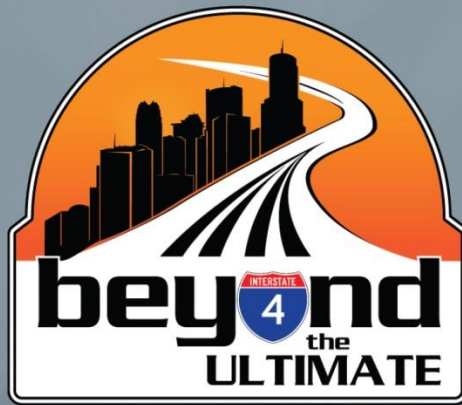




**SR 400 (I-4) Project Development and Environment (PD&E) Study**  
FM No.: 432100-1-22-01



## Conceptual Stage Relocation Plan

**Segment 2: State Road 400 (SR 400)/Interstate 4 (I-4) from West of SR 528  
(Beachline Expressway) to West of SR 435 (Kirkman Road)**

**Orange County (75280), Florida**

**January 28, 2016**

# **Conceptual Stage Relocation Plan**

**SR 400 (I-4) Project Development and Environment (PD&E) Study**

**Segment 2: West of SR 528 (Beachline Expressway)  
to West of SR 435 (Kirkman Road)**

**Orange County (75280), Florida**

Contract Number:

Financial ID Number: 432100-1-22-01

Federal Aid Project Number: 0041 227 1

Prepared For

Florida Department of Transportation

District 5

DeLand, Florida



**January 28, 2016**

**HNTB Corporation**

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## 1.0 INTRODUCTION

The Florida Department of Transportation (FDOT) is conducting a reevaluation of the Project Development and Environment (PD&E) Study for the reconstruction and widening of I-4 as part of the I-4 Beyond the Ultimate concept. This involves the build-out of I-4 to its ultimate condition through Central Florida, including segments in Polk, Osceola, Orange, Seminole and Volusia Counties. The concept design proposes the addition of two new express lanes in each direction within the median of I-4, resulting in the reconstruction of the existing six-lane divided urban interstate to a ten-lane divided highway. The roadway improvements also include reconstruction of 19 local service interchanges and four systems interchanges.

The SR 400 (I-4) Beyond the Ultimate (BtU) PD&E Reevaluation Study addresses the revision from the original design concept showing two or four High Occupancy Vehicle (HOV) lanes, as recommended in the Environmental Assessment/Finding of No Significant Impact (EA/FONSI) for I-4 from West of Memorial Boulevard (SR 546) to CR 532 (Polk/Osceola County Line), EA/FONSI for I-4 from CR 532 (Polk/Osceola County Line) to West of SR 528 (Beachline Expressway) or the Final Environmental Impact Statement (FEIS) for I-4 from West of SR 528 (Beachline Expressway) to SR 472, to the current proposed design concept of four Express Lanes. The Express Lanes are tolled lanes and will extend the full length of the project. The proposed typical section will include three general use lanes, two express lanes, an auxiliary lane (in some areas) and shoulders in each direction, with provision for a 44' rail/transit corridor in the median from SR 25/US 27 to SR 528 and from SR 15-600/US 17-92 to SR 472. The express lanes and general use lanes will be separated by two 10- or 12- foot shoulders with a barrier wall between the shoulders.

The overall SR 400 (I-4) BtU PD&E Reevaluation Study project limits include a total of approximately 43 miles of roadway improvements divided into two sections east and west of the I-4 Ultimate project. The approximate limits of improvement for the west section are from SR25/US 27 in Polk County to west of SR 435 (Kirkman Road) in Orange County and for the east section, from east of SR 434 in Seminole County to east of SR 472 in Volusia County. For purposes of documentation of the SR 400 (I-4) BtU PD&E Reevaluation Study, the east and west sections are further subdivided into segments as shown in Table 1. The majority of the proposed improvements (approximately 38 miles) are within District 5 and a small segment (4.5 miles) is within District 1. The entire corridor is part of the state's Strategic Intermodal System (SIS).

**Conceptual Stage Relocation Plan**  
**Segment 2 - West of SR 528 (Beachline Expressway) to West of SR 435 (Kirkman Road)**

**Table 1: SR 400 (I-4) BtU PD&E Segment Limits**

| <b>SR 400 (I-4) PD&amp;E West Section</b> |  |
|---|--|
| Segment 1                                 | W. of CR 532 (Osceola/Polk County Line) to W. of SR 528 (Beachline Expressway) in Osceola and Orange Counties (14.0 miles) |
| Segment 2                                 | W. of SR 528 (Beachline Expressway) to W. of SR 435 (Kirkman Road) in Orange County (3.9 miles)                            |
| Segment 5                                 | W. of SR 25/US 27 to W. of CR 532 ( Osceola/Polk County Line) in Polk County (4.5 miles)                                   |
| <b>SR 400 (I-4) PD&amp;E East Section</b> |  |
| Segment 3                                 | 1 mile E. of SR 434 to E. of SR 15-600/US 17-92 (Seminole/Volusia County Line) in Seminole County (10.2 miles)             |
| Segment 4                                 | E. of SR 15-600/US 17-92 (Seminole/Volusia County Line) to 1/2 mile E. of SR 472 in Volusia County (10.1 miles)            |

As part of the SR 400 (I-4) BtU PD&E Reevaluation Study, this Conceptual Stage Relocation Plan (CSRP) has been prepared for I-4 Segment 2 (West of SR 528 (Beachline Expressway) to West of SR 435 (Kirkman Road)) in Orange County; a project location map is provided in Figure 1. The SR 400 (I-4) Segment 2 CSRP was prepared in accordance with Part 2, Chapter 9, Section 9-3.4 of the FDOT PD&E Manual (Rev. February 21, 2014), Sections 9.1 - 9.6 of the FDOT Right of Way Manual (Rev. October 1, 2014) and FHWA Technical Advisory T6640.8A (October 30, 1987) to comply with The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as regulated by Section 339.09(2), Florida Statutes (F.S.), Section 421.55, F.S. and Section 49 Code of Federal Regulations (C.F.R.), Part 24. The purpose of the CSRP is to analyze the number and type of relocations resulting from the proposed project, to evaluate the resources available to facilitate relocation of displacees and to identify any socio-economic impacts to the surrounding neighborhoods.

## **2.0 RELOCATION OVERVIEW**

The recommended alternatives for the I-4 Segment 2 project may result in right of way impacts to 29 parcels totaling approximately 25 acres. The majority of impacts to these parcels (12 parcels, approximately 16 acres) are related to stormwater management and remaining impacts are related to roadway improvements (18 parcels, approximately nine acres). One parcel in the project study area is impacted by both roadway and stormwater management acquisitions. Of the 29 unique parcel IDs, two parcels are developed/occupied and may require full or partial acquisitions, involving potential relocation of existing residences, commercial or public properties. To minimize the unavoidable effects of right of way acquisition and displacement of people, FDOT will carry out a relocation assistance program in accordance with The Uniform Relocation assistance and Real Property Acquisition Policies Act of 1970, Public Law 91-646, as amended, for Federal and Federally Assisted Programs (23 CFR and 49 CFR, Part 24, Sections 334.048, 339.09 and 421.55, Florida Statutes Rule 14-66, Florida Administrative Code). The recommended alternative for I-4, Segment 2 is anticipated to result in

Conceptual Stage Relocation Plan  
 Segment 2 - West of SR 528 (Beachline Expressway) to West of SR 435 (Kirkman Road)

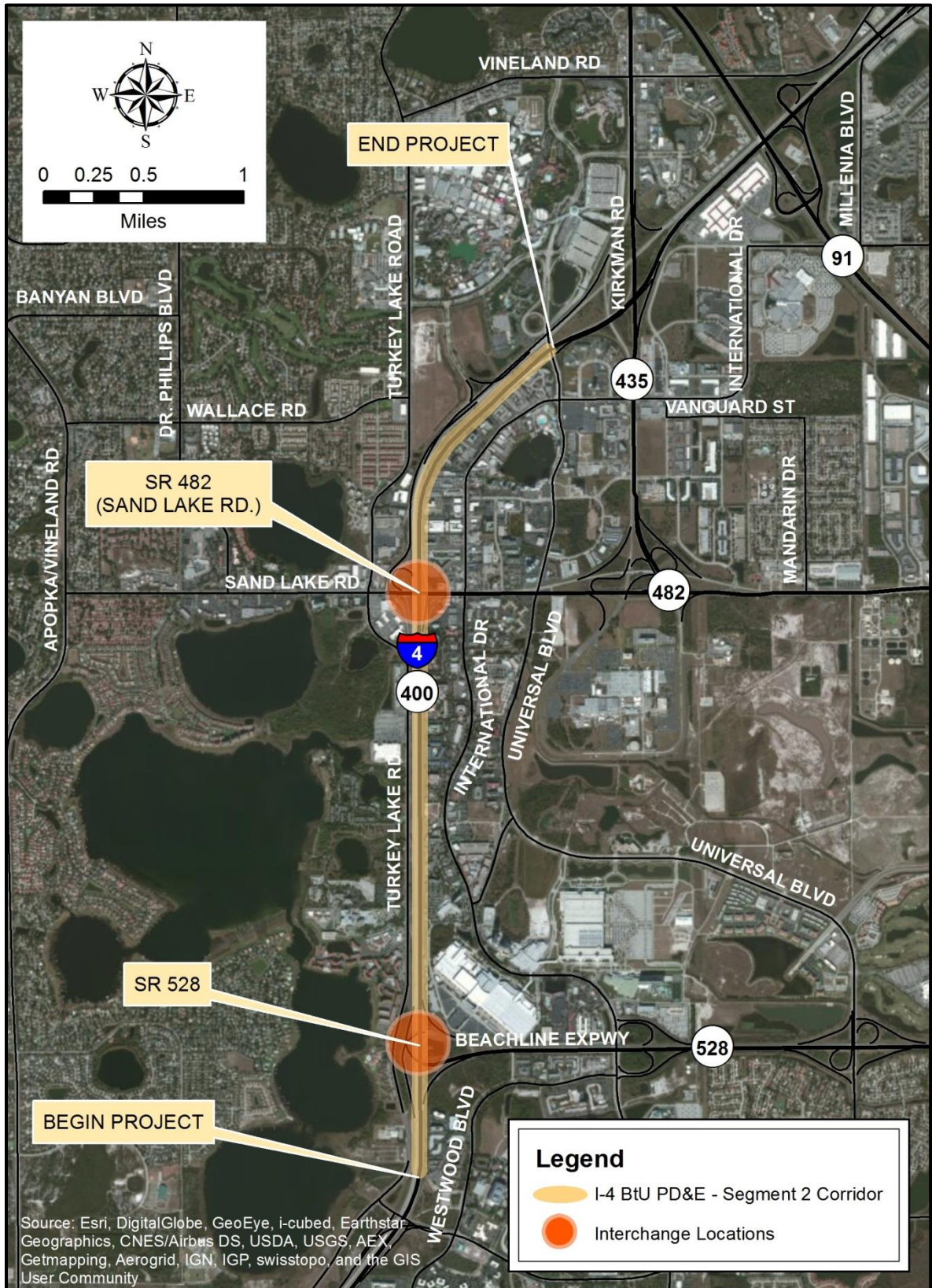


Figure 1: Project Location Map

Segment 2 - West of SR 528 (Beachline Expressway) to West of SR 435 (Kirkman Road)

potential displacement of one residential parcel which has a total tract size of 0.54 acre with a proposed take of 0.31 acre and one publicly owned facility which is the United States Postal Service Post Office, Turkey Lake Branch, which has a total tract size of 6.80 acres with a proposed take of 0.87 acre. There are no other residential or commercial/business relocations anticipated for Segment 2. A review of real estate listings using internet search shows there is an ample number of sites available for impacted displacees to relocate to within the project study area.

**3.0 NEIGHBORHOOD STUDY AREA**

The U.S. Bureau of the Census delineates permanent geographic areas within a county, known as census tracts, for purposes of statistical data collection. The census tracts and corresponding cities/census designated places within each tract in the I-4 Segment 2 project area are summarized in Table 2.

**Table 2: Census Tract Designations**

| Census Tract*   | Census Designated Places within Census Tract |
|---|--|
| 148.12  | Tangelo Park                                 |
| 148.13  | Doctor Phillips, Tangelo Park                |
| 170.01  | Tangelo Park                                 |
| 170.04  | Williamsburg                                 |
| 171.07  | Doctor Phillips                              |
| *All of the census tracts include areas which are unincorporated Orange County. |  |

The U.S. Bureau of the Census estimates that the 2013 population in Orange County was 1,225,267, which is an increase of 6.9% from the 1,145,954 people counted on April 1, 2010. According to the 2010 Census, the number of total households (occupied units) in Orange County was 421,847 and the average household size was 2.72 (owner-occupied units) and 2.53 (renter-occupied units).

Selected social and economic characteristics are compiled by the U.S. Census Bureau in their American Community Survey (ACS). Based on the 2009-2013 ACS 5-year estimates, 9.8 percent of the total non-institutionalized civilian population in Orange County has a disability. 12.8 % of all families and 17.0% of all people whose income in the past 12 months is below the poverty level reside in Orange County. Of the total housing units in Orange County, 84.7% are occupied while 15.3% are vacant; the majority of structures (81%) were built in 1970 or later. The top industries for employment of the population aged 16 years and over are:

- arts, entertainment, and recreation and accommodation and food services (18.9%),
- educational services and health care and social assistance (18.6%),
- professional, scientific and management and administrative and waste management services (13.9%) and
- retail trade (12.7%).



Segment 2 - West of SR 528 (Beachline Expressway) to West of SR 435 (Kirkman Road)

The 2010 Census breakdown of age and race demographics for Orange County and the census tracts in the study area are shown in Table 3 and Table 4, respectively. Detailed data from the 2009-2013 ACS 5-year estimates on the number of households by income range, housing tenure and household size for the I-4 Segment 4 study area is shown in Table 5, Table 6 and Table 7, respectively.

**Table 3: Census Breakdown of Age Demographics**

|                   | Orange County                | Census Tract 148.12 | Census Tract 148.13 | Census Tract 170.01 | Census Tract 170.04 | Census Tract 171.07 |
|-------------------|------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| <b>Age Group</b>  | <b>Percent of Population</b> |                     |                     |                     |                     |                     |
| Under 5 years     | 6.5                          | 6.1                 | 3.8                 | 5.5                 | 5.6                 | 5.1                 |
| 5 to 9 years      | 6.4                          | 5.8                 | 5.3                 | 6                   | 4                   | 6.7                 |
| 10 to 14 years    | 6.5                          | 6.5                 | 5.7                 | 7.3                 | 2.8                 | 8.8                 |
| 15 to 19 years    | 7.7                          | 6.8                 | 6.8                 | 9.8                 | 3.9                 | 7.8                 |
| 20 to 24 years    | 9.2                          | 8.2                 | 5.4                 | 14.7                | 8.2                 | 5.5                 |
| 25 to 29 years    | 8.2                          | 10.4                | 7.2                 | 7.7                 | 9.9                 | 4.6                 |
| 30 to 34 years    | 7.3                          | 8.4                 | 6.6                 | 5.7                 | 8.5                 | 4.6                 |
| 35 to 39 years    | 7.2                          | 8.4                 | 7.7                 | 6                   | 8.4                 | 6.8                 |
| 40 to 44 years    | 7.1                          | 8                   | 7.6                 | 5.1                 | 6.9                 | 8.4                 |
| 45 to 49 years    | 7.4                          | 8.2                 | 8.2                 | 6.3                 | 7.1                 | 10.3                |
| 50 to 54 years    | 6.7                          | 7.4                 | 8.5                 | 5.7                 | 6.2                 | 9.3                 |
| 55 to 59 years    | 5.5                          | 5.4                 | 7.3                 | 4.8                 | 5.7                 | 7.7                 |
| 60 to 64 years    | 4.5                          | 4                   | 6                   | 5.2                 | 5.5                 | 6                   |
| 65 to 69 years    | 3.1                          | 2.5                 | 3.8                 | 4.1                 | 4                   | 3.7                 |
| 70 to 74 years    | 2.3                          | 1.4                 | 3.2                 | 3                   | 3                   | 2.2                 |
| 75 to 79 years    | 1.8                          | 1.2                 | 3                   | 1.7                 | 2.8                 | 1.3                 |
| 80 to 84 years    | 1.3                          | 0.8                 | 2.1                 | 0.7                 | 3.8                 | 0.9                 |
| 85 years and over | 1.2                          | 0.5                 | 1.8                 | 0.9                 | 3.7                 | 0.5                 |

Source: U.S. Census Bureau, 2010 Census.

**Table 4: Census Breakdown of Race Demographics**

|  | Orange County                | Census Tract 148.12 | Census Tract 148.13 | Census Tract 170.01 | Census Tract 170.04 | Census Tract 171.07 |
|--|------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| <b>Race*</b>                               | <b>Percent of Population</b> |                     |                     |                     |                     |                     |
| White                                      | 63.6                         | 66.5                | 73.5                | 25.8                | 80.4                | 69.4                |
| Black or African American                  | 20.8                         | 13.9                | 4.5                 | 66.6                | 5.6                 | 4                   |
| American Indian and Alaska Native          | 0.4                          | 0.5                 | 0.3                 | 0.1                 | 0.5                 | 0.2                 |
| Asian                                      | 4.9                          | 9.4                 | 13.9                | 1.1                 | 4.9                 | 18.8                |
| Native Hawaiian and Other Pacific Islander | 0.1                          | 0.1                 | 0.1                 | 0.1                 | 0.9                 | 0                   |
| Some other race                            | 6.7                          | 6.2                 | 4.4                 | 4                   | 4.4                 | 3.8                 |
| Two or more races                          | 3.4                          | 3.2                 | 3.4                 | 2.4                 | 3.3                 | 3.8                 |
| Hispanic or Latino (of any race)           | 26.9                         | 23.9                | 15.7                | 12.3                | 21.8                | 13.2                |

Source: U.S. Census Bureau, 2010 Census. \* Total population – One Race, unless otherwise indicated.

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**Table 5: Total Household Income and Benefits**

| Household Income and Benefits<br>(2013 Inflation-adjusted Dollars) | Estimated Number of Households |                           |                           |                           |                           |                           |
|--|--------------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
|  | Orange<br>County               | Census<br>Tract<br>148.12 | Census<br>Tract<br>148.13 | Census<br>Tract<br>170.01 | Census<br>Tract<br>170.04 | Census<br>Tract<br>171.07 |
| Less than \$10,000   | 30,286                         | 88                        | 143                       | 120                       | 296                       | 44                        |
| \$10,000 to \$14,999   | 21,600                         | 53                        | 14                        | 55                        | 57                        | 33                        |
| \$15,000 to \$24,999   | 49,434                         | 165                       | 65                        | 190                       | 361                       | 96                        |
| \$25,000 to \$34,999   | 51,674                         | 323                       | 151                       | 115                       | 315                       | 129                       |
| \$35,000 to \$49,999   | 63,865                         | 345                       | 133                       | 222                       | 433                       | 182                       |
| \$50,000 to \$74,999   | 76,850                         | 570                       | 285                       | 166                       | 503                       | 325                       |
| \$75,000 to \$99,999   | 44,669                         | 217                       | 187                       | 81                        | 179                       | 256                       |
| \$100,000 to \$149,999   | 45,433                         | 131                       | 206                       | 97                        | 29                        | 487                       |
| \$150,000 to \$199,999   | 16,244                         | 104                       | 59                        | 25                        | 22                        | 181                       |
| \$200,000 or more  | 15,735                         | 33                        | 63                        | -                         | -                         | 637                       |
| Median household income (dollars)                                  | 47,581                         | 51,089                    | 63,348                    | 37,040                    | 37,141                    | 108,869                   |
| Mean household income (dollars)                                    | 66,709                         | 63,312                    | 81,637                    | 47,655                    | 41,246                    | 161,293                   |

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

**Table 6: Housing Tenure**

| Housing Tenure                                 | Orange<br>County | Census<br>Tract<br>148.12 | Census<br>Tract<br>148.13 | Census<br>Tract<br>170.01 | Census<br>Tract<br>170.04 | Census<br>Tract<br>171.07 |
|--|------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| Occupied housing units                         | 415,790          | 2,029                     | 1,306                     | 1,071                     | 2,195                     | 2,370                     |
| Owner-occupied                                 | 57.4%            | 43%                       | 66.8%                     | 52.4%                     | 58.7%                     | 82.7%                     |
| Renter-occupied                                | 42.6%            | 57%                       | 33.2%                     | 47.6%                     | 41.3%                     | 17.3%                     |
| Average household size of owner-occupied unit  | 2.85             | 2.84                      | 2.43                      | 3.04                      | 1.99                      | 3.18                      |
| Average household size of renter-occupied unit | 2.63             | 2.49                      | 2.96                      | 1.99                      | 2.33                      | 2.7                       |

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

**Table 7: Household Size**

| Household Size                 | Orange<br>County | Census<br>Tract<br>148.12 | Census<br>Tract<br>148.13 | Census<br>Tract<br>170.01 | Census<br>Tract<br>170.04 | Census<br>Tract<br>171.07 |
|--------------------------------|------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| Total occupied housing units   | 415,790          | 2,029                     | 1,306                     | 1,071                     | 2,195                     | 2,370                     |
| Number of Family households    | 267,140          | 1,210                     | 847                       | 673                       | 1,032                     | 2,002                     |
| 5-or-more person household     | 13.4%            | 5.0%                      | 14.4%                     | 16.0%                     | 1.1%                      | 11.4%                     |
| Number of Nonfamily households | 148,650          | 819                       | 459                       | 398                       | 1,163                     | 368                       |
| 5-or-more person household     | 0.5%             | 0.0%                      | 2.6%                      | 0.0%                      | 0.0%                      | 0.0%                      |

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

#### 4.0 RESIDENTIAL OVERVIEW

Potential residential relocation sites were reviewed by conducting a search of real estate listings using internet search resources. A review of the property search results indicates there are comparable replacement properties for sale to meet the needs of potential displacees. The properties range in size from smaller than the home being impacted to larger than the home being impacted. The results of the search conducted in February 2015 show there were 368 single family homes and 259 condos/townhomes for sale in the project study area in the Orange County zip codes of: 32821, 32836, 34786, 32819, 32839 and 32837, in the \$0 to \$230,000 price range. Table 8 provides a summary of the listings, by size and price range for each of the zip codes in the search area; Table 9 provides a representative sampling of single family homes and condominium/ townhome properties for sale.

**Table 8: Residential Properties for Sale in Project Study Area**

| Zip Code   | 32819                   | 32821                   | 32836                   | 34786                   | 32839                   | 32837                   |
|--|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| Single Family Homes (\$0 - \$230,000 price range)* |                         |                         |                         |                         |                         |                         |
| 1-Bed  | 0                       | 0                       | 0                       | 0                       | 2                       | 0                       |
| Price Range  | -                       | -                       | -                       | -                       | \$10,000-<br>\$42,000   | -                       |
| 2-Bed  | 3                       | 8                       | 1                       | 1                       | 8                       | 5                       |
| Price Range  | \$67,000-<br>\$139,000  | \$105,900-<br>\$184,900 | \$199,000               | \$171,900               | \$20,000-<br>\$69,900   | \$80,000-<br>\$136,280  |
| 3-Bed  | 8                       | 17                      | 4                       | 6                       | 19                      | 51                      |
| Price Range  | \$89,900-<br>\$229,000  | \$139,900-<br>\$229,900 | \$74,900-<br>\$199,000  | \$207,900-<br>\$229,500 | \$59,900-<br>\$230,000  | \$109,900-<br>\$230,000 |
| 4+ Bed   | 2                       | 0                       | 1                       | 0                       | 3                       | 14                      |
| Price Range  | \$79,900-<br>\$199,800  | -                       | \$146,000               |                         | \$129,000-<br>\$148,000 | \$134,900-<br>\$230,000 |
| Total # Listings                                   | 13                      | 25                      | 6                       | 7                       | 32                      | 70                      |
| Condos/Townhomes (\$0 - \$230,000 price range)*    |                         |                         |                         |                         |                         |                         |
| 1-Bed  | 10                      | 26                      | 5                       | 0                       | 20                      | 3                       |
| Price Range  | \$46,700 -<br>\$223,000 | \$37,500-<br>\$195,000  | \$63,922-<br>\$77,000   | -                       | \$19,900-<br>84,900     | \$89,900-<br>\$99,000   |
| 2-Bed  | 24                      | 40                      | 2                       | 4                       | 37                      | 24                      |
| Price Range  | \$109,000-<br>\$229,000 | \$108,000-<br>\$230,000 | \$190,000               | \$165,000-<br>\$182,000 | \$22,900-<br>\$129,900  | \$72,900-<br>\$126,500  |
| 3-Bed  | 10                      | 7                       | 3                       | 17                      | 16                      | 8                       |
| Price Range  | \$112,900-<br>\$229,000 | \$120,000-<br>\$228,900 | \$199,000-<br>\$230,000 | \$165,000-<br>\$224,900 | \$31,500-<br>\$230,000  | \$124,900-<br>\$219,000 |
| 4+ Bed   | 0                       | 0                       | 0                       | 3                       | 0                       | 0                       |
| Price Range  | -                       | -                       | -                       | \$217,900-<br>\$229,900 | -                       | -                       |
| Total # Listings                                   | 44                      | 73                      | 10                      | 24                      | 73                      | 35                      |

\*Real estate research conducted using Zillow.com in February 2015.

Conceptual Stage Relocation Plan  
Segment 2 - West of SR 528 (Beachline Expressway) to West of SR 435 (Kirkman Road)

**Table 9: Potential Residential Relocation Sites in Project Study Area**

| Potential Replacement Property*                                    | Sale Price | Bed/Bath | Size Square Feet (SF) |
|--|------------|----------|-----------------------|
| <b>Single Family Homes</b>   |            |          |                       |
| 7100 Udine Ave., Orlando, FL 32819                                 | \$79,900   | 2/2      | 1,049                 |
| 11701 Ruby Lake Rd., Orlando, FL 32836                             | \$199,000  | 3/3      | 1,712                 |
| 7341 Spring Villas Cir., Orlando, FL 32819                         | \$199,700  | 2/2      | 1,393                 |
| 11548 Pumpkin Seed Ct. Orlando, FL 32821                           | \$212,999  | 3/2      | 1,550                 |
| 11677 Darlington Dr. Orlando, FL 32837                             | \$214,900  | 4/2.5    | 1,864                 |
| <b>Condominiums/Townhomes</b>                                      |            |          |                       |
| 5810 Windhover Dr. # 5810, Orlando, FL 32819                       | \$90,000   | 2/2.5    | 1,193                 |
| 19934 Villa Isle Dr. Apt 107, Orlando, FL 32821                    | \$118,900  | 3/2      | 1,378                 |
| 11785 Fitzgerald Butler Rd. Orlando, FL 32836                      | \$199,000  | 3/3      | 1,516                 |
| 8112 Poinciana Blvd #1212 Orlando, FL 32821                        | \$200,000  | 3/2      | 1,231                 |
| 8000 Poinciana Blvd # 2402 Orlando, FL 32821                       | \$218,888  | 3/2      | 1,231                 |
| *Real estate research conducted using Zillow.com in February 2015. |            |          |                       |

A supplemental search was conducted for rental properties in the same zip code search areas used for the sales search. The results, shown in Table 10, indicate there are 375 rental properties available in the \$0 - \$3,000/month price range in the search area.

**Table 10: Rental Properties in Project Study Area**

| Rental Type*  | 1-Bed            | 2-Bed           | 3-Bed            | 4+ Bed          |
|---|------------------|-----------------|------------------|-----------------|
| <i>Apartments</i>   | 13               | 29              | 17               | 4               |
| Rental Price per Month  | \$785+ - \$1,770 | \$674 - \$2,325 | \$674 - \$1,535+ | \$727-\$2,595   |
| <i>Single Family</i>  | 10               | 21              | 67               | 118             |
| Rental Price per Month  | \$650-\$950      | \$700-\$2,970   | \$750-\$2,950    | \$1,300-\$3,000 |
| <i>Condo/Townhome</i>   | 22               | 35              | 49               | 7               |
| Rental Price per Month  | \$650-\$1,950    | \$695-\$2,700   | \$1,225-\$3,000  | \$1,600-\$2,595 |
| *Real estate research conducting using Realtor.com in February, 2015. |                  |                 |                  |                 |

Based on the existing inventory of both sales and rental properties in the selected search areas, there is adequate replacement housing available for potential relocatees. If the search is expanded to include other parts of the County, additional relocation property sources are available. Although there is no guarantee that an exact replacement property can be found, the market indicates that there is sufficient comparable Decent, Safe and Sanitary housing (DS&S Housing) available to meet the needs of the potential displacees.

## 5.0 BUSINESS OVERVIEW

There is one parcel with a building and/or other improvements and currently designated as Planned Development zoning which may be impacted by the proposed project and potentially require full or partial acquisition and relocation. This parcel is currently occupied by the USPS Turkey Lake Branch Post Office located at 10450 Turkey Lake Road in Orlando, Florida. The facility consists of a single 1-story, 21,374 square foot building which was built in 1980 on a 6.8± acre parcel. The Department’s Right of Way office shall determine whether acquisition of this property using functional replacement of real property in public ownership is feasible. Conditions for the property under consideration for functional replacement are specified in the *FDOT Right of Way Manual, Section 7.10.4*.

## 6.0 ON PREMISE SIGNS

No on premise business signs are anticipated to be relocated on this project. Should relocation of signs be required, they will be addressed during appraisal and acquisition phase of the project. Compensation to owners for such relocations will be determined through the appraisal process.

## 7.0 COMMUNITY SERVICES

Community services resources exist within Orange County to facilitate relocation needs to potential displacees. Table 11 provides a listing of the services available within the County.

**Table 11: Community Services in Project Study Area**

| Community/Social Services               | Address   | Contact Information   |
|---|---|---|
| Goodwill                                | 7531 S. Orange Blossom Trail<br>Orlando, FL 32809 | <a href="http://goodwillfl.org/">http://goodwillfl.org/</a><br>407-857-0659   |
| Orange County Animal Services           | 2769 Conroy Rd.<br>Orlando, FL 32839              | <a href="http://www.orangecountyfl.net/AnimalsPets.aspx#.VNUAnfnF98E">http://www.orangecountyfl.net/AnimalsPets.aspx#.VNUAnfnF98E</a><br>407-836-3111 |
| Seniors First Inc. (Meals on Wheels)    | 5395 L.B. McLeod Rd.<br>Orlando, FL 32811         | <a href="http://www.seniorsfirstinc.org">www.seniorsfirstinc.org</a><br>407-292-0177  |
| Salvation Army                          | 416 West Colonial Dr.<br>Orlando, FL 32804        | <a href="http://salvationarmyorlando.org/">http://salvationarmyorlando.org/</a><br>407-423-8581   |
| Boys and Girls Club of Central Florida  | 4850 Millenia Blvd.<br>Orlando, FL 32839          | <a href="http://www.bgccf.org/">http://www.bgccf.org/</a><br>407-841-6855   |
| Orlando Housing Authority               | 390 N. Bumby Ave.<br>Orlando, FL 32803            | <a href="http://www.orl-oha.org/">http://www.orl-oha.org/</a><br>407-895-3300   |
| Orange County Social Service Department | 2100 East Michigan St.<br>Orlando, FL 32806       | 407-836-9333  |
| <b>Hospitals</b>                        |   |   |
| Dr. P. Phillips Hospital                | 9400 Turkey Lake Rd.<br>Orlando, FL 32819         | <a href="http://www.orlandohealth.com/drpphillipshospital/">www.orlandohealth.com/drpphillipshospital/</a><br>407-351-8500                            |

### 8.0 COMMUNITY IMPACT

The proposed project is to widen I-4 from the existing six-lane section to a ten-lane section with two express lanes in each direction. Additional improvements include interchange modifications at SR 528 and Sand Lake Road. There may be one business relocation and one residential relocation; numerous sites are available to relocate potentially impacted displaces.

### 9.0 POTENTIAL CONTAMINATION

A Contamination Screening Evaluation Report (CSER) in accordance with Chapter 22 (January 17, 2008 revision) of the FDOT PD&E Manual was completed for the proposed project. The CSER identified and evaluated known or potential contamination problems, presented recommendations concerning these problems and discussed possible impacts to the proposed project. The discovery of all contamination problems as early in the project development process as possible is done in order to limit or avoid FDOT liability, establish remediation costs, prevent delay claims during construction, identify appropriate worker safety protocols, and supply information for the property valuation during the acquisition process. The FDOT can be held liable for the acquisition of contaminated properties or the exacerbation of contamination due to its activities, even if the contamination source is not acquired. Several contamination sites have been identified in the CSER that may potentially be acquired for the proposed project improvements; these are summarized in Table 12.

**Table 12: Potential Contamination Sites**

| Facility Name  | Location                              | Contamination Risk Rating | ROW Purpose   |
|--|---------------------------------------|---------------------------|---|
| FDOT Diesel Power Generator A  | SR 528 at I-4                         | Low                       | Recommended Pond 202C                                     |
| GT Specialists Spill Site  | WB I-4 500' East of SR 528            | Low                       | I-4 Mainline  |
| FDOT Diesel Power Generator B  | I-4 EB at Rosen Inn at Pointe Orlando | Low                       | I-4 Mainline  |
| International Bazaar ROW Stores, former Haji A Inc.                      | 8000 International Dr. #1             | Low                       | Sand Lake Road Improvements                               |
| 7-Eleven Food Store #29682   | 7329 Sand Lake Rd.                    | Low                       | Sand Lake Road/Turkey Lake Road Intersection Improvements |
| FDOT Right-of-way, former 7-Eleven Food Store #21315 (Proposed Pond 206) | 7957 Turkey Creek Rd.                 | Low                       | Recommended Pond 206                                      |

**Table 12: Potential Contamination Sites**

| Facility Name   | Location  | Contamination Risk Rating | ROW Purpose                    |
|---|---|---------------------------|--------------------------------|
| Universal Shops   | 6809 Visitors Cr.   | Low                       | I-4 Mainline                   |
| Places of Learning SeaWorld<br>Orlando Marketing  | 6825 Academic Dr.   | Medium                    | I-4 Mainline                   |
| Vacant Lots<br>(Proposed Pond Sites 205A,<br>205B & 205C) Groundwater<br>Contamination Plume (GCP<br>#48263254) | 9278 and 9200 Turkey<br>Lake Rd.  | Medium                    | Recommended<br>Pond 205C       |
| Circle K #2708960   | 6942 Sand Lake Rd.  | Medium                    | Sand Lake Road<br>Improvements |
| Checkers Restaurant, former<br>Chevron #42157   | 6908 Sand Lake Rd.  | Medium                    | Sand Lake Road<br>Improvements |
| Circle K #2709741, former<br>Texaco #24-025-0073  | 6941 Sand Lake Rd.  | Medium                    | Sand Lake Road<br>Improvements |
| Vacant Lot, former 7-Eleven<br>Store #34885 and Exxon Service<br>Station #4-6941                                | 6877 Sand Lake Rd.  | Medium                    | Sand Lake Road<br>Improvements |
| Vacant<br>(Proposed Pond 205D)<br>GCP #48263254   | West side of I-4 and<br>Turkey Lake Road, north<br>of SR 528 interchange and<br>immediately south of the<br>Walmart Supercenter | Medium                    | Recommended<br>Pond 205D       |

## 10.0 PUBLIC OWNED LANDS

No publicly owned lands or Section 4(f) properties have been identified along the project study area corridor.

## 11.0 ACQUISITION AND RELOCATION ASSISTANCE

In order to minimize the unavoidable effects of Right of Way acquisition and displacement of people, the Florida Department of Transportation will carry out a Right of Way and Relocation program in accordance with Florida Statute 339.09 and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646 as amended by Public Law 100-17).

The Florida Department of Transportation provides advance notification of impending Right of Way acquisition. Before acquiring Right of Way, all properties are appraised on the basis of comparable sales and land use values in the area. Owners of property to be acquired will be offered and paid fair market value for their property rights.

No person lawfully occupying real property will be required to move without at least 90 days written notice of the intended vacation date, and no occupant of a residential property will be required to move until decent, safe and sanitary replacement housing is made available. "Made available" means that the affected person has either by himself obtained and has the right of possession of replacement housing, or that the Florida Department of Transportation has offered the relocatee decent, safe and sanitary housing which is within his financial means and available for immediate occupancy.

At least one relocation specialist is assigned to each highway project to carry out the Relocation Assistance and Payments program. A relocation specialist will contact each person to be relocated to determine individual needs and desires, and to provide information, answer questions, and give help in finding replacement property. Relocation services and payments are provided without regard to race, color, religion, sex, or national origin.

All tenants and owner-occupant displacees will receive an explanation regarding all options available to them, such as (1) varying methods of claiming reimbursement for moving expenses; (2) rental replacement housing, either private or publicly subsidized; (3) purchase of replacement housing; and (4) moving owner-occupied housing to another location.

Financial assistance is available to the eligible relocatee to:

1. Reimburse the relocatee for the actual reasonable costs of moving from homes, businesses, and farm operations acquired for a highway project.
2. Make up the difference, if any, between the amount paid for the acquired dwelling and the cost of a comparable decent, safe and sanitary dwelling available on the private market, as determined by the department.
3. Provide reimbursement of expenses, incidental to the purchase of a replacement dwelling.
4. Make payment for eligible increased interest cost resulting from having to get another mortgage at a higher interest rate. Replacement housing payments, increased interest payments, and closing costs are limited to \$31,000 combined total.

A displaced tenant may be eligible to receive a payment, not to exceed \$7,200, to rent a replacement dwelling or room, or to use as down payment, including closing costs, on the purchase of a replacement dwelling.

The brochures that describe in detail the Florida Department of Transportation's Relocation Assistance Program and Right of Way acquisition program are "Residential Relocation Under the Florida Relocation Assistance Program", "Relocation Assistance Business, Farms and Non-profit



Organizations”, “Sign Relocation Under the Florida Relocation Assistance Program”, “Mobile Home Relocation Assistance”, and “Relocation Assistance Program Personal Property Moves”. All of these brochures are distributed at all public hearings and made available upon request to any interested persons.

Relocation resources are available to all residential and business relocatees without discrimination.

## **12.0 LAST RESORT HOUSING**

Comparable replacement housing for sale and rent is available in Orange County. However, there may be some last resort rent supplements and last resort replacement housing payments necessary. Last resort housing payments would be used in order to place the relocatees in decent, safe, and sanitary housing, if necessary. Should last resort housing be constructed, the housing would be available before the displacees are required to vacate their dwellings. There are numerous residential lots available for new construction within the project study area.<sup>1</sup>

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<sup>1</sup> Based on search conducted on Homes.com in November 2015 for lots/land for sale in the Orlando area.