



U.S. Department of Housing and Urban  
Development  
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Washington, DC 20410  
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## Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

### Project Information

**Project Name:** CFK-Big-Pine-Key

**HEROS Number:** 900000010373851

**Start Date:** 01/04/2024

**Project Location:** 450 Key Deer Blvd, Big Pine Key, FL 33043

### **Additional Location Information:**

The property is located at Latitude (North): 24.6752850 - 24° 40' 31.02", Longitude (West): 81.3612700 - 81° 21' 40.57" Universal Transverse Mercator: Zone 17, UTM X (Meters): 463448.3 UTM Y (Meters): 2728885. With an overall average flood plain ground height of elevation of 2 ft. above sea level. The property consists of sixteen (16) unoccupied one-story buildings constructed in as early as 1958, according to tax records with additional ancillary structures built in 1976 and 1977. This former FDOC prison included structures designated for different occupancies including a laundry room, pump room, generator house, cells, bathrooms, chapel, barbershop, gym, etc. A hard surface asphalt paved parking area is provided on the eastern portion of the subject property. Domestic water and sanitary sewer service is provided by Florida Keys Aqueduct Authority.

### **Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:**

The 2023 Community Project Funding project consists of the demolition of existing buildings, site cleanup, and construction of a 400 ft by 400 ft concrete pad. The pad will facilitate training in various degree and certificate programs, including motor vehicular tactical training for the College's Institute for Public Safety and Commercial Driver's License (CDL) training classes. An initial project activity will be examining how the land was used and exploring options for reuse that optimize prior infrastructure investments, acute site improvements include repairs to fencing, removal of trash and derelict vehicles, cutting down overgrowth of vegetation, and performing a site assessment. The site assessment will help the College maximize the existing infrastructure while minimizing environmental impacts. A second project activity will be the construction of a multipurpose vehicle operation training track. The project will support economic recovery and diversification by developing vacant land for educational purposes, including developing a multipurpose vehicle operations training track. The Florida Department of Corrections correctional facility on Big Pine Key in Monroe County was listed as "state surplus" on February 4, 2020, and leased to The College of the Florida Keys (CFK) on November 23, 2021. The now-closed former prison property represents an important community asset that CFK will utilize to add value to residents in and around Big Pine Key.

**Funding Information**

Grant Number	HUD Program	Program Name	
B23CPFL0407	Community Planning and Development (CPD)	Community Project Funding (CPF) Grants	\$2,000,000.00

Estimated Total HUD Funded Amount: \$2,000,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$2,000,000.00

**Mitigation Measures and Conditions [CFR 1505.2(c)]:**

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition
Endangered Species Act	See Biological Assessment 2025-12-08
Flood Insurance	For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program, whichever is less. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must at least equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less.
Floodplain Management	<ol style="list-style-type: none"> <li>1. Determine Floodplain/Wetland Presence: Identify if the project site is in a floodplain or wetland using maps (FHBM, FEMA, local data). DONE</li> <li>2. Early Public Notice &amp; Comment (Step 2): Publish an early notice (e.g., newspaper/bulletin board) in communities, inviting comments on the proposal, especially its floodplain/wetland impact, to gather input before major decisions, as shown in Georgia DCA. Will complete upon grant award</li> <li>3. Evaluate Alternatives: Analyze options, including a "No Action" alternative and alternatives that avoid floodplains/wetlands, to find the most responsible approach. Will complete upon grant award</li> <li>4. Final Public Notice &amp; Comment (Step 4): Issue a final notice after evaluating alternatives, presenting</li> </ol>

	<p>the preferred option and mitigation measures, allowing for final public review and comment before the final decision. Will complete upon grant award</p> <p>5. Decision: The Responsible Entity makes the final decision, selecting the best alternative and mitigation plan.</p> <p>6. Implementation: Carry out the project according to the chosen plan, including approved mitigation measures. Will complete upon grant award</p> <p>7. Post-Construction: Monitor the project and mitigation measures to ensure they are effective. Will complete upon grant award</p> <p>8. Completion/Monitoring: Finalize the review, documenting compliance with all environmental conditions. Will complete upon grant award</p>
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	N/A
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	N/A
Hazards and Nuisances including Site Safety and Site-Generated Noise	<p>The College will follow Florida Building Code and State Requirements for Educational Facilities (SREF) guidelines. The Monroe County Code Sec. 17-128-9 define allowable hours of operation for construction and demolition as 8:00 a.m. to 7:00 p.m. daily. Customary sleeping hours are defined as commencing at 10:00 p.m. and ending at 8:00 a.m. the following morning, except that on Friday and Saturday nights, the period shall commence at 11:00 p.m. rather than 10:00 p.m. On the New Year's Eve holiday, the period shall not commence until 1:00 a.m. on January 1. The College will work in accordance with all County Code requirements applicable to the project.</p>
Energy Efficiency	N/A
Employment and Income Patterns	N/A
Demographic Character Changes / Displacement	N/A
Educational and Cultural Facilities (Access and Capacity)	N/A
Commercial Facilities (Access and Proximity)	N/A
Health Care / Social Services (Access and Capacity)	N/A
Solid Waste Disposal and Recycling (Feasibility and Capacity)	N/A
Waste Water and Sanitary Sewers (Feasibility and Capacity)	N/A
Water Supply (Feasibility and Capacity)	N/A
Public Safety - Police, Fire and Emergency	N/A

Medical	
Parks, Open Space and Recreation (Access and Capacity)	N/A
Transportation and Accessibility (Access and Capacity)	For any potential issue, the College would work with the County and local transit authority.
Unique Natural Features /Water Resources	N/A
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	CFK contacted FWS.gov via the online project site (IPaC) and was assigned a main POC, Lisa Yarbrough, Fish and Wildlife Biologist on detail with NRCS as State Biologist Florida Ecological Services Field Office. The College was directed to have a consultant survey the land parcel for the host plant of the butterfly species. Survey completed and no crotons were found. See attached "Vegetation Survey February 2025"
Climate Change	The College will follow Florida Building Code and State Requirements for Educational Facilities (SREF) guidelines.
Environmental Justice EA Factor	N/A
Permits, reviews, and approvals	The College of the Florida Keys is a self-permitting institution.

### Project Mitigation Plan

Ms. Tamrah Hill is the Director Facilities for the College of the Florida Keys and current project manager. Mrs. Hill reports to Dr. Brittany Snyder the Executive VP and CFO. These persons would be responsible for implementing any required mitigation and monitoring implementation timeframe.

### Determination:

<input type="checkbox"/>	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
<input type="checkbox"/>	Finding of Significant Impact

Preparer Signature:  Date: 12/12/2025

Name / Title/ Organization: Michael Roberts / / Monroe County

Certifying Officer Signature: \_\_\_\_\_ Date: 12/12/2025

Name/ Title: Christine Hurley, County Administrator

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).