



U.S. Department of Housing and Urban  
Development  
451 Seventh Street, SW  
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:** W-Carter-Road,-Lakeland-New-Construction

**HEROS Number:** 900000010292207

**Project Location:** Carter Road, Lakeland, FL 33813

**Additional Location Information:**

N/A

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

The EA was conducted by the City of Lakeland, to ensure there are no environmental effects or disturbances to the project location and surrounding area. All appropriate parties have been notified and all required documents will be executed and submitted. The Eddie Woodard Apartments (Project) comprises the development of an affordable housing complex on 7.48 acres of vacant land that was previously altered by mining and agricultural activity. The Proposed Project is a 96-unit new construction, 3-story garden style development with 4 residential buildings and a standalone clubhouse. The Project property consists of upland pasture, with three low quality isolated wetlands, located on the SW corner of the intersection of West Carter Road and Carter Park Entrance Road, Polk County, Florida. Surrounding land uses include low density residential to the northeast, vacant land to the east and north, vacant land and the Loyce E. Harpe park to the south, and commercial properties at the intersection of SR 37 and West Carter Road to the west. Current trends in housing costs remain a statewide concern in Florida and more locally Polk County is no different. The Project is approximately 10-miles from the Lakeland-Winter Haven metro area, which is one of the fastest growing areas in the nation. Rental rates have significantly increased because of a housing shortage spurred partially by the migration of new residents into the area. This Project is needed because the current housing conditions can only provide three (3) affordable homes per 10 families in need of housing, most of which are being requested by existing residents.

### Funding Information

Grant Number	HUD Program	Program Name
B-22-UC-12-0007	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)

**Estimated Total HUD Funded Amount:** \$0.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$0.00

**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
Permits, reviews, and approvals	City of Mulberry Site Development Permit Polk County Final Development Approval SWFWMD Environmental Resource Permit FDEP 404 No Permit Required Letter FDEP NPDES will be obtained by the contractor prior to construction


**Project Mitigation Plan**

**Determination:**

<input checked="" 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: 11/28/2022

Name / Title/ Organization: Kelly Carter / POLK COUNTY

Certifying Officer Signature:  Date: 11/28/2022

Name/ Title: Nancy Hurley/ Housing Compliance Manager

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).