

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

**Project Information**

**Project Name:** 23373---Power-of-Love---Facility-Expansion

**HEROS Number:** 900000010519479

**Start Date:** 02/10/2026

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

**RE Preparer:** Julia Vieira

**State / Local Identifier:**

**Certifying Officer:** Sarah Brown

**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:** 2817 102nd Ave E, Parrish, FL 34219

**Additional Location Information:**

N/A

**Direct Comments to:**

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

The Power of Love Family Services, Inc. intends to leverage county CDBG funds to expand its facility that provides group-home and supportive services to disabled and elderly low- to moderate-income residents of Manatee County. The project will include the expansion of the facility footprint in about 1,500sqft, which will include 5 new bedrooms, 3 new bathrooms, and related necessary improvements, but not limited to, electric, plumbing, common areas, and roof construction.

**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 aims to support the expansion of a facility that provides affordable group home for individuals with disabilities and seniors facing a housing and supportive services crisis. This project will expand the facility by 1,500 sqft, adding five bedrooms and three bathrooms, allowing an additional 5-10 individuals to be served. Manatee County CDBG 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 and the Comprehensive Plan to expand access to affordable units to at-risk and senior residents.

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

- [Image \(26\).jfif](#)
- [Image \(25\).jfif](#)
- [Image \(24\).jfif](#)
- [Image \(23\).jfif](#)
- [Image \(22\).jfif](#)
- [Image \(21\).jfif](#)
- [Image \(20\).jfif](#)

**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
B-25-UC-12-0018	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)	\$350,000.00

**Estimated Total HUD Funded, Assisted or Insured Amount:** \$350,000.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$430,000.00

**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)
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.6</b>		
<b>Airport Hazards</b> 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.
<b>Coastal Barrier Resources Act</b> 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.
<b>Flood Insurance</b> 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.
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</b>		

<p><b>Air Quality</b> Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act.</p>
<p><b>Coastal Zone Management Act</b> Coastal Zone Management Act, sections 307(c) &amp; (d)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is located in a Coastal Zone, but it has been determined to be consistent with the State Coastal Management Program. The project is in compliance with the Coastal Zone Management Act.</p>
<p><b>Contamination and Toxic Substances</b> 24 CFR 50.3(i) &amp; 58.5(i)(2)]</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>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.</p>
<p><b>Endangered Species Act</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p><b>Explosive and Flammable Hazards</b> Above-Ground Tanks)[24 CFR Part 51 Subpart C</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>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.</p>
<p><b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>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.</p>
<p><b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690.</p>

<b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description the project has No Potential to Cause Effects. The project is in compliance with Section 106.
<b>Noise Abatement and Control</b> 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.
<b>Sole Source Aquifers</b> 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	Based on the project description, the project consists of activities that are unlikely to have an adverse impact on groundwater resources. The project is in compliance with Sole Source Aquifer requirements.
<b>Wetlands Protection</b> 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.
<b>Wild and Scenic Rivers Act</b> 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.
<b>HUD HOUSING ENVIRONMENTAL STANDARDS</b>		
<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b> 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
<b>LAND DEVELOPMENT</b>			

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	ADDRESS: 2817 102nd Ave East, Parrish, FL 34219 Conformance with Comprehensive Plan and Zoning: The project site was not required to undergo a Site Plan Approval for this expansion project. 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 project 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	Geotechnical Report: General Lot Suitability: Based on the results of the DCP testing, the near surface soils appear to be largely fine sands [SP] to the termination depth of four (4) feet below grade. It is our opinion that the proposed structure can be supported on properly designed and constructed shallow foundation systems. Provided the site preparation recommendations outlined in this report are followed, the parameters outlined below may be used for foundation design. Erosion/Storm Runoff Controls: The project team shall install, implement, and maintain appropriate erosion and sediment controls that minimize soil erosion and offsite sedimentation.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	Overall, there are no specific hazards, nuisances, or debris to cause safety concerns for the workers engaged in normal construction practices or those in the neighborhood. 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	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		during construction of the project, and the developer will enforce daily start and finish construction times to mitigate neighborhood nuisance.	
<b>SOCIOECONOMIC</b>			
Employment and Income Patterns	2	Numerous commercial plazas are located within a 1-3 mile radius of the project, which will allow for suitable employment opportunities for the future residents that this project will result in. This neighborhood has seen substantial planned development and a large array of industries are being attracted to the area including 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 19.09 / 2, which is estimated to have 24% Low- or Moderate-Income Households. The characteristics of the intended residential demographic are consistent with those of the surrounding neighborhood. The property is currently a single-home development, surrounded mostly by single-family housing. County staff finds this location to be appropriate for this type of housing development. Moreover, the timing of the development can be found appropriate while Manatee County is focusing on infill development /increased density 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.	
<b>COMMUNITY FACILITIES AND SERVICES</b>			

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
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 2 miles from the Rocky Bluff Library.	
Commercial Facilities (Access and Proximity)	2	There are numerous non-residential uses within 1-3mile 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 affect Manatee County Emergency Management services or the existing health care facilities beyond their current capacities. Residents will have access to health services on site if needed. There are also 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.	
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	The project site uses a septic tank, and has obtained the necessary permits to obtain a new tank with increased capacity. Final septic inspection with the Health Dept will be scheduled at completion. This project will not have an impact on the capacity of the system	

<b>Environmental Assessment Factor</b>	<b>Impact Code</b>	<b>Impact Evaluation</b>	<b>Mitigation</b>
Water Supply (Feasibility and Capacity)	2	The project site already has the necessary water connections to the county supply. 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.	
Parks, Open Space and Recreation (Access and Capacity)	2	There are parks and recreational areas within 15 min of the site. The project site also offers open areas to residents.	
Transportation and Accessibility (Access and Capacity)	2	Located less than 1 mile from US 301, and 3 miles from Interstate 75. Based on Manatee County staff review, there is no significant impact on traffic characteristics expected. The project neighborhood will have sufficient capacity for the traffic generated by the project. Power of Love offers residents access to transportation services to medical appointments, groceries, etc.	
<b>NATURAL FEATURES</b>			
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 does rely on septic tanks already and a permit has been issued to replace it for one with larger capacity.	
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 tortoises or gopher tortoise burrows, are located within the project area. Listed species and their nests or burrows are protected by law	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		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.	
Other Factors 1			
Other Factors 2			
<b>CLIMATE AND ENERGY</b>			
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**

[2817 102nd Ave E Geotech Report-SS-2025-04-23.pdf](#)

[Updated 20250606 REV DIG SEAL Remodel 2817 102nd Ave E-1.pdf](#)

[Septic Permit.pdf](#)

**Additional Studies Performed:**

No additional studies beyond those previously mentioned.

**Field Inspection [Optional]:** Date and completed

by:

Julia Vieira

10/14/2025 12:00:00 AM

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[Image \(24\).jfif](#)

[Image \(23\).jfif](#)

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[Image \(21\).jfif](#)

[Image \(20\).jfif](#)

**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.

[Seminole Consultation\(1\).pdf](#)

[Miccosukee Consultation\(1\).pdf](#)

[Historical Response Letter 2025-7460 HUD\\_NE\\_102ndAveE\(1\).pdf](#)

[FDEP Response\(1\).pdf](#)

**List of Permits Obtained:**

The following permits have been or are in the process of being obtained: Manatee County Building Permit & State of Florida Department of Health Onsite Sewer Treatment and Disposal System Construction 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 February 22, 2026 and open for 15-day comment period from February 22 to March 10, 2026. Copies of the ERR will also be published in the Central Library Branch as well as the Rocky Bluff 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 Power of Love facility expansion involves the construction of 1,500 sq ft containing 5 additional bedrooms and 3 additional bathrooms on an approximately 3.1-acre parcel of undeveloped grassed and partially wooded land, located at 2817 102nd Ave. E., Parrish, Manatee County, FL 34219. 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 \$430,000, which is leveraged through Power of Love ongoing private fundraising and County CDBG 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 agency 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 CDBG Rule. Given the limited environmental impacts identified, the project's compatibility with existing and planned development, and the substantial public benefit of providing stable housing alternatives for seniors and adults with disabilities, the proposed group home expansion 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 Power of Love, which has been used for many years primarily as a home health care services facility. The project site occupies a mostly 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 site expansion, 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 property would remain at the same level of services. This alternative would not address the identified need for an affordable housing alternative for seniors and adults with disabilities, and would forgo the opportunity to utilize CDBG 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 is taken, the property would remain with the current footprint, and the large undeveloped area would remain 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
Contamination and Toxic Substances	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,	N/A	The developer will be required to provide radon testing following construction completion.	

	will occur following construction.			
Endangered Species Act	<p>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.</p>	N/A	<p>The developer is required to adhere to the recommendations 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</p>	

			by USFWS Field Office.	
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 authorization. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities shall be notified in accordance with Section 872.05, Florida Statutes.	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.	

**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:**

[National Flood Hazard Layer Firmette.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

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

### Screen Summary

#### **Compliance Determination**

Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act.

#### **Supporting documentation**

#### **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

**2. Does this project include new construction, conversion, major rehabilitation, or substantial improvement activities?**

Yes

No

**3. Has this project been determined to be consistent with the State Coastal Management Program?**

Yes, without mitigation

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

Yes, with mitigation

No, project must be canceled.

**Screen Summary**

**Compliance Determination**

This project is located in a Coastal Zone, but it has been determined to be consistent with the State Coastal Management Program. The project is in compliance with the Coastal Zone Management Act.

**Supporting documentation**

[FDEP Response.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)
<b>Reference</b>		
<a href="https://www.onecpd.info/environmental-review/site-contamination">https://www.onecpd.info/environmental-review/site-contamination</a>		

**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:

Phase I Conclusions: Creek Engineering identified one historical REC within 1/4 mile of the Site. M & M Contractors, Inc., is an inactive Waste Collector on 98th Ave E. with no reported violations. It is the professional opinion of Creek that the subject Property does not contain any active REC's. Historical information was reviewed to suggest that no land uses or activities have occurred on the Property would expose the Site to REC's. Surrounding land uses are also associated with historical REC's but do not appear to be negatively impacting the Property in current condition today and would be considered de minimis conditions. The resources accessed or persons interviewed provided basic information to suggest the past existence of hazardous materials on the Site. Based on all this information, it remains our opinion that the Property does not contain current REC's but awareness of historical impacts and uses is necessary.

Yes

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

\*\* Utilize EPA's Enviromapper, NEPAssist, 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 controlled 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**

**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

Explain your determination:

Based on your answers provided, the proposed project is unlikely to have any detrimental effects to federally-listed species or critical habitat. Therefore, per this guidance, Julia Vieira has determined that Power of Love - Facility Expansion will have No Effect on the species listed below. This letter serves as documentation of your consideration of federally-listed species and designated critical habitat. Please see below additional considerations for non-federally listed species (i.e. bald eagles and migratory birds). No further coordination with the Service is necessary.

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

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

**Screen Summary**

**Compliance Determination**

**Supporting documentation**

[Endangered Species 20260213 NE TA FedLoanGrant.pdf](#)

**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**

[Power of LoveFinal Phase 1 ESA Report.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.)	<a href="#">7 CFR Part 658</a>

**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:

Expansion of facility that is located in residential area.

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**

#### **Are formal compliance steps or mitigation required?**

Yes

No



## 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 placed on the property's continued use for flood control, wetland protection, 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 information<sup>1</sup> to determine flood elevation. Include documentation and an explanation of why this is the best available information<sup>2</sup> for the site. Note that newly constructed and substantially improved<sup>3</sup> 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.

<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> 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**

[National Flood Hazard Layer Firmette\(1\).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" <a href="https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf">https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf</a>

**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, 2817 102nd Avenue East does not appear to meet the criteria for listing in the National Register of Historic Places, individually or as part of a historic district. It is the opinion of this office that the proposed expansion of the facility 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**

[Seminole Consultation.pdf](#)

[Miccosukee Consultation.pdf](#)

[Historical Response Letter 2025-7460 HUD\\_NE\\_102ndAveE.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

Rehabilitation of an existing residential property

NOTE: For major or substantial rehabilitation in Normally Unacceptable zones, HUD encourages mitigation to reduce levels to acceptable compliance standards. For major rehabilitation in Unacceptable zones, HUD strongly encourages mitigation to reduce levels to acceptable compliance standards. See 24 CFR 51 Subpart B for further details.

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**

[Noise Abatement 2817 102nd Ave East Parrish.docx](#)  
[Noise .pdf](#)

#### **Are formal compliance steps or mitigation required?**

Yes

- ✓ No

### Sole Source Aquifers

General requirements	Legislation	Regulation
<b>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.</b>	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

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

No

#### Screen Summary

##### **Compliance Determination**

Based on the project description, the project consists of activities that are unlikely to have an adverse impact on groundwater resources. The project is in compliance with Sole Source Aquifer requirements.

##### **Supporting documentation**

[Acquifer 2817 102nd Ave East Parrish.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**

[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 Rivers.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