

## EARLY NOTICE AND PUBLIC REVIEW OF A PROPOSED ACTIVITY IN A 100-YEAR FLOODPLAIN

July 5, 2024

Miami-Dade County  
Public Housing and Community Development  
701 NW 1st Court, 14th Floor  
Miami, FL 33136

### To: All interested Agencies, Groups and Individuals

This is to give notice that the Miami-Dade County Department of Public Housing and Community Development (PHCD) under Federal Regulation 24 CFR Part 58 has determined the following proposed actions under the United States Housing Act of 1937 is located in a 100-year floodplain. Miami-Dade County will be identifying and evaluating practicable alternatives to locating the action in a floodplain and the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988, in accordance with U.S. Department of Housing and Urban Development (HUD) regulations in 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands. The proposed action is described as follows:

**Liberty Square Elderly (Block 9):** The Liberty Square Elderly (Block 9) property is located at 1290 NW 63rd Street, Miami, FL 33147 (Miami-Dade County Folio Number: 01-3114-002-0010). The subject site is presently known as Block 9 and is bound by NW 62nd Street and NW 63rd Street on the north and south sides, respectively, and NW 12th Avenue and NW 13th Avenue on the east and west sides, respectively. The subject site was used for residential purposes from 1937 until circa 2022, when the site was cleared and remained vacant since. The purpose of the activity is to redevelop the former affordable housing site and create new affordable housing for the elderly while incorporating a commercial component to the project. The activity will consist of the new construction of a 7-story building with 138 units and the potential new construction of a standalone commercial building. The majority of the project site (approximately 80%) is located within a 100-Year floodplain (i.e., Zone AH, elevation 11 feet) in accordance with Flood Insurance Rate Map Panel No. 12086C0304L, effective 9/11/09. The proposed project site is not located within a wetland.

There are three primary purposes for this notice. First, people who may be affected by activities in the floodplain and 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 the floodplain, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information about the floodplain and request for public comment about floodplains can facilitate and enhance Federal efforts to reduce the risks 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 the floodplain, it must inform those who may be put at greater or continued risk.

**Written comments** must be received by **Miami-Dade Public Housing and Community Development at the following address by July 22, 2024, Miami-Dade Public Housing and Community Development, 701 NW 1 Court, 14th Floor, Miami, Florida 33136. Attention: Ms. Tangie C. White, Division Director 2.** A full description of the activity may also be reviewed from 8:00 AM to 5:00 PM at the same address listed above. Comments may also be submitted to PHCD via email at: [CommunityDevelopmentServices@miamidade.gov](mailto:CommunityDevelopmentServices@miamidade.gov).

*PHCD does not discriminate based on race, sex, color, religion, marital status, national origin, disability, ancestry, sexual orientation, gender expression, gender identity, age, pregnancy, familial status, source of income, actual or perceived status as a victim of domestic violence, dating violence or stalking in the access to, admissions to, or employment in housing programs or activities. If you need a sign language interpreter or materials in accessible format for this event, call (786) 469-2155 at least five days in advance. TDD/TTY users may contact the Florida Relay Service at 800-955-8771.*

