having ground contact.
- Buildings containing crawlspaces, utility tunnels, or parking garages would not be exempt, however buildings built on piers would be exempt, provided that there is open air between the lowest floor of the building and the ground.
- Buildings that are not residential and will not be occupied for more than 4 hours per day.
- Buildings with existing radon mitigation systems - document radon levels are below 4 pCi/L with test results dated within two years of submitting the application for HUD assistance and document the system includes an ongoing maintenance plan that includes periodic testing to ensure the system continues to meet the current EPA recommended levels. If the project does not require an application, document test results dated within two years of the date the environmental review is certified. Refer to program office guidance to ensure compliance with program requirements.
- Buildings tested within five years of the submission of application for HUD assistance: test results document indoor radon levels are below current the EPA's recommended action levels of 4.0 pCi/L. For buildings with test data older than five years, any new environmental review must include a consideration of radon using one of the methods in Section A below.

4. Is the proposed project new construction or substantial rehabilitation where testing will be conducted but cannot yet occur because building construction has not been completed?

✓ Yes

Compliance with this section is conditioned on post-construction testing being conducted, followed by mitigation, if needed. Radon test results, along with any needed mitigation plan, must be uploaded to the mitigation section within this screen.

No

8. Mitigation

Document the mitigation needed according to the requirements of the appropriate federal, state, tribal, or local oversight agency. If the adverse environmental impacts cannot be mitigated, then HUD assistance may not be used for the project at this site.

For instances where radon mitigation is required (i.e. where test results demonstrated radon levels at 4.0 pCi/L and above), then you must include a radon mitigation plan*.

Can all adverse environmental impacts be mitigated?

No, all adverse environmental impacts cannot feasibly be mitigated.
Project cannot proceed at this location.

- ✓ Yes, all adverse environmental impacts can be eliminated through mitigation, and/or consideration of radon and radon mitigation, if needed, will occur following construction.
Provide all mitigation requirements** and documents in the Screen Summary at the bottom of this screen.

* Refer to CPD Notice [CPD-23-103](#) for additional information on radon mitigation plans.

** Mitigation requirements include all clean-up requirements required by applicable federal, state, tribal, or local law. Additionally, please upload, as applicable, the long-term operations and maintenance plan, Remedial Action Work Plan, and other equivalent documents.

9. Describe how compliance was achieved. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls*, or use of institutional controls.**

Once project is completed, a radon testing will be conducted and any potential adverse environmental impacts identified will be eliminated or controled through mitigation, and/or consideration of radon and radon mitigation, if needed, will occur following construction.

If a remediation plan or clean-up program was necessary, which standard does it follow?

Complete removal

Risk-based corrective action (RBCA)

Other

* Engineering controls are any physical mechanism used to contain or stabilize contamination or ensure the effectiveness of a remedial action. Engineering controls may include, caps, covers, dikes, trenches, leachate collection systems, radon mitigation systems, signs, fences, physical

access controls, ground water monitoring systems and ground water containment systems including, slurry walls and ground water pumping systems.

** Institutional controls are mechanisms used to limit human activities at or near a contaminated site, or to ensure the effectiveness of the remedial action over time, when contaminants remain at a site at levels above the applicable remediation standard which would allow for unrestricted use of the property. Institutional controls may include structure, land, and natural resource use restrictions, well restriction areas, classification exception areas, deed notices, and declarations of environmental restrictions.

Screen Summary

Compliance Determination

Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. Radon analysis indicated elevated levels of radon or consideration of radon will occur following construction. Adverse radon impacts can be mitigated. With mitigation, identified in the mitigation section of this review, the project will be in compliance with contamination and toxic substances requirements.

Supporting documentation

[Harbor58 - Phase I Report.pdf](#)

Are formal compliance steps or mitigation required?

✓ Yes

No

Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service ("FWS" and "NMFS" or "the Services").	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536).	50 CFR Part 402

1. Does the project involve any activities that have the potential to affect species or habitats?

No, the project will have No Effect due to the nature of the activities involved in the project.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

- ✓ Yes, the activities involved in the project have the potential to affect species and/or habitats.

2. Are federally listed species or designated critical habitats present in the action area?

No, the project will have No Effect due to the absence of federally listed species and designated critical habitat

- ✓ Yes, there are federally listed species or designated critical habitats present in the action area.

3. What effects, if any, will your project have on federally listed species or designated critical habitat?

No Effect: Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat. in the action area.

- ✓ May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.

Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.

4. Informal Consultation is required

Section 7 of ESA (16 USC. 1536) mandates consultation to resolve potential impacts to endangered and threatened species and critical habitats. If a HUD-assisted project may affect any federally listed endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

Did the Service(s) concur with the finding that the project is Not Likely to Adversely Affect?

- ✓ Yes, the Service(s) concurred with the finding.

Based on the response, the review is in compliance with this section. Document and upload the following below:

- (1) A biological evaluation or equivalent document
- (2) Concurrence(s) from FWS and/or NMFS
- (3) Any other documentation of informal consultation

Exception: If finding was made based on procedures provided by a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office, provide whatever documentation is mandated by that agreement.

No, the Service(s) did not concur with the finding.

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review. If negative effects cannot be mitigated, cancel the project using the button at the bottom of this screen.

✓ Mitigation as follows will be implemented:

Preliminary analysis by the Florida Ecological Services indicate that there are a total of 10 threatened, endangered, or candidate species potentially but unlikely located within the project area. The project location does not overlap with any critical habitats. County staff has not identified any threatened, endangered, candidate species, burrows or nests. The developer is responsible for ensuring that none of the 10 threatened, endangered, or candidate species listed by the Florida Ecological Services are present at the start or during project construction. If any are encountered, all construction activity must cease until a permit is obtained for relocation or breeding season has ended. County staff will inspect the site monthly to ensure this mitigation measure is completed as described.

No mitigation is necessary.

Screen Summary

Compliance Determination

This project May Affect, but is Not Likely to Adversely Affect, listed species, and informal consultation was conducted. With mitigation, identified in the mitigation section of this review, the project will be in compliance with the Endangered Species Act.

Supporting documentation

[Endangered Species.pdf](#)

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Are formal compliance steps or mitigation required?

✓ Yes

No

Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

✓ No

Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

No

✓ Yes

3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR
- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer "No." For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "Yes."

✓ No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Yes

Screen Summary

Compliance Determination

There are no current or planned stationary aboveground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

[Harbor58 - Phase I Report\(1\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

✓ No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

This parcel has never been used for agricultural production. It has remained undeveloped since the 1940s. In 2007, it was converted to a religious worship space. Now the church has received approval to build the proposed residential campus for at-risk youth in the remaining undeveloped areas of the parcel.

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.

Supporting documentation

[FarmlandProtection.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

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Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires Federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988 * Executive Order 13690 * 42 USC 4001-4128 * 42 USC 5154a * only applies to screen 2047 and not 2046	24 CFR 55

1. Does this project meet an exemption at 24 CFR 55.12 from compliance with HUD's floodplain management regulations in Part 55?

Yes

(a) HUD-assisted activities described in 24 CFR 58.34 and 58.35(b).

(b) HUD-assisted activities described in 24 CFR 50.19, except as otherwise indicated in § 50.19.

(c) The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands, including through acquisition of such floodplain and wetland property, where a permanent covenant or comparable restriction is place on the property's continued use for flood control, wetland projection, open space, or park land, but only if:

(1) The property is cleared of all existing buildings and walled structures; and

(2) The property is cleared of related improvements except those which:

(i) Are directly related to flood control, wetland protection, open space, or park land (including playgrounds and recreation areas);

(ii) Do not modify existing wetland areas or involve fill, paving, or other ground disturbance beyond minimal trails or paths; and

(iii) Are designed to be compatible with the beneficial floodplain or wetland function of the property.

(d) An action involving a repossession, receivership, foreclosure, or similar acquisition of property to protect or enforce HUD's financial

interests under previously approved loans, grants, mortgage insurance, or other HUD assistance.

(e) Policy-level actions described at 24 CFR 50.16 that do not involve site-based decisions.

(f) A minor amendment to a previously approved action with no additional adverse impact on or from a floodplain or wetland.

(g) HUD's or the responsible entity's approval of a project site, an incidental portion of which is situated in the FFRMS floodplain (not including the floodway, LiMWA, or coastal high hazard area) but only if: (1) The proposed project site does not include any existing or proposed buildings or improvements that modify or occupy the FFRMS floodplain except de minimis improvements such as recreation areas and trails; and (2) the proposed project will not result in any new construction in or modifications of a wetland .

(h) Issuance or use of Housing Vouchers, or other forms of rental subsidy where HUD, the awarding community, or the public housing agency that administers the contract awards rental subsidies that are not project-based (i.e., do not involve site-specific subsidies).

(i) Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

Describe:

✓ No

2. Does the project include a Critical Action? Examples of Critical Actions include projects involving hospitals, fire and police stations, nursing homes, hazardous chemical storage, storage of valuable records, and utility plants.

Yes

Describe:

✓ No

3. Determine the extent of the FFRMS floodplain and provide mapping documentation in support of that determination

The extent of the FFRMS floodplain can be determined using a Climate Informed Science Approach (CISA), 0.2 percent flood approach (0.2 PFA), or freeboard value approach (FVA). For projects in areas without available CISA data or without FEMA Flood Insurance Rate Maps (FIRMs), Flood Insurance Studies (FISs) or Advisory Base Flood Elevations (ABFEs), use the best available information¹ to determine flood elevation. Include documentation and an explanation of why this is the best available information² for the site. Note that newly constructed and substantially improved³ structures must be elevated to the FFRMS floodplain regardless of the approach chosen to determine the floodplain.

Select one of the following three options:

CISA for non-critical actions. If using a local tool , data, or resources, ensure that the FFRMS elevation is higher than would have been determined using the 0.2 PFA or the FVA.

- ✓ 0.2-PFA. Where FEMA has defined the 0.2-percent-annual-chance floodplain, the FFRMS floodplain is the area that FEMA has designated as within the 0.2-percent-annual-chance floodplain.

FVA. If neither CISA nor 0.2-PFA is available, for non-critical actions, the FFRMS floodplain is the area that results from adding two feet to the base flood elevation as established by the effective FIRM or FIS or — if available — a FEMA-provided preliminary or pending FIRM or FIS or advisory base flood elevations, whether regulatory or informational in nature. However, an interim or preliminary FEMA map cannot be used if it is lower than the current FIRM or FIS.

¹ Sources which merit investigation include the files and studies of other federal agencies, such as the U. S. Army Corps of Engineers, the Tennessee Valley Authority, the Soil Conservation Service and the U. S. Geological Survey. These agencies have prepared flood hazard studies for several thousand localities and, through their technical assistance programs, hydrologic studies, soil surveys, and other investigations have collected or developed other floodplain information for numerous sites and areas. States and communities are also sources of information on past flood 'experiences within their boundaries and are particularly knowledgeable about areas subject to high-risk flood hazards such as alluvial fans, high velocity flows, mudflows and mudslides, ice jams, subsidence and liquefaction.

² If you are using best available information, select the FVA option below and provide supporting documentation in the screen summary. Contact your [local environmental officer](#) with additional compliance questions.

³ Substantial improvement means any repair or improvement of a structure which costs at least 50 percent of the market value of the structure before repair or improvement or results in an increase of more than 20 percent of the number of dwelling units. The full definition can be found at [24 CFR 55.2\(b\)\(12\)](#).

5. Does your project occur in the FFRMS floodplain?

Yes

✓ No

Screen Summary

Compliance Determination

This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690.

Supporting documentation

[FEMA Flood Map\(1\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

Threshold

Is Section 106 review required for your project?

- No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)
- ✓ No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].
- Yes, because the project includes activities with potential to cause effects (direct or indirect).

Threshold (b). Document and upload the memo or explanation/justification of the other determination below:

Based on the information provided and a review of our records, 5215 Lorraine Road does not appear to contain any historic properties. It is the opinion of this office that the proposed development project should have no effect on historic properties. However, due to ground disturbing activities, the following special condition regarding unexpected discoveries should be included during project activities: If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the

vicinity of the discovery. The applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333. Project activities shall not resume without verbal and/or written authorization. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes. Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

Based on the project description the project has No Potential to Cause Effects. The project is in compliance with Section 106.

Supporting documentation

[FDEP Review Response - Harbor58\(1\).pdf](#)
[Seminole Consultation - Harbor58 Project - Manatee County.pdf](#)
[Miccosukee Consultation - Habor58 Project - Manatee County.pdf](#)
[2025-6682_HUD_NE_LorraineRd.pdf](#)

Are formal compliance steps or mitigation required?

✓ Yes

No

Noise Abatement and Control

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

1. What activities does your project involve? Check all that apply:

- ☒ New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster
None of the above

4. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).

Indicate the findings of the Preliminary Screening below:

- ✓ There are no noise generators found within the threshold distances above.

Based on the response, the review is in compliance with this section. Document and upload a map showing the location of the project relative to any noise generators below.

Noise generators were found within the threshold distances.

Screen Summary

Compliance Determination

The Preliminary Screening identified no noise generators in the vicinity of the project.
The project is in compliance with HUD's Noise regulation.

Supporting documentation

[Railroad Noise.pdf](#)
[Noise Business Rd.pdf](#)
[Highway Noise.pdf](#)

Are formal compliance steps or mitigation required?

Yes

- ✓ No

Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

Yes

✓ No

2. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

✓ No

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

Screen Summary

Compliance Determination

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.

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Supporting documentation

[Sole Source Aquifers.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed. Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

No

✓ Yes

2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.

"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."

✓ No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

Screen Summary

Compliance Determination

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.

Supporting documentation

[Signed AppLett Oasis Church Expansion PLN2407-0144.pdf
Wetlands Protection.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

1. Is your project within proximity of a NWSRS river?

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary

Compliance Determination

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

[Scenic River.png](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?

Yes

✓ No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No