

COMBINED NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

November 18, 2025

Miami-Dade County
Department of Housing and Community Development
701 NW 1st Court, 16th Floor
Miami, FL 33136
(786) 469-2100

This notice shall satisfy the above-cited two separate but related procedural notification requirements for an activity to be undertaken by Serenity Grove Venture, LLC.

REQUEST FOR RELEASE OF FUNDS

On or about December 5, 2025, the Miami-Dade County Housing and Community Development (HCD) department will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of funds by Congress under the Housing Act of 1937 for the following project:

Agencies	Project Title & Description	Project Funding
Serenity Grove Venture, LLC.	Serenity Gardens (formerly Serenity Grove) comprises an 8-story midrise with 153 Section 8 Project-Based Voucher units for Affordable Senior Independent Living. The development consists of 138 one-bedroom units and 15 two-bedroom units. Each unit will have a fully equipped kitchen with generous cabinet space, energy efficient appliances, built-in microwave, tile floors, central air conditioning, ceiling fans, window treatments and access to high-speed internet. Amenities include access control, gym/fitness center, computer center, library, pool, walking trails and a gazebo. Location: 18330 NW 12th Avenue, Miami Gardens, Florida 33169. Folio #34-2102-000-0040.	Funding Sources: • \$64,896,357.00 of Section 8 Project-Based Voucher (PBV) Approximate Total Project Cost: \$55,412,637.00

FINDING OF NO SIGNIFICANT IMPACT

HCD has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at HCD, located at 701 NW 1st Court, 14th Floor, Miami, FL 33136, and may be examined or copied weekdays 8:00 A.M. to 5:00 P.M.

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to Housing and Community Development, ATTN: Lakisha Gray, Chief, Community Development. All comments received by December 3, 2025, will be considered by HCD prior to authorizing submission of a request for release of funds. Comments should specify which public notice is being addressed.

RELEASE OF FUNDS

HCD certifies to U.S. HUD that Daniella Levine Cava, in her capacity as Mayor, 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. U.S. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows Miami-Dade County to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

U.S. HUD will consider objections to its release of funds and the Miami-Dade County 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 or other officer of HCD approved by U.S. HUD; (b) HCD has omitted a step or failed to make a decision or finding required by U.S. HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or other participants in the project have committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by U.S. 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) and shall be addressed to U.S. Department of Housing and Urban Development, Miami Field Office, Brickell Plaza Federal Building, 909 SE First Avenue, Room 500, Miami, Florida 33131-3028, ATTN: Gilbert Geneus, Engineer, Office of Public and Indian Housing. Potential objectors should contact U.S. HUD to verify the actual last day of the objection period.

Daniella Levine Cava, Mayor
Certifying Officer

HCD 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.

