

**Early Notice and Public Review of a Proposed
Activity in a Federal Flood Risk Management Standard Designated Floodplain or Wetland**

To: All interested Agencies, Groups and Individuals

This is to give notice that the City of Sarasota has determined that the following proposed action under the HOME-ARP Grant Program includes activities in the Federal Flood Risk Management Standard (FFRMS) floodplain and/or wetland, and the City of Sarasota will be identifying and evaluating practicable alternatives to locating the action within the floodplain and/or wetland and the potential impacts on the floodplain and/or wetland from the proposed action, as required by Executive Order 11988, as amended by Executive Order 13690 and/or Executive Order 11990, in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands. The extent of the FFRMS floodplain was determined using the 0.2 percent flood approach. The extent of the wetlands was determined by using data from the US Fish and Wildlife Service National Wetlands Inventory.

Project Name: 905 Royal Palm Drive, Sarasota, Sarasota County, Florida

Project Description: The proposed project includes the development of a tiny house community to increase access to safe, secure, and affordable housing for vulnerable populations. This project includes the construction of four new tiny homes and will be eligible for individuals and families experiencing homelessness, at risk of homelessness, escaping domestic violence, and other populations for whom supportive services would prevent homelessness.

FFRMS Floodplain Status: Present based on 0.2 PFA

FEMA Floodplain Type: 500-Year

FFRMS Floodplain Size: 0.37 Acres

Wetland Status: Not Present

Floodplains and wetlands provide a number of natural and social benefits. They provide floodwater storage and conveyance, groundwater discharge or recharge, erosion control, water quality maintenance, and habitat for flora and fauna. Floodplains also have intrinsic values, including recreational, educational, scientific, historic, and cultural.

There are three primary purposes for this notice. First, people who may be affected by activities in a floodplain and/or wetland 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. Commenters are encouraged to offer alternative sites outside of the floodplain and/or wetland, alternative methods to serve the same project purpose, and methods to minimize and mitigate project impacts on the floodplain and/or wetland. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comments about floodplain and/or wetland 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 floodplain and/or wetland, it must inform those who may be put at greater or continued risk.

Written comments must be received by the City of Sarasota at the following address on or before July 29, 2026.

Cindy Emshoff
General Manager
Office of Housing and Community Development
1575 Second Street
4th Floor
Sarasota, FL 34236
cindy.emshoff@sarasotafl.gov

A full description of the project may also be reviewed from 10am to 4pm at the above address.
Comments may also be submitted via email to cindy.emshoff@sarasotafl.gov

Certifying Officer Name and Title: Steven R. Cover, Planning Director

Date: July 14, 2026