

Final Notice and Public Explanation of a Proposed Activity in a Floodplain

To: All interested Agencies, Groups and Individuals

This is to give notice that the County of Monroe (hereinafter referred to as "Monroe County") has conducted an evaluation as required by Executive Order 11988 and in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The activity is funded under the Community Development Block Grant Mitigation Program (CDBG-MIT) - Critical Facility Hardening. The proposed project is located at 151 Marine Ave, Tavernier, FL 33070, and is located in the floodplain.

This project would involve flood-proofing, increasing the wind-loading capability, and creating additional energy efficiency to enhance the continuity of operations for Monroe County Fire Rescue Station 22 in the upper Florida Keys. The existing facility is a 4,300 square foot building surrounding by paved surfaces and limited grassy areas with approximately 0.40 acres within the 100-year floodplain of an 0.44-acre lot. The proposed project is located at 151 Marine Avenue in Tavernier, Monroe County, Florida. Components of the project are:

1. Replace four (4) impact entry doors and ten (10) windows with hurricane impact resistant components to protect the Fire Station from wind-borne debris and provide enhanced wind load capacity on the exterior hull of the structure;
2. Purchase and install six bi-fold bay doors to properly mitigate the facility and its equipment from corrosion and wind damage, the large rolling doors will comply with design factors as provided in the Building Code ASTM E330 or ANSI/DASMA 108;
3. Bury the electrical service lines below ground to avoid electrical power disruption due to flying debris, fallen trees, or flooding, and to expedite power restoration in the aftermath of a disaster;
4. Installation of a 80kW diesel generator system with an automatic transfer switch and a 96-hour capacity fuel tank installed on an elevated base and anchored for wind resistance;
5. Installation of flood panels on doorways below the flood elevation along with in-filling current CBS blocks to increase wind load capacities;
6. Installation of spray foam on the ceiling of the apparatus bay for protection against wind-driven rains and high heat.

Monroe County 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: (i) the project is needed to harden the existing fire station against weather events, (ii) alternatives considered include not doing the project and losing the grant funding (iii) Mitigation measures include the County maintaining their flood insurance onsite, installing flood panels, hardening elements of the building, and minimizing any impact to the floodplain by staying within the existing footprint. The project complies with state and local floodplain protection procedures.

Monroe County 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 and 24 CFR 55, 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 [floodplain/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, it must inform those who may be put at greater or continued risk.

Written comments must be received by HUD Monroe County at the following address on or before March 27, 2026: Monroe County Board of County Commissioners, 1100 Simonton Street. Key West, FL 33040, and (305) 294-4641, Attention: Wendy Carter, Project Manager. A full description of the project may also be reviewed at <https://www.monroecounty-fl.gov/publicnotices>. Comments may also be submitted via email at Carter-wendy@monroecounty-fl.gov

Date: March 19, 2026