



U.S. Department of Housing and Urban  
Development  
451 Seventh Street, SW  
Washington, DC 20410  
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**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:** 400-N-McLaughlin-St.-

**HEROS Number:** 900000010278657

**State/ Local Identifier:**

**Project Location:** 400 N McLaughlin St, St Augustine, FL 32084

**Additional Location Information:**

Longitude: -81.340752 Latitude: 29.893632 Single-family housing rehabilitation of one residential home located on one parcel of land located at 400 McLaughlin St. Augustine, FL 32084; located in the Dancy Tract neighborhood.

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

In an effort to address housing needs in St. Johns County, FL \$40,000 in CDBG funding will be used for the purpose of providing home rehabilitation to a low to moderate income homeowner in need of assistance in order to remain living safely and independently in the home. The subject property is a 1081 sq. ft. single-family residential home (Attachment A4\_ Parcel Details).

**Level of Environment Review Determination:**

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:  
58.35(a)(3)(i)

**Funding Information**

Grant Number	HUD Program	Program Name
17	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)

**Estimated Total HUD Funded Amount:** \$40,000.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$40,000.00

**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



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**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:** 400-N-McLaughlin-St.-

**HEROS Number:** 900000010278657

**Responsible Entity (RE):** ST. JOHNS COUNTY, 200 SAN SEBASTIAN VIEW ST. AUGUSTINE FL,  
32084

**State/ Local Identifier:**

**RE Preparer:** Roberto Ortiz

**Certifying Officer:** Roberto Ortiz

**Grant Recipient (if different than Responsible Entity):**

**Point of Contact:**

**Consultant (if applicable):**

**Point of Contact:**

**Project Location:** 400 N McLaughlin St, St Augustine, FL 32084

**Additional Location Information:**

Longitude: -81.340752 Latitude: 29.893632 Single-family housing rehabilitation of one residential home located on one parcel of land located at 400 McLaughlin St. Augustine, FL 32084; located in the Dancy Tract neighborhood.

**Direct Comments to:**

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

In an effort to address housing needs in St. Johns County, FL \$40,000 in CDBG funding will be used for the purpose of providing home rehabilitation to a low to moderate income homeowner in need of assistance in

Number		
17	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)

**Estimated Total HUD Funded, Assisted or Insured Amount:** \$40,000.00

**Estimated Total Project Cost:** \$40,000.00

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

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.6</b>		
<b>Airport Hazards</b> Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	D Yes 0 No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.
<b>Coastal Barrier Resources Act</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes 0 No	This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.
<b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	D Yes 0 No	Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements.
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</b>		
<b>Air Quality</b> Clean Air Act, as amended, particularly section 176(c) & (d); 40	D Yes 0 No	Based on the project description, this project includes no activities that would require further evaluation under the

amended, particularly section 1424(e); 40 CFR Part 149		unlikely to have an adverse impact on groundwater resources. The project is in compliance with Sole Source Aquifer requirements.
<b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes 0 No	Based on the project description this project includes no activities that would require further evaluation under this section. The project is in compliance with Executive Order 11990.
<b>Wild and Scenic Rivers Act</b> Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes 0 No	This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.
<b>HUD HOUSING ENVIRONMENTAL STANDARDS</b>		
<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b> Executive Order 12898	<input type="checkbox"/> Yes 0 No	No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

**Mitigation Measures and Conditions [40 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	Comments on Completed Measures	Mitigation Plan	Complete
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**Project Mitigation Plan**

**Supporting documentation on completed measures**

## Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

### 1 Is the project located in a CBRS Unit?

No

Document and upload map and documentation below.

Yes

### Screen Summary

#### **Compliance Determination**

This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.

#### **Supporting documentation**

[400 McLaughlin A14 CBRS Mapper US Fish and wildlife Services .png](#)

[400 McLaughlin A13 CBRS Map.png](#)

#### **Are formal compliance steps or mitigation required?**

Yes

No



## Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

**1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?**

Yes

No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

### Screen Summary

#### **Compliance Determination**

This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act.

#### **Supporting documentation**

400 McLaughlin A1 Coastal Zone.png

#### **Are formal compliance steps or mitigation required?**

Yes

No

Are formal compliance steps or mitigation required?

Yes

No



Yes

No



### Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support offloodplain development to the extent practicable.	Executive Order 11988	24 CFR 55

**1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]**

- 55.12(c){3}
- 55.12(c){4}
- 55.12(c){5}
- 55.12(c){6}
- 55.12(c){7}
- 55.12(c){8}
- 55.12(c){9}
- 55.12(c){10}
- 55.12(c){11}
- None of the above

**2. Upload a FEMA/FIRM map showing the site here:**

[400 McLaughlin FEMA Flood Map.png](#)

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.

**Does your project occur in a floodplain?**

No

Based on the response, the review is in compliance with this section.

Yes

## Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" <a href="https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf">https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf</a>

### Threshold

#### Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)

No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

Yes, because the project includes activities with potential to cause effects (direct or indirect).

#### Threshold (b). Document and upload the memo or explanation/justification of the other determination below:

Letters/emails were sent to: Florida Master Site File/State Historic Preservation Coshatta Tribe of Louisiana Miccosukee Tribe of Indians of Florida No response to date. Please see the supporting documents, attached.

Based on the response, the review is in compliance with this section.

### Screen Summary

#### Compliance Determination

Based on the project description the project has No Potential to Cause Effects. The project is in compliance with Section 106.

#### Supporting documentation

[Historic preser tribal consult State.pdf](#)  
[400 McLaughlin A1 Historic preservation .png](#)

**Noise Abatement and Control**

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

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

New construction for residential use

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. The definition of "modernization" is determined by program office guidance.

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision 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

None of the above

**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):**

## Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

Yes

Based on the response, the review is in compliance with this section.

No

### Screen Summary

#### **Compliance Determination**

Based on the project description, the project consists of activities that are unlikely to have an adverse impact on groundwater resources. The project is in compliance with Sole Source Aquifer requirements.

#### **Supporting documentation**

[400 McLaughlin Acquifers Map.png](#)

Are formal compliance steps or mitigation required?

Yes

No

## Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

### 1. Is your project within proximity of a NWSRS river?

No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

### Screen Summary

#### **Compliance Determination**

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.

#### **Supporting documentation**

400 McLaughlin wild Scenic rivers Map.png

#### **Are formal compliance steps or mitigation required?**

Yes

No



# St. Johns County, FL

## Apply for Exemptions

[Apply for Exemptions](#)

## Sales Questionnaire Form

*If you are a new owner of this property, please click here to submit a Sales Questionnaire*

[Sales Questionnaire](#)

## 2021 TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

## Summary

[Clicking Image Opens Cyclomedia Viewer In a New Tab](#)



Parcel ID 1146300000  
 Location Address 400 N MCLAUGHLIN ST  
 SAINT AUGUSTINE 32084-0000  
 Neighborhood Dancy Tract (SFRE) (487)  
 Tax Description' 1-1 DANCY TRACT SW1/4 OF LOT 3 BLK 58 (EX E'LYTRI PT IN OR2935/422) OR1906/680  
*'The Description above is not to be used on legal documents.*  
 Property Use Code Single Family (0100)  
 Subdivision New Augustine  
 Sec/Twp/Rng 41-7-29  
 District South Ponte Vedra & US 1 North Area (District450)  
 Millage Rate 13.2181  
 Acreage 0.220  
 Homestead y

## Owner Information

Owner Name [Lettsome Radford Lillie Rose](#) 100%  
[Lettsome Lillie Rose](#) 100%  
 Mailing Address 400 N MCLAUGHLIN ST  
 SAINT AUGUSTINE, FL 32084-0796

## Exemption Information

Exemption Type	Status	Amount
Homestead		\$25,000



**Map**



**Valuation Information**

	2022
Building Value	\$88,760
Extra Features Value	\$0
Total Land Value	\$42,364
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$131,124
Total Deferred	\$93,694
Assessed Value	\$37,430
Total Exemptions	\$25,000
Taxable Value	\$12,430

Values listed are from our working tax roll and are subject to change.

**Historical Assessment Information**

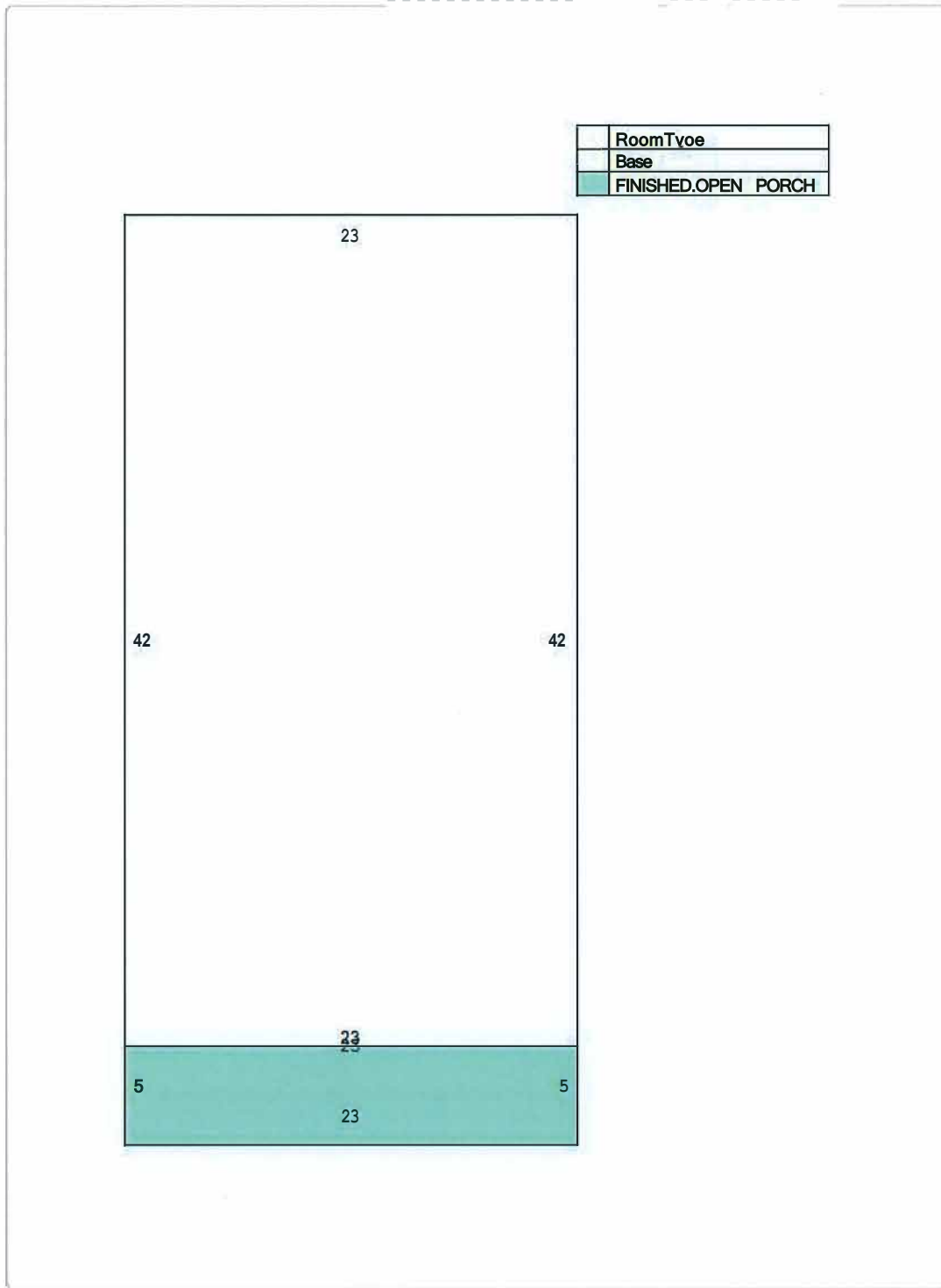
Year	Building Value	Extra Feature Value	Total Land Value	Ag(Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2021	\$49,902	\$0	\$37,825	\$0	\$0	\$87,727	\$36,340	\$76,387	\$11,340
2020	\$38,777	\$0	\$17,800	\$0	\$0	\$56,577	\$35,838	\$45,739	\$10,838
2019	\$36,919	\$0	\$17,800	\$0	\$0	\$54,719	\$35,032	\$44,687	\$10,032
2018	\$27,950	\$0	\$12,015	\$0	\$0	\$39,965	\$34,379	\$30,586	\$9,379
2017	\$23,856	\$916	\$8,900	\$0	\$0	\$33,672	\$33,672	\$25,000	\$8,672
2016	\$24,692	\$916	\$8,900	\$0	\$0	\$34,508	\$34,508	\$25,000	\$9,508
2015	\$25,112	\$916	\$8,900	\$0	\$0	\$34,928	\$34,512	\$25,416	\$9,512
2014	\$24,422	\$916	\$8,900	\$0	\$0	\$34,238	\$34,238	\$25,000	\$9,238
2013	\$24,816	\$916	\$8,900	\$0	\$0	\$34,632	\$34,632	\$25,000	\$9,632
2012	\$25,604	\$916	\$8,900	\$0	\$0	\$35,420	\$35,420	\$25,000	\$10,420
2011	\$25,998	\$916	\$13,350	\$0	\$0	\$40,264	\$40,264	\$25,000	\$15,264
2010	\$31,571	\$916	\$16,465	\$0	\$0	\$48,952	\$48,952	\$25,000	\$23,952

**Building Information**

Building	1	Roof Cover	Composite Shingle
Year Built	1925	Roof Structure	Gable Hip
Actual Area	1081	Interior Flooring	Pine Wood
Conditioned Area	966	Interior Wall	Drywall
Use	Single Family Residence	Heating Type	Air Duct
Style	01	Air Conditioning	Central
Class	N	Bedrooms	2
Exterior Wall	Concrete Siding	Baths	1

Description	Square Footage
FINISHED OPEN PORCH	115
BASE AREA	966
Total Sq Ft	1081

**Sketch Information**



	RoomType
	Base
	FINISHED.OPEN PORCH

**Land Information**

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	100	95	100	EF	\$42,364

**Sale Information**

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	2/11/2003	\$29,000.00	WARRANTY DEED	<a href="#">1906</a>	<a href="#">680</a>	Q	I	JOHNSON MARIAN P & SMITH FRANCES M	LETTSOME RADFORD & LILLIE ROSE
	1/2/2003	\$0.00	SUMMARY ORDERADMIN	<a href="#">1910</a>	<a href="#">817</a>	U	I	HOOVER LAURA M ESTATE	HARRISON-JOHNSON MARION P&SMITH FRANCES(T/C
	11/30/1997	\$0.00	DEATH CERTIFICATE	<a href="#">1325</a>	<a href="#">272</a>	U	I	HOOVER FRANK H(DECED 11/30/97) & LAURAM	HOOVER LAURA M

No data available for the following modules: Extra Feature Information.

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