



### Final Notice and Public Explanation of a Proposed Activity in a 100-Year Floodplain

To: All interested Agencies, Groups and Individuals

This is to give notice that the City of Hialeah has conducted an evaluation as required by Executive Order 11988 in accordance with HUD regulations, 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management, to determine the potential affect that its activity in the floodplain and wetland will have on the human environment for the development of Rental Housing for the Elderly under the federal HOME program and the Neighborhood Stabilization 3 program. The proposed project is located at 355 East 32nd Street in Hialeah. The project will include acquisition and demolition of the VFW meeting facility on the site. Subsequently a 4 or 5 story building consisting of 30 - 35 one-bedroom apartments for lower income seniors will be constructed. The entire site (23,580 square feet) is in flood zone AH.

The City of Hialeah has considered the following alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values: **Reasons** for the action in the floodplain: much of the City of Hialeah is in the floodplain; acceptable and vacant sites in the City are limited; both the HOME and the NSP3 funding have strict requirements on what sites are eligible. **Alternatives:** locating the project outside of the floodplain, which is not feasible when much of the City is in the floodplain; not building/providing the housing, which will not address the needs. **Mitigation measures:** following Miami-Dade County's floodplain development procedures; purchasing flood insurance; following disaster notification and evacuation procedures in the event of a flood.

The City of Hialeah has reevaluated the alternatives to building in the floodplain and has determined that it has no practicable alternative. Environmental files that document compliance with steps 3 through 6 of Executive Order 11988 are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments. This activity will have no significant impact on the environment for the following reasons: The site is already fully developed with building(s) and pavement; The project is being designed in order to minimize the effect on floodplain values; Limited, or no, units will be located on the first floor; The City will obtain flood insurance as required; The project will be constructed in accordance with Miami-Dade County's floodplain management process.

There are three primary purposes for this notice. First, individuals who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information about floodplains can facilitate and enhance Federal efforts to reduce the risks associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

Written comments must be received by the City of Hialeah at the following address on or before July 1, 2011: Frederick H. Marinelli, Director, City of Hialeah Grants and Human Services, 501 Palm Avenue, Hialeah, Florida 33010, during the hours of 8:30 a.m. to 5:00 p.m. Telephone:(305) 883-8040 [TDD# (305) 883-5886 for the hearing impaired].

Date: Thursday June 23, 2011.