

**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 Multifamily Affordable Housing Program HUD grant B-23-UN-12-0004. The proposed project site is at 2211 Fruitville Road (27.3404, -82.5260) in the City of Sarasota, Florida. The extent of the Federal Flood Risk Management Standard (FFRMS) floodplain was determined using the freeboard value approach. The proposed project, Sarasota Station Apartments, includes the construction of two apartment buildings (202 housing units [104 being affordable]), basketball court, playground, dog park, clubhouse, and fitness center. The proposed project would occur on a 7.8-acre lot owned by the subrecipient. A portion of the action would occur within the 100-year and 500-year floodplain (FFRMS 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) Sarasota Station Apartments Construction

This Alternative would consist of constructing two apartment buildings (202 housing units), basketball court, playground, dog park, and clubhouse and fitness center. The Preferred Alternative (Proposed Action) would cause impacts to the 100-year and 500-year floodplain, since the project site is located in Zone AE and Zone X (shaded) and would require ground disturbance. However, none of the structures proposed to house residents would be within the floodplain. Resilient SRQ would ensure that the proper mitigation and/or minimization measures are taken. For example, if located in the floodplain, the structures would be floodproofed and/or elevated at least two feet above Base Flood Elevation (BFE). Additionally, best management practices (BMPs) for soil erosion and stormwater management would be applied through minimum construction standards.

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

Under the No Action Alternative, no work would occur at the project site and operations would continue as is. The project site would continue to house Bob's Train (restaurant), the Ultimate Fight Club building, and parking lots. Additionally, the affordable housing opportunities would be lost. This may lead to an increase of unhoused individuals in the area as there would be fewer housing options.

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 October 22, 2025: Resilient SRQ, 301 N. Cattlemen Rd. Suite 200 Sarasota, FL 34232, Attention: Steve Hyatt, MBA, CPM, Program Management Division Manager, or by calling 311, (941) 315-5187, 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 ResilientSRQcomments@scgov.net

Date: October 7, 2025