



**U.S. Department of Housing and Urban
Development**

451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

Environmental Review for Activity/Project that is Categorically Excluded Subject to Section 58.5

Pursuant to 24 CFR 58.35(a)

Project Information

Project Name: Fletcher Park Project

Responsible Entity: Pembroke Pines, Florida

Grant Recipient (if different than Responsible Entity):

State/Local Identifier:

Preparer: Peter Neiger, Civitas, LLC – pete.neiger@civitassc.com

Certifying Officer Name and Title: Charles F. Dodge, City Manager

Grant Recipient (if different than Responsible Entity): N/A

Consultant (if applicable): Peter Neiger, Civitas, LLC

Direct Comments to:

Joseph Yaciuk, AICP
Planning Administration
Planning and Economic Development Department
601 City Center Way, 3rd Floor
Pembroke Pines, FL 33025
954-392-2100

Project Location:

7900 Johnson Street
Pembroke Pines, Florida 33024

See “Project Location Map” in the Supporting Documents section of this review.

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]: Activities includes upgrading the fields and lighting improvements. The project does not include any new construction, major rehabilitation, or ground disturbing activities. Additional details about the project with estimated costs are included in the Supporting Documents section of this review.

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

24 CFR 58.35(a)(1)

(a) *Categorical exclusions subject to § 58.5. The following activities are categorically excluded under NEPA, but may be subject to review under authorities listed in § 58.5:*

(1) Acquisition, repair, improvement, reconstruction, or rehabilitation of public facilities and improvements (other than buildings) when the facilities and improvements are in place and will be retained in the same use without change in size or capacity of more than 20 percent (e.g., replacement of water or sewer lines, reconstruction of curbs and sidewalks, repaving of streets).

Funding Information

Grant Number	HUD Program	Funding Amount
B-25-MC-12-0040	CDBG	\$316,250

Estimated Total HUD Funded Amount: \$316,250

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$316,250

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No ☐ ☒	Due to the location of this project it is in compliance with this factor. Per the statutes, executive orders, and regulations listed in 24 CFR 58.6 this factor only applies to projects located within 2,500 feet of the end of a civilian airport runway or 15,000 feet of the end of a military field runway. The nearest civilian airport runway is located approximately 3,200 feet from the project

		area. There are no military field runways in the vicinity. See “Airport Distance Map” in the Supporting Documents section of this review.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No ☐ ☒	Due to the location of this project it is <u>in compliance</u> with this factor. Per the statutes, executive orders, and regulations listed in 24 CFR 58.6 this factor only applies to projects located within a Coastal Barrier Resources System (CBRS) Unit. The city of Pembroke Pines does not include any Coastal Barrier Resource Units. See “CBRS Map” in the Supporting Documents section of this review.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No ☐ ☒	Due to the nature of this project it is in compliance with this factor. Per the statutes, executive orders, and regulations listed in 24 CFR 58.6 this factor only applies to projects that include insurable property under the National Flood Insurance Reform Act. This activity does not have any applicable activities. See “Flood Insurance Worksheet” in the Supporting Documents
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No ☐ ☒	Due to the nature of this project it is <u>in compliance</u> with this factor. Per the statutes, executive orders, and regulations listed in 24 CFR 58.5 this factor only applies to projects that include acquisition of undeveloped land, change of land use, demolition, major rehabilitation, and new construction. This project only includes activities classified as minor improvements to a public facility. See “Air Quality Worksheet” in the Supporting Documents section of this review.
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No ☐ ☒	Due to the nature of this project it is <u>in compliance</u> with this factor. Per the statutes, executive orders, and regulations listed in 24 CFR 58.5 this factor only applies to projects that are

		defined by the state's coastal zone management plan. Determination of the applicability of this factor is determined by the Florida State Clearinghouse. See Clearinghouse Consultation in the Supporting Documents section of this review.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No ☐ ☒	Due to the due diligence conducted it has been determined that this site is <u>in compliance</u> with this factor. During the screening process it was determined that a Phase I ESA was not required to ensure the site is free hazardous materials, contamination, toxic chemicals and gasses, and radioactive substances. See the Contamination Report in the Supporting Documents section of this review.
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No ☐ ☒	Due to consultation and analysis a determination of "<i>No Effect</i>" has been reached for this project and it is <u>in compliance</u> with this factor. Additionally, the nearest Bald Eagle Nest is approximately 5 miles from the project location, considerably more than the 660 feet that requires additional compliance or mitigation. See Fish and Wildlife Consistency Letter, Clearance to Proceed, and Eagle Nest Map in the Supporting Documentation section of this document.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No ☐ ☒	Due to the nature of this project it is <u>in compliance</u> with this factor. Per the statutes, executive orders, and regulations listed in 24 CFR 58.5 this factor only applies to projects that include new construction, rehabilitation where density is increased, and conversion of land use from non-residential to residential use. See "Explosive and Flammable Hazards Worksheet" in the Supporting Documents section of this review.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No ☐ ☒	Due to the location of this project it is <u>in compliance</u> with this factor. Per the statutes, executive orders, and regulations listed in 24 CFR 58.5 this factor only applies to projects located in an area that includes prime farmland, unique farmland, or land of statewide or local importance.

		See “USDA Soil Map” in the Supporting Documents section of this review.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No ☒ ☐	Due to the location of this project, formal compliance steps were required for this factor. The project is located in an FFRMS Floodplain, but the activities included allow for the 5-Step Decision Making Process per 24 CFR 55.14. See “Floodplain Map” and “5-Step Decision Making Process” in the Supporting Documents section of this review
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No ☐ ☒	Due to the location of this project it is <u>in compliance</u> with this factor. The project does not include in its area of potential effect: • A property listed in, or eligible for listing in, the National Register of Historic Places • An historic district listed in, or eligible for listing in, the National Register of Historic Places • Compelling evidence of the high probability of archaeological resources eligible for listing in the National Register of Historic Places The State Historic Preservation Office was provided an opportunity to concur with these findings on June 5, 2026. They did not reply within the statutorily required 30-day response period. See State Master File Correspondence, State Clearinghouse Correspondence, National Register of Historic Places Map, SHPO Correspondence, and Tribal Consultation Checklist in the Supporting Documentation section of this document.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No ☐ ☒	Due to the nature of this project it is <u>in compliance</u> with this factor. Per the statutes, executive orders, and regulations listed in 24 CFR 58.5 this factor is only required when project activities include acquisition of land, conversion of land, or new construction. See “Noise Abatement and Control Worksheet” in the Supporting Documentation section of this document.

Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No ☐ ☒	Due to a memorandum of understanding between HUD and the EPA, this project is <u>in compliance</u> with this factor. This project is located in the Biscayne Sole Source Aquifer, but the activities have been determined to have no impact on the aquifer. See Sole Source Aquifer Map and Memorandum of Understanding in the Supporting Documentation Section of this document.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No ☐ ☒	Due to the location of this project it is <u>in compliance</u> with this factor. Project is not located in a wetland nor does it have any potential to effect wetlands outside of the project location. See National Wetlands Inventory Map in the Supporting Documentation Section of this document.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No ☐ ☒	Due to the location of this project it is <u>in compliance</u> with this factor. Project is located in Pembroke Pines, which does not include any Wild and Scenic Rivers, the state of Florida does not currently have any rivers currently being studied, and there are no rivers from the National River Inventory in the area. See the National Wild and Scenic Inventories Map, Study Rivers List, and National River Inventory in the Supporting Documentation section of this document.

Field Inspection (Date and completed by): The project site is a public party that undergoes regular visitation from city staff. Please contact city staff for the most recent report for the facility.

Summary of Findings and Conclusions: There have been no reports or evidence of factors on location that would impact this project.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below 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
Floodplain Management	5-Step Decision Making Process was completed in accordance with 24 CFR 55. Upon completion of the review it was determined that additional mitigation is not required to protect the floodplains at the project site.

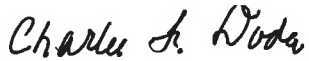
Determination:

- ☐ This categorically excluded activity/project converts to Exempt, per 58.34(a)(12) because there are no circumstances which require compliance with any of the federal laws and authorities cited at §58.5. **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR
- ☒ This categorically excluded activity/project cannot convert to Exempt because there are circumstances which require compliance with one or more federal laws and authorities cited at §58.5. Complete consultation/mitigation protocol requirements, **publish NOI/RROF and obtain "Authority to Use Grant Funds"** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
- ☐ This project is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: 

Date: 7/10/2026

Name/Title/Organization: Peter Neiger, ER Specialist, Civitas, LLC – pete.neiger@civitassc.com

Responsible Entity Agency Official Signature: 

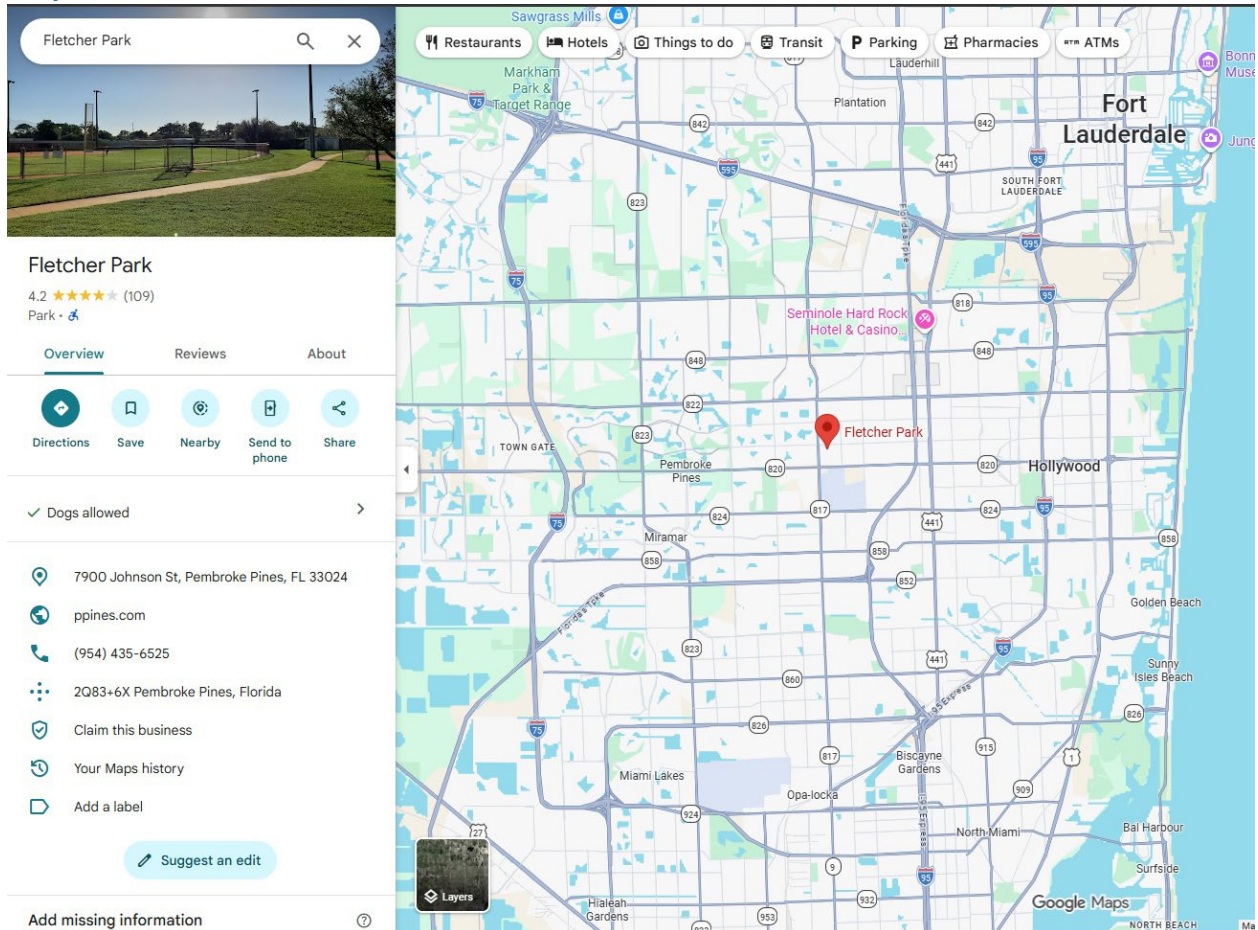
Date: 07/20/2026

Name/Title: Charles F. Dodge / City Manager

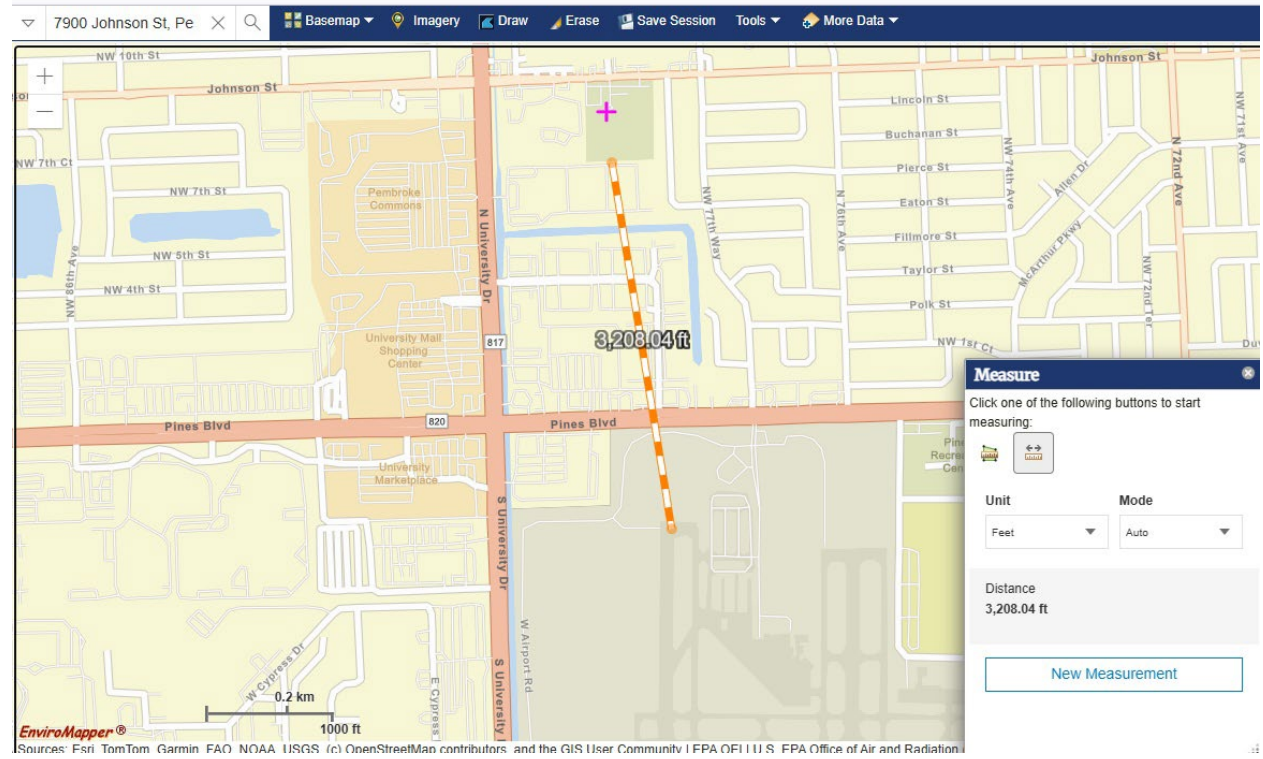
This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

Supporting Documentation

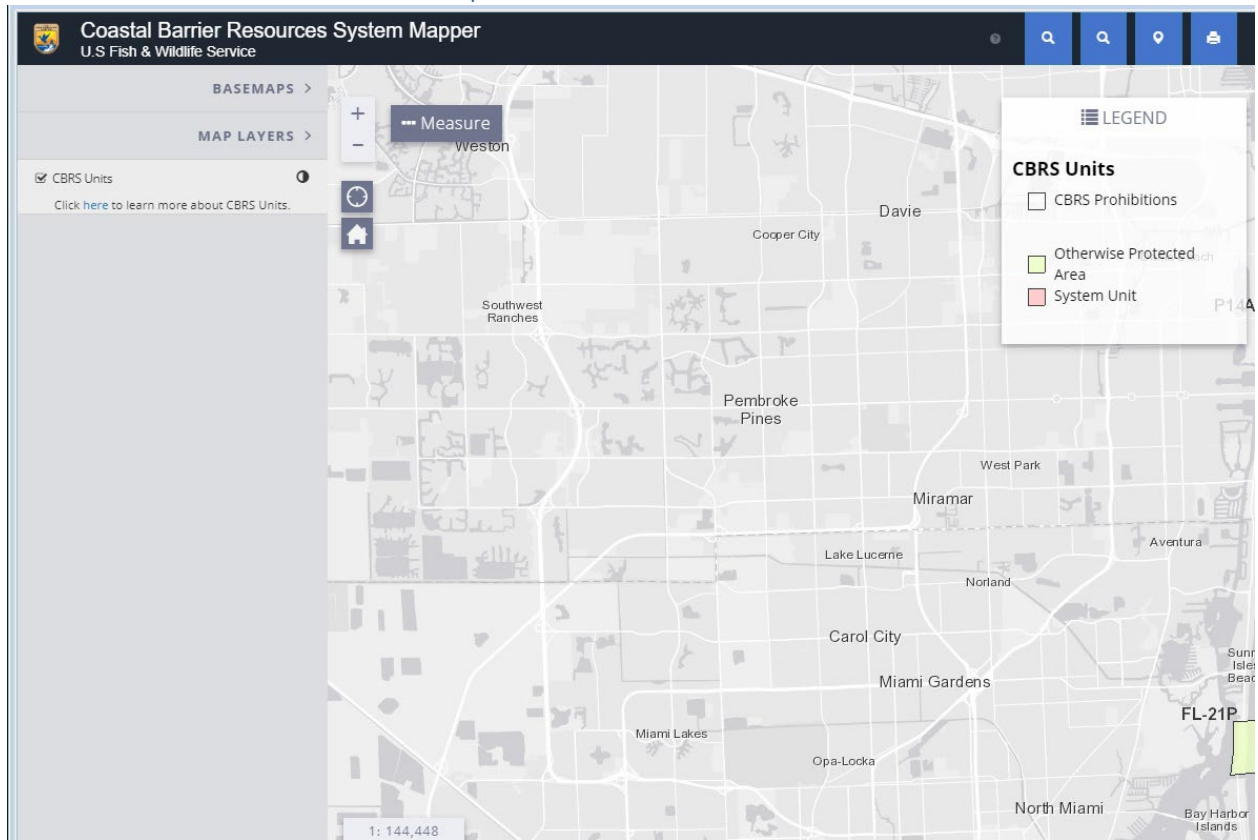
Project Location



Airport Distance



Coastal Barrier Resource Unit Map



Flood Insurance Worksheet

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).
Reference		
https://www.hudexchange.info/environmental-review/flood-insurance		

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

☒ No. This project does not require flood insurance or is excepted from flood insurance. → *Continue to the Worksheet Summary.*

☐ Yes → *Continue to Question 2.*

2. Provide a FEMA/FIRM map showing the site.

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

☐ No → *Continue to the Worksheet Summary.*

☐ Yes → *Continue to Question 3.*

3. Is the community participating in the National Flood Insurance Program or has less than one year passed since FEMA notification of Special Flood Hazards?

☐ Yes, the community is participating in the National Flood Insurance Program.

For loans, loan insurance or loan guarantees, flood insurance coverage must be continued for the term of the loan. 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 equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less. Provide a copy of the flood insurance policy declaration or a paid receipt for the current annual flood insurance premium and a copy of the application for flood insurance.

→ *Continue to the Worksheet Summary.*

- ☐ Yes, less than one year has passed since FEMA notification of Special Flood Hazards.
If less than one year has passed since notification of Special Flood Hazards, no flood Insurance is required.

→ *Continue to the Worksheet Summary.*

- ☐ No. The community is not participating, or its participation has been suspended.
Federal assistance may not be used at this location. Cancel the project at this location.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The proposed project does not include any applicable activities.

Are formal compliance steps or mitigation required?

- ☐ Yes
☒ No

Air Quality Control Worksheet

General Requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93
Reference		
https://www.hudexchange.info/environmental-review/air-quality		

Scope of Work

- 1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?**

☐ Yes

→ Continue to Question 2.

☒ No

Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.

Air Quality Attainment Status of Project's County or Air Quality Management District

- 2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?**

Follow the link below to determine compliance status of project county or air quality management district:

<http://www.epa.gov/oaqps001/greenbk/>

☐ No, project's county or air quality management district is in attainment status for all criteria pollutants

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

- ☐ Yes, project's management district or county is in non-attainment or maintenance status for one or more criteria pollutants.

Describe the findings:

→ Continue to Question 3.

3. Determine the estimated emissions levels of your project for each of those criteria pollutants that are in non-attainment or maintenance status on your project area. Will your project exceed any of the *de minimis* or *threshold* emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?

- ☐ No, the project will not exceed *de minimis* or threshold emissions levels or screening levels

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Explain how you determined that the project would not exceed *de minimis* or threshold emissions.

- ☐ Yes, the project exceeds *de minimis* emissions levels or screening levels.

→ Continue to Question 4. Explain how you determined that the project would not exceed *de minimis* or threshold emissions in the Worksheet Summary.

4. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates

- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Project does not include activities relevant to this factor.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No

Clearinghouse Consultation



Pete Neiger <pete.neiger@civitassc.com>

Pembroke Pines - Fletcher Park Improvements

2 messages

Pete Neiger <pete.neiger@civitassc.com>

Tue, May 26, 2026 at 5:01 PM

To: State_Clearinghouse <State.Clearinghouse@floridadep.gov>

Good afternoon,

The City of Pembroke Pines is considering the use of federal funds to improve one of the public parks in the city. We are requesting a review of the site to determine any potential environmental impact. Attached is a packet with the project details. If any additional information is needed please let me know.

Thank you for your time and consideration of this project.

Pete Neiger (he/him)
Environmental Review Specialist
Civitas, LLC
910-470-9323
www.civitassc.com

Check out Civitas-led training events!



 **Fletcher Park - Florida State Clearinghouse.pdf**
2353K

State_Clearinghouse <State.Clearinghouse@floridadep.gov>

Wed, May 27, 2026 at 12:31 PM

To: Pete Neiger <pete.neiger@civitassc.com>, State_Clearinghouse <State.Clearinghouse@floridadep.gov>

While it is covered by E.O. 12372, the Florida State Clearinghouse does not select the project for review as the proposed activities are not anticipated to adversely impact environmental resources or conflict with the enforceable policies of Florida's Coastal Management Program. You may proceed with your project.

Please continue to send electronic requests directly to the Florida State Clearinghouse email address,
State_Clearinghouse@FloridaDEP.gov.

Thank you,

Lindsay Weaver

Contamination Report

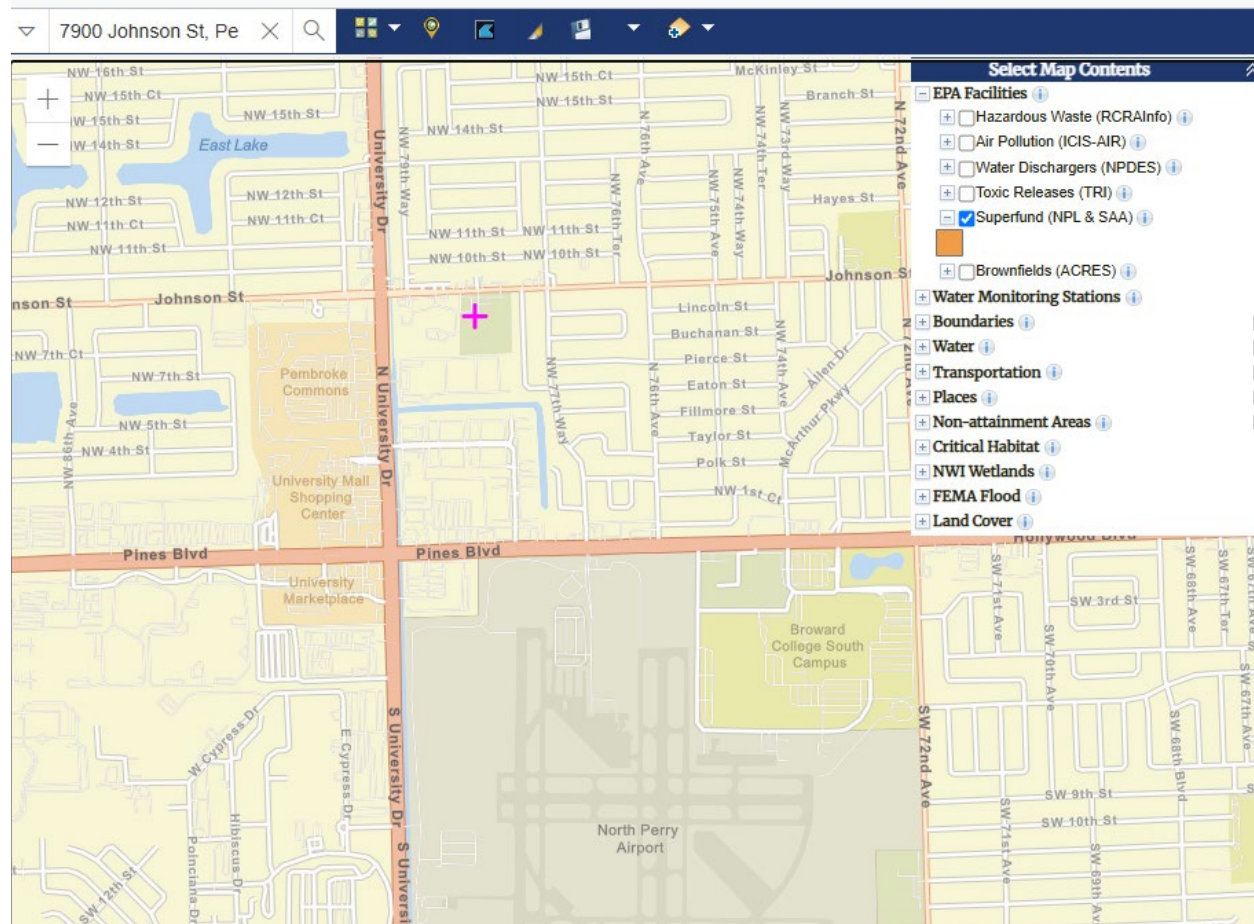
HUD guidelines identify three potential sources of contamination that should be addressed for a project of this scope: Superfund Sites, Landfills, and Underground Storage Tanks. Two other sources of contamination are also identified by HUD, but they do not apply to this project. Radon only applies to buildings and a site history search only applies to multi-family structures.

Superfund Sites:



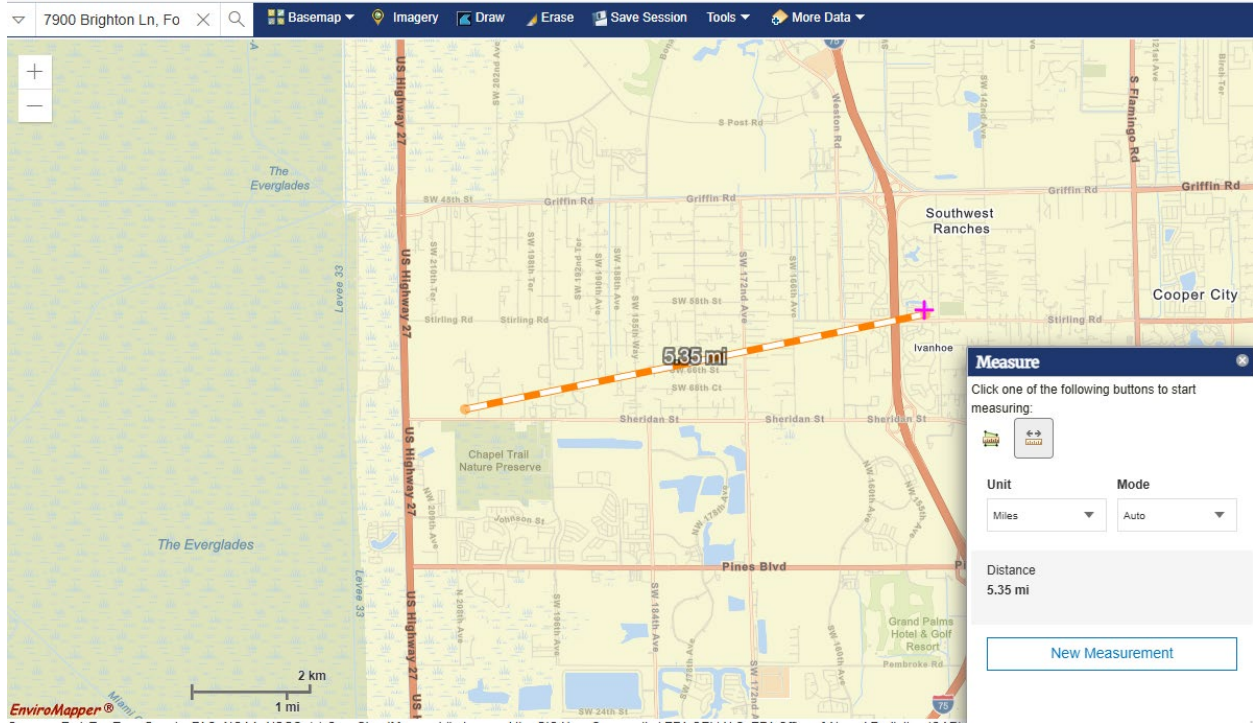
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Landfill Locator –

The County landfill is located over five miles from the project site and has no potential to impact this project.



US Fish and Wildlife Clearance to Proceed



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Florida Ecological Services Field Office

777 37th St

Suite D-101

Vero Beach, FL 32960-3559

Phone: (352) 448-9151 Fax: (772) 562-4288

Email Address: fw4filesregs@fws.gov

<https://www.fws.gov/office/florida-ecological-services>



In Reply Refer To:

07/13/2026 12:00:58 UTC

Project code: 2026-0115002

Project Name: Fletcher Park Project

Please provide this document to the Federal agency or their designee with your loan/grant application.

Subject: Technical Assistance letter for the project named 'Fletcher Park Project' for specified threatened and endangered species that may occur in your proposed project location, pursuant to the IPaC determination key titled 'Clearance to Proceed with Federally-Insured Loan and Grant Project Requests'.

To whom it may concern:

On July 13, 2026, Peter Neiger used the IPaC determination key 'Clearance to Proceed with Federally-Insured Loan and Grant Project Requests'; dated June 23, 2026, in the U.S. Fish and Wildlife Service's online [IPaC tool](#) to evaluate potential impacts to listed species from a project named 'Fletcher Park Project' in Broward County, Florida (shown below):

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@26.01560305,-80.24515444870552,14z>



US Fish and Wildlife Species List



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Florida Ecological Services Field Office

777 37th St

Suite D-101

Vero Beach, FL 32960-3559

Phone: (352) 448-9151 Fax: (772) 562-4288

Email Address: fw4flesregs@fws.gov

<https://www.fws.gov/office/florida-ecological-services>



In Reply Refer To:

07/13/2026 11:51:40 UTC

Project Code: 2026-0115002

Project Name: Fletcher Park Project

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat.

Please include your Project Code, listed at the top of this letter, in all subsequent correspondence regarding this project. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered

Explosive and Flammable Hazards Worksheet

Explosive and Flammable Hazards (CEST and EA)

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C
Reference		
https://www.hudexchange.info/environmental-review/explosive-and-flammable-facilities		

1. Does the proposed HUD-assisted project include a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

☒ No

→ Continue to Question 2.

☐ Yes

Explain:

→ Continue to Question 5.

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

☒ No

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.

☐ Yes

→ Continue to Question 3.

3. Within 1 mile of the project site, are there any current *or planned* stationary aboveground storage containers:

- Of more than 100-gallon capacity, containing common liquid industrial fuels OR
- Of any capacity, containing hazardous liquids or gases that are not common liquid industrial fuels?

☐ No

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide all documents used to make your determination.

☐ Yes

→ Continue to Question 4.

4. Is the Separation Distance from the project acceptable based on standards in the Regulation?

Please visit [HUD's website](#) for information on calculating Acceptable Separation Distance.

- ☐
- Yes

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide map(s) showing the location of the project site relative to any tanks and your separation distance calculations. If the map identifies more than one tank, please identify the tank you have chosen as the “assessed tank.”

- ☐
- No

→ Provide map(s) showing the location of the project site relative to any tanks and your separation distance calculations. If the map identifies more than one tank, please identify the tank you have chosen as the “assessed tank.”
Continue to Question 6.

5. Is the hazardous facility located at an acceptable separation distance from residences and any other facility or area where people may congregate or be present?

Please visit [HUD's website](#) for information on calculating Acceptable Separation Distance.

- ☐
- Yes

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations.

- ☐
- No

→ Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations.
Continue to Question 6.

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to make the Separation Distance acceptable, including the timeline for implementation. If negative effects cannot be mitigated, cancel the project at this location.

Note that only licensed professional engineers should design and implement blast barriers. If a barrier will be used or the project will be modified to compensate for an unacceptable separation distance, provide approval from a licensed professional engineer.

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Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

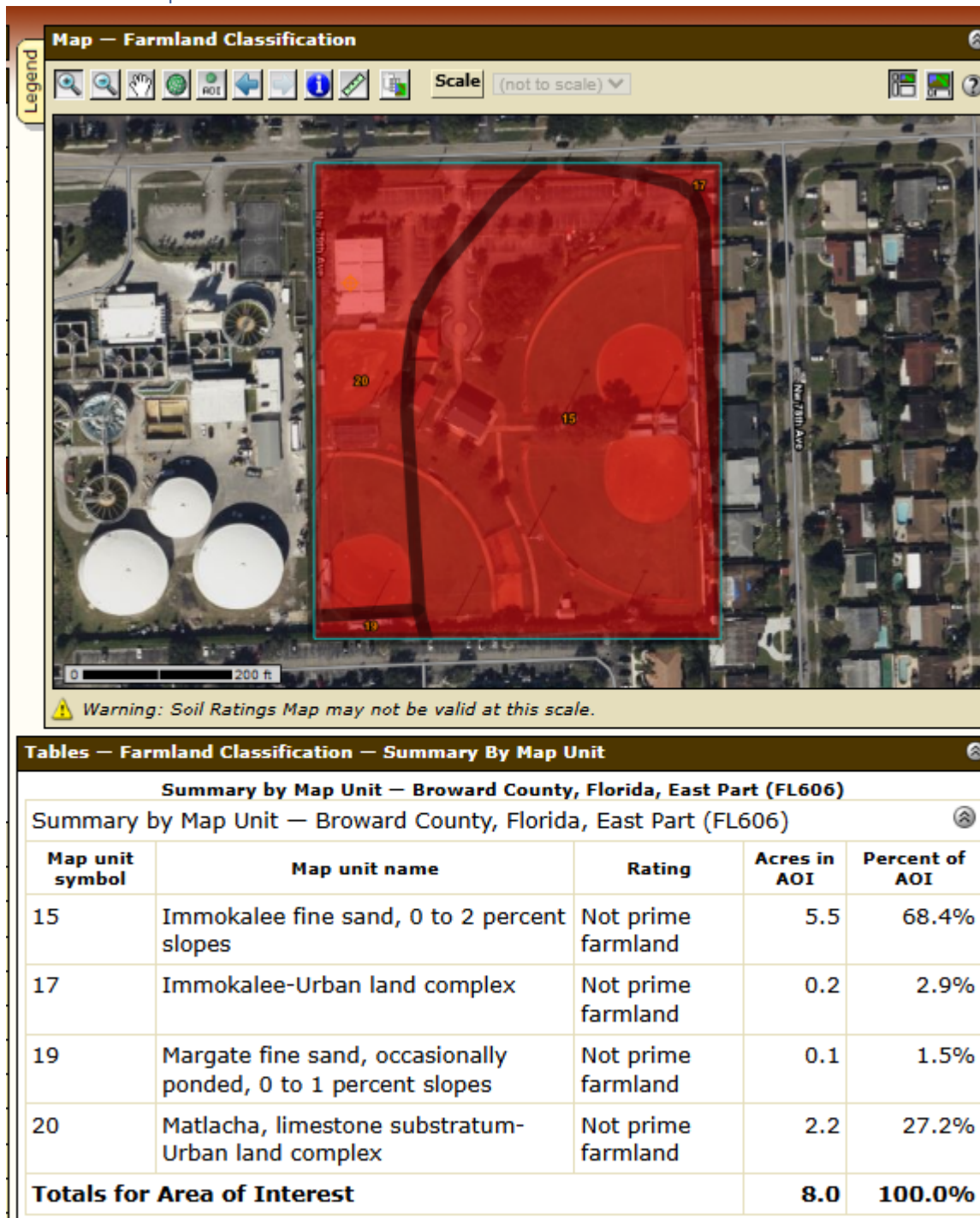
This project does not include any activities applicable to this factor.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No

USDA Soil Map

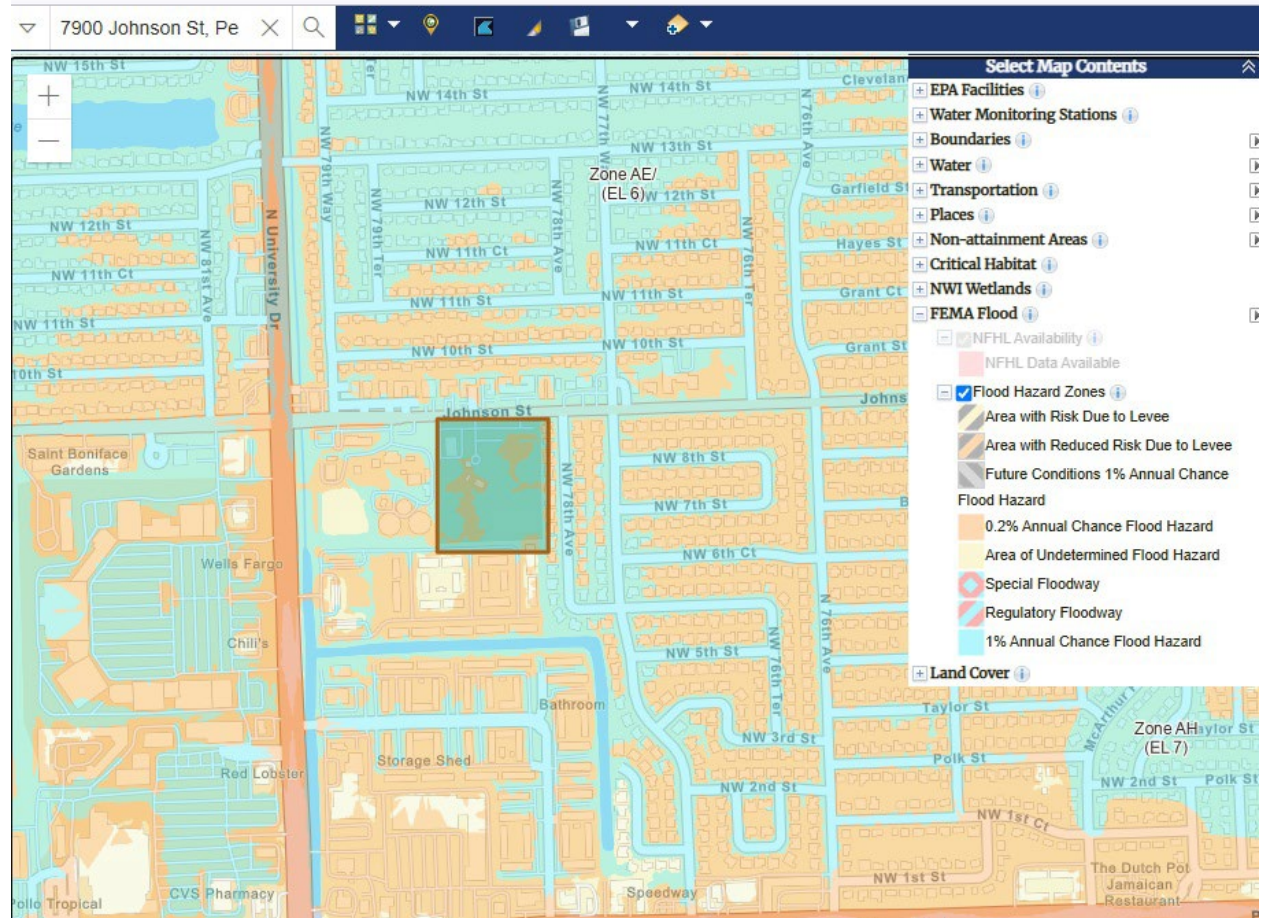


Floodplain Map



Version 2026.2.002

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5-Step Decision Making Process

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT:

5-STEP DECISION MAKING PROCESS

Pembroke Pines, Florida

Fletcher Park Improvements

- Decision Process for E.O. 11988 as Provided by 24 CFR §55.20

Step 1: *Determine whether the action is located in the FFRMS floodplain.*

Due to the location of this project, formal compliance steps are required. The project site includes an FFRMS floodplain. This was determined using the 0.2 PFA method due to the lack of available Climate Informed Science-Approach data. The entire project site (approximately 10 acres) is a 100-year or 500-year floodplain.

The proposed project is limited to lighting and other improvements to the park.

Step 2: *Notify the public for early review of the proposal and involve the affected and interested public in the decision making process.*

This step is inapplicable due to this project due to actions covered under 24 CFR 55.14(d): *The decision making steps in § 55.20(b), (c), and (g) (Steps 2, 3, and 7) do not apply to the following categories of proposed actions:*

(d) HUD's or the recipient's actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing nonresidential buildings and structures, in communities that are in the Regular Program of the NFIP and are in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24), provided that the action does not meet the thresholds for "substantial improvement" under § 55.2(b)(12) and the footprint of the structure and paved areas is not increased by more than 20 percent.

Step 3: *Identify and evaluate practicable alternatives.*

This step is inapplicable due to this project due to actions covered under 24 CFR 55.14(d): *The decision making steps in § 55.20(b), (c), and (g) (Steps 2, 3, and 7) do not apply to the following categories of proposed actions:*

(d) HUD's or the recipient's actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing nonresidential buildings and structures, in communities that are in the Regular Program of the NFIP and are in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24), provided that the action does not meet the thresholds for "substantial improvement" under § 55.2(b)(12) and the footprint of the structure and paved areas is not increased by more than 20 percent.

Step 4: *Floodplain Evaluation.*

The potential direct and indirect impact of this project was evaluated per 24 CFR 55.20(d).

Floodplain Characteristics: The proposed has no potential to impact the characteristics of the floodplain. The activities are limited to park improvements. During the environmental review process, it was determined that this project will not alter flood risk and the location of flood sources was documented.

Lives and Property: The proposed project has no potential to negatively impact lives or property. The activities are limited to park improvements that will improve access to recreational facilities. There are no structures that are eligible for flood insurance coverage.

Natural and Beneficial Values: The proposed project has no potential to impact the natural and beneficial values of floodplains. The activities are limited to park improvements. There will be no impact on water resources, living resources, cultural resources, agricultural resources, aquacultural resources, or forestry resources. City staff reviewed the potential impact of this project on natural resources in accordance with federal requirements.

Step 5: *Where practicable, design or modify the proposed action to minimize the potential adverse impacts to lives, property, and natural values within the floodplain and to restore, and preserve the values of the floodplain.*

Due to the scope of this project, there is no potential to impact lives, property, or natural values of floodplains. The proposed project is limited to park improvements and do not meet the definition of a critical action. Per 24 CFR 55.2, a critical action is “*any activity for which even a slight chance of flooding would be too great, because such flooding might result in loss of life, injury to persons, or damage to property*”. Specifically, this includes facilities that:

- (A) Produce, use or store highly volatile, flammable, explosive, toxic or water-reactive materials;*
- (B) Provide essential and irreplaceable records or utility or emergency services that may become lost or inoperative during flood and storm events (e.g., community stormwater management infrastructure, water treatment plants, data storage centers, generating plants, principal utility lines, emergency operations centers including fire and police stations, and roadways providing sole egress from flood-prone areas); or*
- (C) Are likely to contain occupants who may not be sufficiently mobile to avoid loss of life or injury during flood or storm events, e.g., persons who reside in hospitals, nursing homes, convalescent homes, intermediate care facilities, board and care facilities, and retirement service centers. Housing for independent living for the elderly is not considered a critical action.*

The city considered whether modifications were required to minimize any adverse impact on floodplains.

Elevation: This project does not include new construction or substantial improvements that would require consideration of the elevation of the project location.

Minimization: The project does not include any potential harm to floodplains or wetlands that would require minimization. The project will not impact permeable surfaces, natural landscapes, building footprints, or building standards.

Restoration and Preservation: The project does not include an impact on the natural or beneficial values of floodplains that would require restoration or preservation.

Residents and Occupants Safety: This project does not include any multifamily residential properties, healthcare facilities, or critical actions that would require addressing potential safety issues.

Step 6: *Reevaluate the Alternatives.*

Although the project is located in a floodplain, the project is limited in scope and will not have an impact on the floodplains. There are no practical alternatives to the proposed project and the no action alternative is also impractical. Shifting funds to an alternative project would not be in the best interest of the community and would not alter the risk of impact on floodplains.

Step 7: *Determination of No Practicable Alternative and Public Notice*

This step is inapplicable due to this project due to actions covered under 24 CFR 55.14(d): *The decision making steps in § 55.20(b), (c), and (g) (Steps 2, 3, and 7) do not apply to the following categories of proposed actions:*

(d) HUD's or the recipient's actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing nonresidential buildings and structures, in communities that are in the Regular Program of the NFIP and are in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24), provided that the action does not meet the thresholds for "substantial improvement" under § 55.2(b)(12) and the footprint of the structure and paved areas is not increased by more than 20 percent.

Step 8: *Implement the Proposed Action*

Pembroke Pines will continue to take an active role during the project activities to ensure the floodplains are protected and considered during the process. In the event that the conditions change at the project site then a re-evaluation will occur to ensure that there is no impact on the floodplain.

State Master File Correspondence



Pete Neiger <pete.neiger@civitassc.com>

Pembroke Pines - Fletcher Park Improvements

3 messages

Pete Neiger <pete.neiger@civitassc.com>
To: sitefile@dos.myflorida.com

Fri, May 15, 2026 at 10:53 AM

Good morning,

The City of Pembroke Pines is considering the use of federal grant funds to improve a public park. I am in the process of assisting with the environmental review and am requesting a search of the Florida Master Site File to identify any potential resources in the area. In the attached document I've included the project details with this email.

I was unable to locate any potential resources that would be impacted by this project due to the limited scope but any assistance you can provide would be greatly appreciated. This correspondence will be included in our formal concurrence request to the State Historic Preservation Office at a later date.

If you need anything else from me please let me know. Thank you for your support and have a great weekend!

Pete Neiger (he/him)
Environmental Review Specialist
Civitas, LLC
910-470-9323
www.civitassc.com

[Check out Civitas-led training events!](#)



 **Site File Packet - Fletcher Park.pdf**
2629K

Miller, Marissa L. <Marissa.Miller@dos.fl.gov>
To: Pete Neiger <pete.neiger@civitassc.com>

Fri, May 15, 2026 at 11:23 AM

Good morning Pete,

I have completed your search and there are no previously recorded resources within your requested area. I have attached a map for your reference. Let me know if you need anything else or if you have any questions. Have a great weekend!

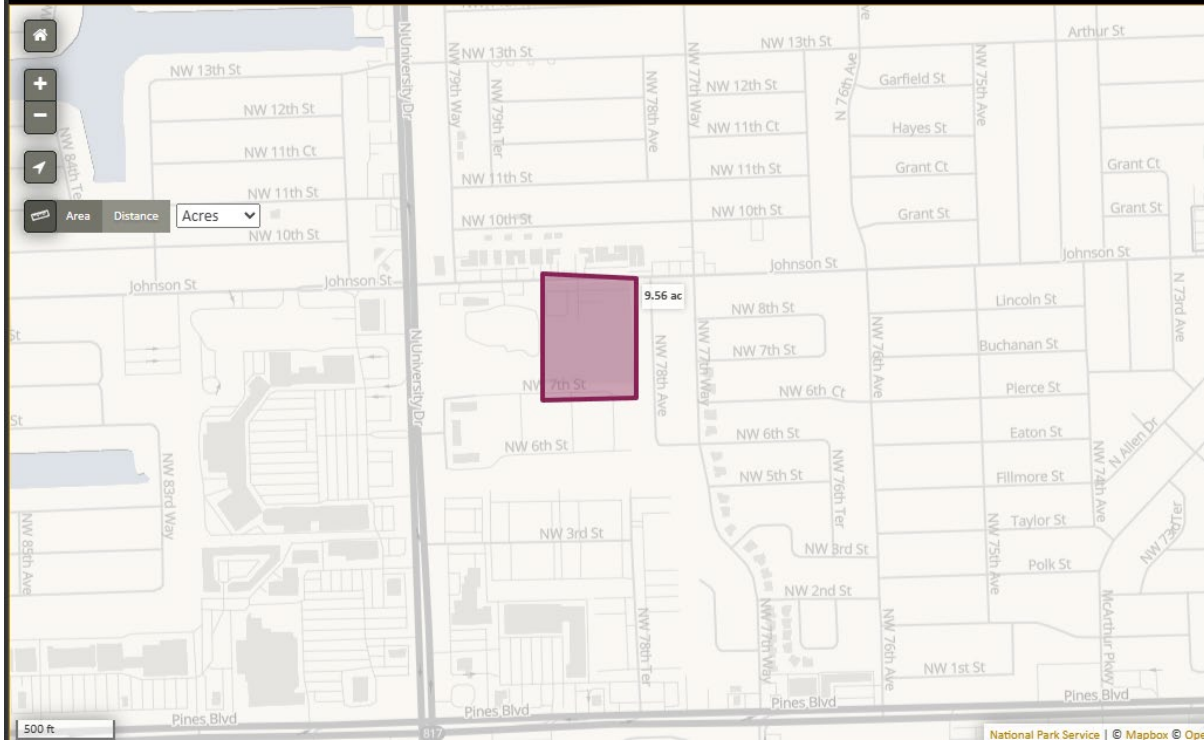
 **This record search is for informational purposes only and does NOT constitute a project review. This search identifies resources recorded at the Florida Master Site File only and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.myflorida.com or 850-245-6333 for project review information.**

National Register of Historic Places

Public, non-restricted data depicting National Register spatial data processed by the Cultural Resources GIS facility. Last minor update, September 2020.

The screenshot displays a web-based map application. On the left side, there is a vertical toolbar containing icons for home, zoom in (+), zoom out (-), pan (arrow), and a measurement tool. Below the measurement tool is a panel with labels 'Area', 'Distance', and 'Acres', followed by a dropdown menu currently set to 'Acres'. The main map area shows a street grid with various streets labeled, including NW 13th St through NW 1st St, Johnson St, Pines Blvd, University Dr, and Arthur St. A specific rectangular area is highlighted in purple, with a label '9.56 ac' next to it. At the bottom left, a scale bar indicates '500 ft'. At the bottom right, there is a copyright notice: 'National Park Service | © Mapbox | © OpenStreetMap contributors'.

Public, non-restricted data depicting National Register spatial data processed by the Cultural Resources GIS facility. Last minor update, September 2020.



SHPO Correspondence

Pembroke Pines - Fletcher Park Improvements



Pete Neiger <pete.neiger@civitascc.com>
to compliancepermits@doh.fl.gov

Fri, Jun 5, 5:39 PM ☆ ☺ ↶ ⋮

Good evening,
The City of Pembroke Pines is considering a federally funded project to improve recreational facilities in the city. We are requesting a review of the project to determine any potential environmental impact. Attached is a packet with the project details. If any additional information is needed please let me know.

Thank you for your time and consideration of this project.
Pete Neiger (he/him)
Environmental Review Specialist
Civitas, LLC
910-470-9323
www.civitascc.com
[Check out Civitas-led training events!](#)



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Tribal Consultation Checklist

When To Consult With Tribes Under Section 106

Section 106 requires consultation with federally-recognized Indian tribes when a project may affect a historic property of religious and cultural significance to the tribe. Historic properties of religious and cultural significance include: archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places, traditional cultural landscapes, plant and animal communities, and buildings and structures with significant tribal association. The types of activities that may affect historic properties of religious and cultural significance include: ground disturbance (digging), new construction in undeveloped natural areas, introduction of incongruent visual, audible, or atmospheric changes, work on a building with significant tribal association, and transfer, lease or sale of properties of the types listed above.

If a project includes any of the types of activities below, invite tribes to consult:

- ☐ **significant ground disturbance (digging)**
Examples: new sewer lines, utility lines (above and below ground), foundations, footings, grading, access roads
- ☐ **new construction in undeveloped natural areas**
Examples: industrial-scale energy facilities, transmission lines, pipelines, or new recreational facilities, in undeveloped natural areas like mountaintops, canyons, islands, forests, native grasslands, etc., and housing, commercial, and industrial facilities in such areas
- ☐ **incongruent visual changes**
Examples: construction of a focal point that is out of character with the surrounding natural area, impairment of the vista or viewshed from an observation point in the natural landscape, or impairment of the recognized historic scenic qualities of an area
- ☐ **incongruent audible changes**
Examples: increase in noise levels above an acceptable standard in areas known for their quiet, contemplative experience
- ☐ **incongruent atmospheric changes**
Examples: introduction of lights that create skyglow in an area with a dark night sky
- ☐ **work on a building with significant tribal association**
Examples: rehabilitation, demolition or removal of a surviving ancient tribal structure or village, or a building or structure that there is reason to believe was the location of a significant tribal event, home of an important person, or that served as a tribal school or community hall
- ☐ **transfer, lease or sale of a historic property of religious and cultural significance**
Example: transfer, lease or sale of properties that contain archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, plant and animal communities, or buildings and structures with significant tribal association
- ☒ **None of the above apply**

Project: Fletcher Park - Pembroke Pines
Reviewer: Peter J. Neiger, Civitas, LLC
Date: 6/28/2026

Noise (CEST Level Reviews)

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B
References		
https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control		

1. What activities does your project involve? Check all that apply:

- ☐ New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

→ *Continue to Question 4.*

- ☐ Rehabilitation of an existing residential property

NOTE: For modernization projects in all noise zones, HUD encourages mitigation to reduce levels to acceptable compliance standards. See 24 CFR 51 Subpart B for further details.

→ *Continue to Question 2.*

- ☐ A research demonstration project which does not result in new construction or reconstruction, interstate, land sales registration, or any timely emergency assistance under disaster assistance provisions or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

- ☒ None of the above

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

2. Do you have standardized noise attenuation measures that apply to all modernization and/or minor rehabilitation projects, such as the use of double-glazed windows or extra insulation?

☐ Yes

Indicate the type of measures that will apply (check all that apply):

- ☐ Improved building envelope components (better windows and doors, strengthened sheathing, insulation, sealed gaps, etc.)
- ☐ Redesigned building envelope (more durable or substantial materials, increased air gap, resilient channels, staggered wall studs, etc.)
- ☐ Other

Explain:

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below and provide any supporting documentation.

☐ No

→ Continue to Question 3.

3. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).

Describe findings of the Preliminary Screening:

→ Continue to Question 6.

4. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).

Indicate the findings of the Preliminary Screening below:

- ☐ There are no noise generators found within the threshold distances above.

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing the location of the project relative to any noise generators.

☐ Noise generators were found within the threshold distances.

→ Continue to Question 5.

5. Complete the Noise Assessment Guidelines to quantify the noise exposure. Indicate the findings of the Noise Assessment below:

☐ Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Indicate noise level here:

→ Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide noise analysis, including noise level and data used to complete the analysis.

☐ Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in 24 CFR 51.105(a))

Indicate noise level here:

Is the project in a largely undeveloped area¹?

☐ No

→ Your project requires completion of an Environmental Assessment (EA) pursuant to 51.104(b)(1)(i). Elevate this review to an EA-level review.

Provide noise analysis, including noise level and data used to complete the analysis.

Continue to Question 6.

☐ Yes

→ Your project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i). Elevate this review to an EIS-level review.

Provide noise analysis, including noise level and data used to complete the analysis.

Continue to Question 6.

☐ Unacceptable: (Above 75 decibels)

¹ A largely undeveloped area means the area within 2 miles of the project site is less than 50 percent developed with urban uses and does not have water and sewer capacity to serve the project.

Indicate noise level here:

Your project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i). You may either complete an EIS or provide a waiver signed by the appropriate authority. Indicate your choice:

☐ Convert to an EIS

→ Provide noise analysis, including noise level and data used to complete the analysis.

Continue to Question 6.

☐ Provide waiver

→ Provide an Environmental Impact Statement waiver from the Certifying Officer or the Assistant Secretary for Community Planning and Development per 24 CFR 51.104(b)(2) and noise analysis, including noise level and data used to complete the analysis.

Continue to Question 6.

- 6. HUD strongly encourages mitigation be used to eliminate adverse noise impacts. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review.**

☐ Mitigation as follows will be implemented:

→ Provide drawings, specifications, and other materials as needed to describe the project's noise mitigation measures.

Continue to the Worksheet Summary.

☐ No mitigation is necessary.

Explain why mitigation will not be made here:

→ *Continue to the Worksheet Summary.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

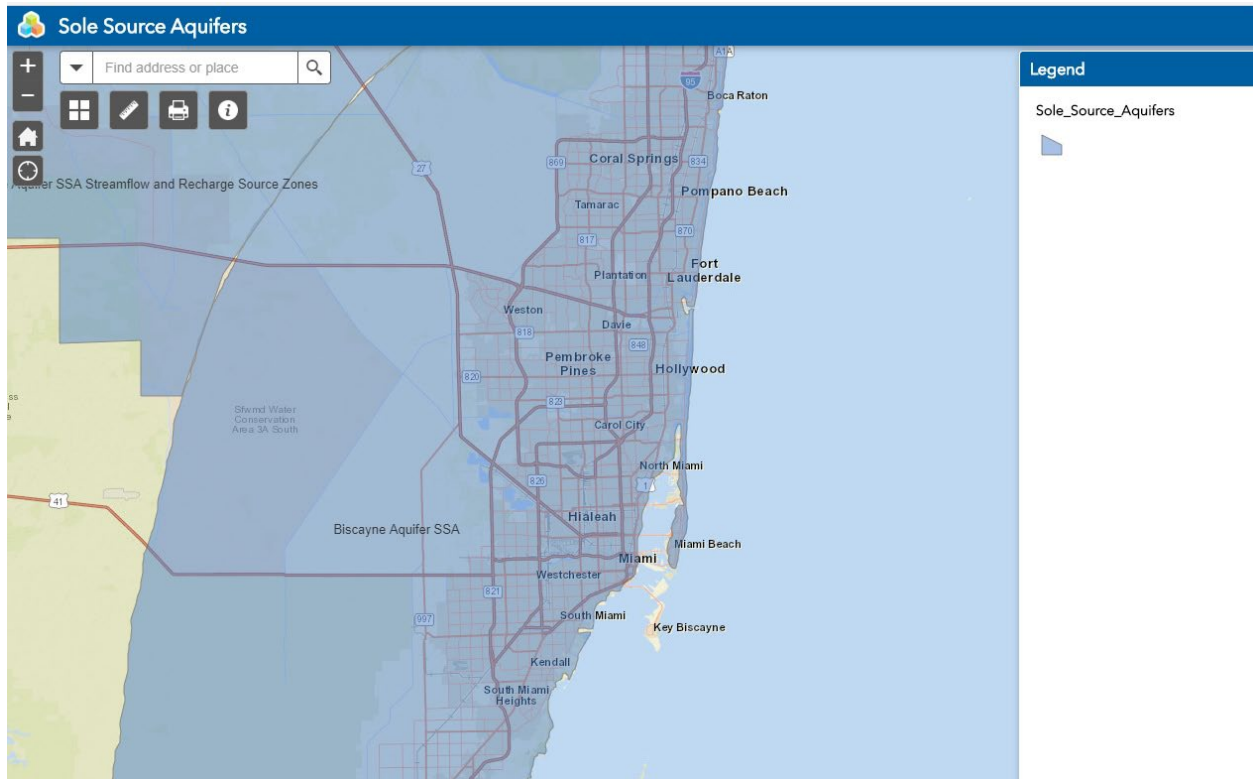
This project does not contain any activities applicable to this factor.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No

Sole Source Aquifer Map



Memorandum of Understanding

**Memorandum of Understanding Between
The U.S. Environmental Protection Agency Region 4 and
The U.S. Department of Housing and Urban Development Region 4
Regarding the EPA Review of HUD Financial-Assisted Projects Within Sole Source Aquifers**

Introduction

This memorandum of understanding (MOU) is intended to memorialize an understanding between the U.S. Environmental Protection Agency Region 4 (EPA) and the U.S. Department of Housing and Urban Development Region 4 (HUD) concerning the review of proposed Federal financially-assisted projects located in whole or in part in the designated sole source aquifers ("SSAs") in the EPA Region 4 (Alabama, Florida, Georgia, Kentucky Mississippi, North Carolina, South Carolina, and Tennessee), which include any recharge zone, streamflow source area, or artesian zone of such SSAs. The most current delineations of these SSAs and their recharge zones are described and depicted on the Region 4 Sole Source Aquifer Webpage, included in **Attachment A** (attached hereto and incorporated herein), and demonstrative maps current as of the signing of this MOU are also included in **Attachment A**.

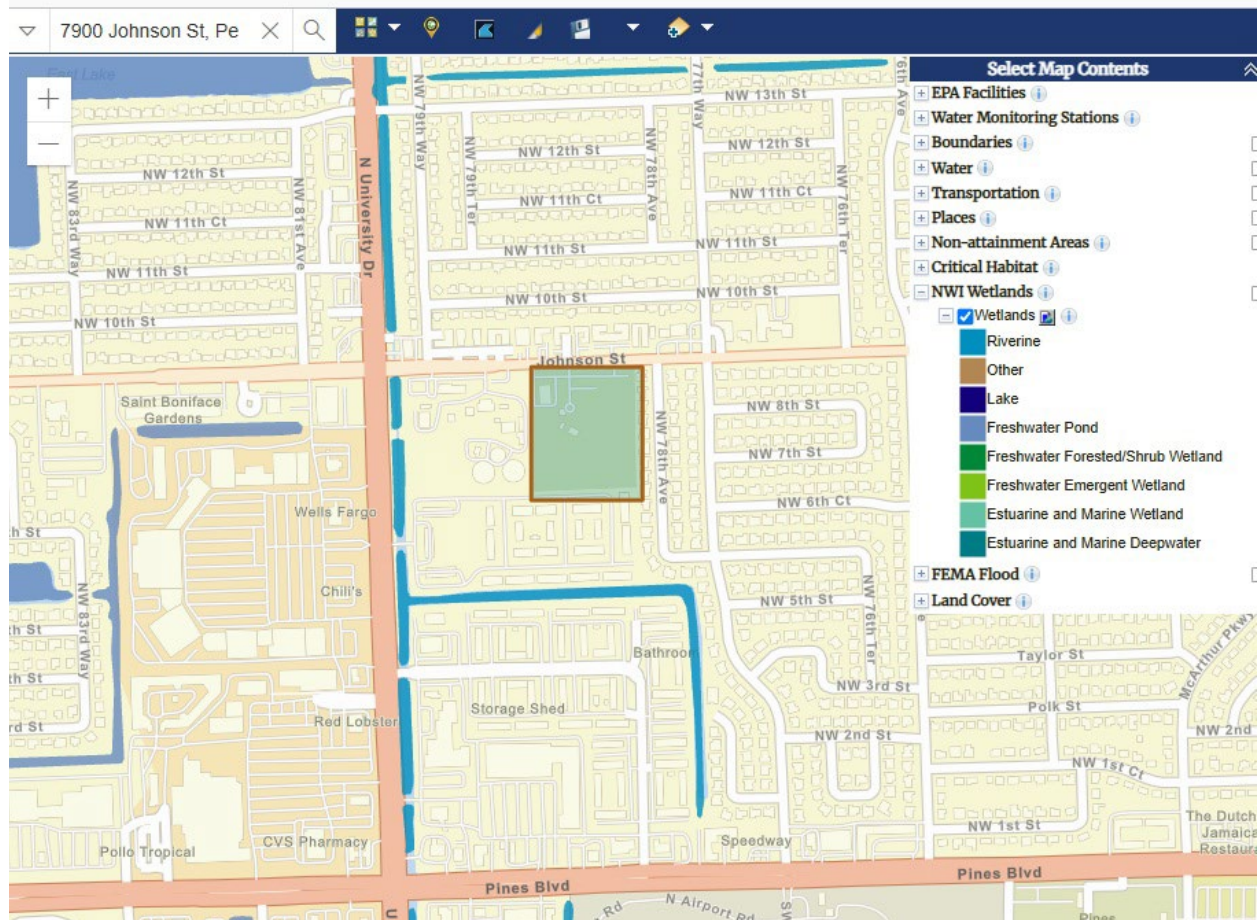
This MOU is a voluntary agreement that expresses the good-faith intentions of the EPA and HUD, is not intended to be legally binding, does not create any contractual obligations, and is not enforceable by any party. This MOU does not obligate and will not result in an exchange of funds, personnel, property, services, or any kind of financial commitment. This MOU outlines procedures to be followed by HUD in determining which projects should be forwarded to the EPA for review. It also outlines the procedures to be followed and the general criteria the EPA will use in such review.

This MOU does not create any claim, remedy, right, or benefit, substantive or procedural, enforceable by law or equity, by persons who are not a party to this agreement, against HUD or the EPA, their officers or employees, or any other person. This MOU does not apply to any person outside of the EPA and HUD, except that when the environmental review is performed by a Responsible Entity (RE) pursuant to 24 C.F.R. Part 58, HUD will instruct the RE to follow the procedures under this MOU (and any modification thereof by EPA and HUD) during the term of the MOU, unless otherwise instructed by the EPA.

Background

Pursuant to Section 1424(e) of the Safe Drinking Water Act (SDWA), 42 U.S.C. § 300h-3(e), the EPA designated several aquifers located within Region 4 as SSAs because they are the sole or principal drinking water source for their areas and contamination of any of them would create a significant hazard to public health. As such, no commitment for Federal financial assistance may be entered into for any project which the EPA determines may contaminate any of these SSAs so as to create a significant hazard to public health. "Federal financial assistance" includes any financial benefits provided directly as aid to a project by a department, agency, or instrumentality of the Federal government in any form including contracts, grants, and loan guarantees.

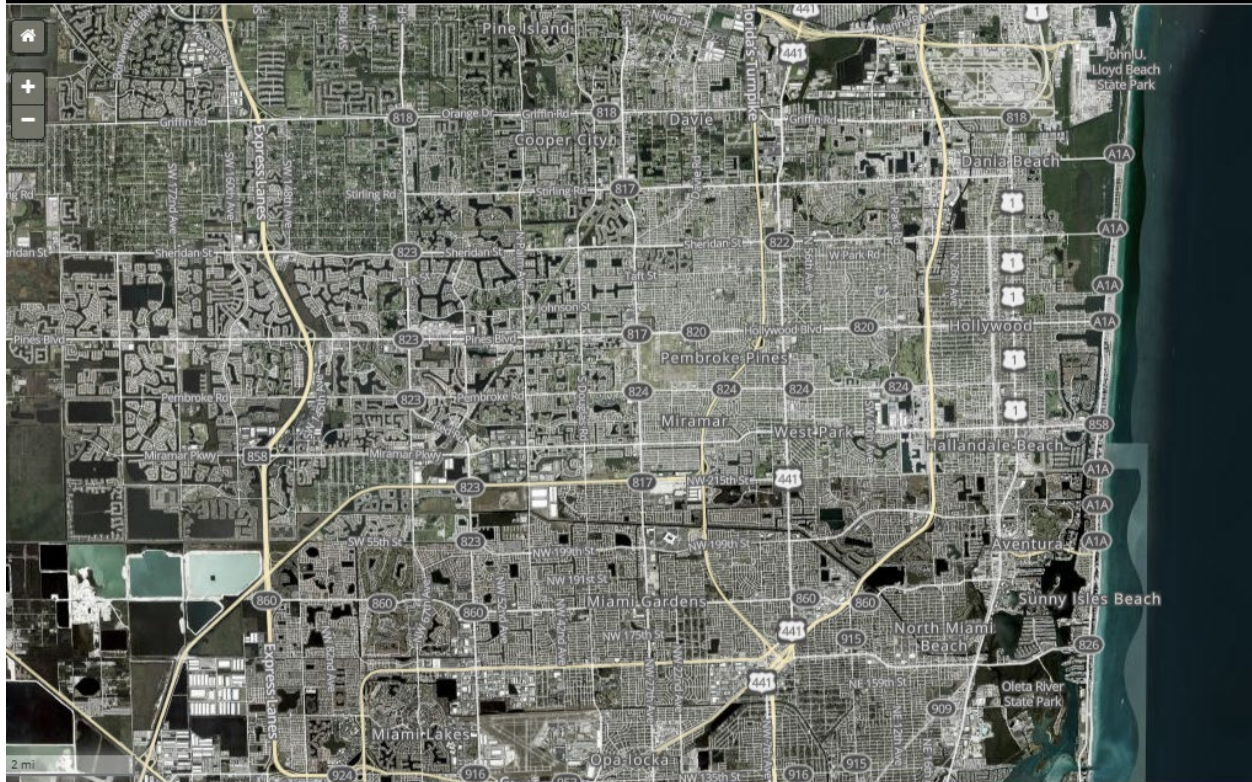
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Nationwide Rivers Inventory Map

Nationwide Rivers Inventory

This is a listing of more than 3,200 free-flowing river segments in the U.S. that are believed to possess one or more "outstandingly remarkable" values.



Study Rivers List



There are two study provisions in the Act — Section 5(a), through which Congress directs the study of select rivers, and Section 5(d)(1), which directs federal agencies to identify potential additions to the National Wild and Scenic Rivers System (National System) through federal agency plans. A brief explanation is provided in the following respective sections below.

Current Active Studies

Currently, there are two rivers or river systems under “authorized” study under Section 5(a) of the Wild & Scenic Rivers Act. This does not include those that might be under assessment as part of normal agency land-planning processes.

- Kissimmee River, Florida (Public Law 117-328, December 29, 2022) – Visit the **National Park Service's Kissimmee River** (<https://parkplanning.nps.gov/projectHome.cfm?projectId=132432>) page to follow the study process.
- Little Manatee River, Florida (Public Law 117-328, December 29, 2022) – Visit the **National Park Service's Little Manatee River** (<https://parkplanning.nps.gov/projectHome.cfm?projectId=132433>) page to follow the study process.

Section 2(a)(ii) Studies

Under Section 2(a)(ii) of the Act, a governor (or governors for a river in multiple states) of a state can request that a river be designated, provided certain conditions are met (refer to the **Council White Paper on Section 2(a)(ii)** (</rivers/sites/rivers/files/2023-01/2a11.pdf>) for specifics). The National Park Service then conducts a study to determine if certain conditions are met. Here are some of the studies conducted under Section 2(a)(ii). Again, if you don't see a study listed, we do not have a copy.

Add rest of Study Rivers List