

CITY OF PEMBROKE PINES
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS
FOR TIERED PROJECTS AND PROGRAMS

Date of Publication: November 16th , 2025

City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025
954-392-2100

On or after November 25th , 2025, Pembroke Pines will submit a request to HUD for the release of CDBG funds under Title 1 of the Housing and Community Development Act of 1974, as amended, to undertake the following projects:

Title: Residential Rehabilitation Program (Minor Home Repair)

Purpose: Improve the quality of housing for low- and moderate-income households.

Location: Citywide

Project/Program Description: Housing rehabilitation has been identified by the City of Pembroke Pines as a high priority need for the 2025-2029 Consolidated Planning period. This program will provide minor rehabilitation to residents to help provide safe, secure, and affordable housing. Any structures that require rehabilitation that is not classified as “minor” will require a standalone environmental review.

Tier 2 site specific reviews will be completed for those laws and authorities not addressed in the tier 1 broad review for each address under this program when addresses become known.

Level of Environmental Review Citation: 24 CFR 58.35(a)(3)

Tier 2 Site Specific Review: The site specific reviews will cover the following laws and authorities not addressed in the Tier 1 broad review:

- **Flood Insurance – Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994**
- **Coastal Zone Management -**
- **Contamination and Toxic Substances – 24 CFR Part 58.5(i)(2)**
- **Historic Preservation – National Historic Preservation Act of 1966**

Mitigation Measures/Conditions/Permits (if any):

- **Flood Insurance – Activities that occur within a Special Flood Hazard Area will require flood insurance coverage.**
- **Coastal Zone Management – Consultation with the Florida State Clearinghouse will occur to determine the potential impact on the State’s coastline in accordance with state regulations.**
- **Contamination and Toxic Substances – An analysis of potential site contamination will be completed as part of the Tier II process. In the event**

contamination is present then appropriate mitigation will occur in compliance with federal, state, and local regulations. Sites will be tested for radon and any locations with a radon level of over 4.0 pci/l will not be eligible for this program.

- **Historic Preservation** – As part of the Tier II process the City will follow regulatory guidelines to consult with state and federal historic preservation agencies.

Annual Estimated Grant Funding: \$350,000

Annual Estimated Project Cost: \$350,000

Estimated Total Grant Funding Amount: \$1,750,000

Maximum Number of Units: 25 units – The City estimates 3-4 home will be repaired each year, but if funds allow up to 25 total will receive assistance.

The activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements. An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at

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954-392-2100**

ATTN: Joe Yaciuk, Asst. Director Planning and Economic Development Dept.

and may be examined or copied Monday-Thursday 10 A.M to 5 P.M. or by contacting Asst. Director Joe Yaciuk at 954-392-2100 or jyaciuk@ppines.com. Additionally, it is available for viewing or download at <https://crafla.com/environmental-reviews>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the Asst. Director Joe Yaciuk at 954-392-2100 or jyaciuk@ppines.com. All comments received by Nov. 25th, 2025, will be considered by Pembroke Pines prior to authorizing submission of a request for release of funds.

ENVIRONMENTAL CERTIFICATION

Pembroke Pines certifies to HUD that Charles Dodge in his capacity as City Manager consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows Pembroke Pines to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of fund and Pembroke Pines' certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of Pembroke Pines; (b) Pembroke Pines has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to:

**Department of Housing and Urban Development
Office of Community Planning and Development
Miami Field Office
909 SE First Avenue, Room 500
Miami, FL 33131**

Potential objectors should contact HUD to verify the actual last day of the objection period.

**Certifying Officer
Charles F. Dodge, City Manager
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025**

**City of Pembroke Pines
Gabriel Fernandez
City Clerk**