

**DRAFT**  
**FINDING OF NO SIGNIFICANT IMPACT AND**  
**FINDING OF NO PRACTICABLE ALTERNATIVE**

**OUTDOOR RECREATION BEACH COTTAGES**  
**PATRICK AIR FORCE BASE, FLORIDA**

This Finding of No Significant Impact was prepared in accordance with the National Environmental Policy Act of 1969 (NEPA); the President’s Council on Environmental Quality regulations for implementing the procedural provisions of NEPA, 40 Code of Federal Regulations (CFR) Parts 1500–1508; and the Environmental Impact Analysis Process, 32 CFR 989. The decision in this Finding of No Significant Impact is based on information contained in the May 2019 Draft Environmental Assessment (EA) for the Outdoor Recreation Beach Cottages at Patrick Air Force Base (AFB), Florida, which is hereby incorporated by reference. The purpose of the EA was to determine the extent of environmental impacts that might result from the proposed construction and operation of the beach cottages at Patrick AFB and evaluate whether any of the impacts would be significant.

**Proposed Action and Alternatives**

The Proposed Action includes constructing six outdoor recreation lodging units immediately south of the three existing units located east of State Road (SR) A1A near the north end of the base. The six units will be constructed as three duplexes. The structures will be elevated on concrete piers, and will comply with current floodplain construction codes/standards. Each duplex will consist of two 1,350 square foot two-bedroom, two-bath rental units including a kitchen, living /dining room, laundry room, outdoor deck, private beach access, and private parking for each unit. Two action alternatives were analyzed in the EA. The No Action Alternative was also analyzed in accordance with US Air Force Regulation, 32 CFR 989.8(d). Both analyzed action alternatives were determined to meet the purpose and need of the Proposed Action. The chosen alternative must minimize impacts to dune structure and vegetation, must include an interior and exterior lighting design that complies with 45<sup>th</sup> Space Wing (SW) US Fish and Wildlife Service (USFWS) Biological Opinion (BO) for light management (FWS log 41910-2009-F-0087) and 45<sup>th</sup> SW Instruction 32-7001 *Exterior Lighting Management* (23 April 2018), and must provide additional beachside Moral, Welfare, and Recreation capacity adjacent to the current beach cottages.

**Preferred Alternative (Alternative 1 – Single Connection to State Road A1A)**

The Preferred Alternative will extend the common driveway north to include access to three existing beach cottages (Figure 3 in the EA). This alternative would require the removal of portions of the southern existing concrete driveway. The maximum limits of disturbance for this alternative will be approximately 2.9 acres.

Only minor impacts are expected from implementation of the Preferred Alternative as described in the EA. During construction and operation, the Preferred Alternative will result in less than significant impacts or no effects to airspace, noise / acoustic environment, air quality and climate change, water resources, biological / natural resources, earth resources, hazardous materials / waste, cultural resources, land use, infrastructure / utilities, safety and occupational health, socioeconomic resources, and environmental justice. Additionally, the analysis in the EA indicates that the construction and operation of the outdoor recreation beach cottages would not result in or contribute to significant negative cumulative or indirect impacts on resources in the region.

## Alternative 2 – Dual Connection to State Road A1A

Alternative 2 will extend the common driveway north to include access to the southern beach cottage (Figure 4 in the EA). The existing driveway to the southern beach cottage will be repaired and incorporated into the new common driveway. The two northern cottages would retain their current shared driveway to SR A1A. The maximum limits of disturbance for this alternative will be approximately 2.7 acres.

### Mitigation Measures

Mitigation measures are required to avoid potentially significant impacts to federally-listed sea turtles (see Section 3.4.2.4) that could result from implementation of the Proposed Action. Mitigation will include the following:

- Patrick AFB will follow the terms and conditions of the 2008 BO, and all lighting will adhere to 45 SWI 32-7001 *Exterior Lighting Management* (Appendix B). A project-specific Light Management Plan will be developed to reduce the amount of exterior lighting visible from the beach. The Proposed Action will not be implemented until the plan is submitted to USFWS and approved.
- The USAF will continue surveys through sea turtle nesting season to report disorientation and lighting violations.
- No construction activities will be permitted between dusk and dawn.

These mitigation measures will minimize takings associated with the Proposed Action to levels within the parameters of the incidental take included in the 2008 BO.

### Finding of No Significant Impact and Finding of No Practicable Alternative

Pursuant to Executive Order (EO) 11988, *Floodplain Management* (May 24, 1977), and the authority delegated by the Secretary of the Air Force Order 791.1, I find there is no practicable alternative to the expansion of the existing beachside lodging by constructing six adjacent outdoor recreation lodging units associated with the Proposed Action, and that any effective solution would require activities within floodplains. The USAF further finds all practicable measures have been taken to minimize harm to the floodplain. This finding fulfills both the requirements of the referenced EO and 32 CFR 989.14 requirements for a Finding of No Practicable Alternative. Accordingly, an Environmental Impact Statement is not required. The signing of this Finding of No Significant Impact and Finding of No Practicable Alternative completes the Environmental Impact Analysis Process.

A notice of availability (NOA) for the EA and Finding of No Significant Impact/Finding of No Practicable Alternative was published in the Florida Today newspaper. The NOA provided a 30-day public comment period beginning TBD 2019 and ending on TBD 2019. TBD comments were received.

### Approved by:

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MICHELLE A. LINN, GS-15, DAFC  
Chief, Civil Engineer Division  
Command Civil Engineer

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DATE