

Final Notice and Public Explanation of a Proposed Activity in a Federal Flood Risk Management Standard Designated Floodplain

To: All interested Agencies, Groups, and Individuals

This is to give notice that Sarasota County Resilient SRQ under 24 CFR Part 58 has conducted an evaluation as required by Executive Order 11988, as amended by Executive Order 13690, in accordance with U.S. Department of Housing and Urban Development (HUD) regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management. The activity is funded under Resilient SRQ's Infrastructure & Public Facilities Program HUD grant B-23-UN-12-0004. The proposed project location is 6851 South Biscayne Drive in the City of North Port, Sarasota County, Florida. The extent of the Federal Flood Risk Management Standard (FFRMS) floodplain was determined using 0.2 percent flood approach. The proposed project, Gene Matthews Club Reconstruction and Gym Rehabilitation, includes the demolition of two buildings damaged by Hurricane Ian, the construction of a new club building, the rehabilitation of the existing gymnasium, and the expansion of the existing parking lot. The proposed project would occur on a 5.39-acre lot owned by the Boys and Girls Club of Sarasota County, Inc. The new club building would be shifted east of the existing club building locations, so that the eastern wall would almost align with the eastern wall of the existing gymnasium. The expanded parking lot would extend across the damaged club buildings' footprint. A majority of the site consists of maintained grasses utilized for recreational purposes by the students enrolled at the Gene Matthews Boys and Girls Club. The action would occur within the FFRMS floodplain. The existing stormwater detention area, in the northwest corner of the project site, and any wetlands would be avoided. The new club building, rehabilitated gymnasium, and expanded parking lot would increase the impervious area from 56,468 square feet to 72,545 square feet, an increase of about 28% (less than 0.30 acres) and would increase student enrollment capacity by a minimum of 20% annually. The entirety of the anticipated project footprint is within the 500-year floodplain.

Sarasota County Resilient SRQ has considered the following alternatives and mitigation measures to minimize adverse impacts and to restore and preserve natural and beneficial functions and intrinsic values of the existing floodplain:

Alternative 1: (Preferred Alternative) Club Reconstruction, Gym Rehabilitation, and Parking Lot Expansion:

This Alternative would consist of replacing two of the existing Boys and Girls Club buildings with a modern, resilient structure designed to withstand future wind (maximum speed 160 mph) and flood events. The Proposed Action would also consist of renovating the existing gymnasium and expanding the existing parking lot. This Alternative would allow for an increase in capacity by 20% and allow operations to return to pre-hurricane membership. The Preferred Alternative (Proposed Action) would cause impacts to the 500-year floodplain, since the project site is located in "Zone X (shaded)" and would require ground disturbance. The Boys and Girls Club would ensure that the proper mitigation and/or minimization measures are taken. For example, the new structure would need to be located at least two feet above Base Flood Elevation (BFE) and/or floodproofed and, if required, the gymnasium would be floodproofed in accordance with HUD standards. Additionally, best management practices (BMPs) for soil erosion and stormwater management would be applied through minimum construction standards. For work adjacent to the floodway, silt fencing and/or hay bales would be installed to prevent impacts from soil erosion and stormwater runoff into waterways.

Alternative 2: Rehabilitation of Existing Club Buildings and Gymnasium:

Under Alternative 2, the Boys and Girls Club would renovate the two damaged buildings from the site as well as the existing gymnasium. This Alternative would not include any new construction or ground disturbance; therefore would not cause any impacts to floodplains or wetlands. However, it is not seen as a viable option due to the cost of renovating the damaged buildings exceeding 50% of the pre-storm valuation. Additionally, the action would not facilitate an increase in the annual enrollment capacity of students.

Alternative 3: Demolish Club Buildings, Rehabilitate the Gymnasium, and Expand Parking Lot:

Under Alternative 3, the Boys and Girls Club would remove the two damaged buildings from the site, renovate the existing gymnasium, and expand the existing parking lot. This Alternative would result in the current temporary decrease in capacity of over 50% (more than 125 individuals) in enrollment thereby increasing unmet need in the community as the population continues to grow. Although this option would not require new construction, it would still result in ground disturbance, which would temporarily impact the 500-year floodplain. While it would cause less environmental impacts than the Preferred Alternative, it is not seen as a viable option due to the depreciation in services the Club would offer to the community.

Alternative 4: Construct a New Boys and Girls Club on Different Property in the City of North Port

This Alternative would consist of the construction of a new Boys and Girls Club in the City of North Port. It would require the existing club to relocate and the existing members/employees to travel to an alternate location. This would either increase or decrease the travel time for some members and employees. While this Alternative would be located outside of floodplains and wetlands, it was ultimately dismissed, due to the cost of relocating and acquiring new property.

No Action Alternative [24 CFR 58.40(e)]:

Under the No Action Alternative, no work would occur at the North Port Boys and Girls Club and operations would continue as is. The Club would be forced to utilize the leased portable classrooms, which would reduce the number of children from the community it can serve. The damaged buildings would continue to deteriorate, becoming more hazardous to the users of the site and an eye sore for the surrounding community. Out of the six Boys and Girls Clubs in Sarasota County, the Gene Matthews Club most consistently has a waitlist for membership. As the population continues to grow, and therefore, potential members, the Club would not be able to meet the community's needs.

Sarasota County Resilient SRQ has reevaluated alternatives to building in the floodplain and has determined that it has no practicable alternative to floodplain development. Environmental files documenting compliance with Executive Order 11988, as amended by Executive Order 13690, are available for public inspection, review, and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplain and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and

modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in a floodplain, it must inform those who may be put at greater or continued risk.

Written comments must be received by Resilient SRQ at the following address on or before December 1, 2024: Resilient SRQ, 301 N. Cattlemen Rd. Suite 200 Sarasota, FL 34232, Attention: Steve Hyatt, MBA, CPM, Program Management Division Manager, Office of Financial Management, or by calling 311, 941-861-5000, TTY: 7-1-1, or 1-800-955-8771 during the hours of 9:00 AM to 5:00 PM. Comments may also be submitted via email to countyadministrator@scgov.net.

Date: November 15, 2024