



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



Conceptual Stage Relocation Plan

**Segment 3: SR 400 (I-4) from One Mile East of SR 434 to
East of SR 15-600/US 17-92 (Seminole/Volusia County Line)**

Seminole County, Florida

January 28, 2016

HNTB Corporation
610 Crescent Executive Court
Suite 400
Lake Mary, FL 32746



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Seminole County (77160), Florida

Contract Number:

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Prepared For
Florida Department of Transportation
District 5
DeLand, Florida



January 28, 2016

HNTB Corporation
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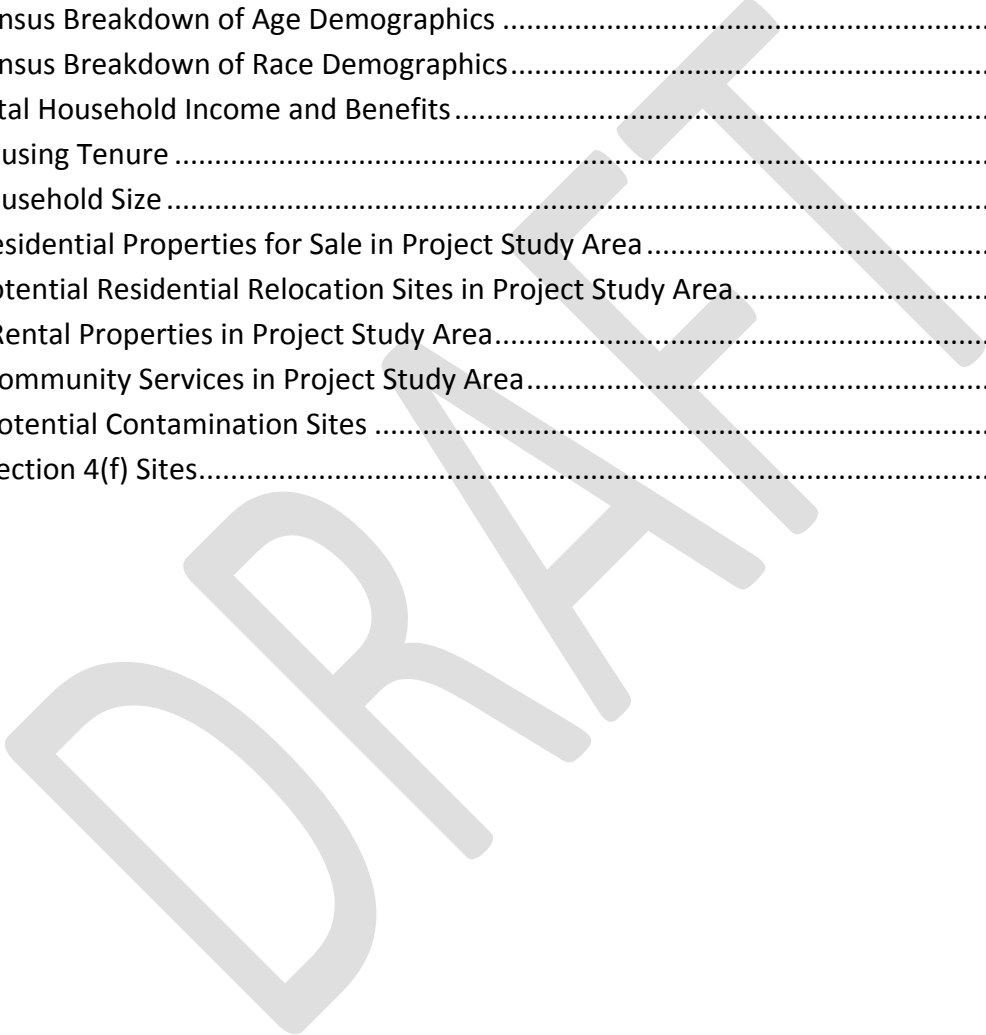
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1.0 INTRODUCTION

The Florida Department of Transportation (FDOT) is conducting an update 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 (BtU) 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 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) Beyond the Ultimate 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 one mile 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) Beyond the Ultimate 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 (38 miles) are within District 5 and a small segment (4.9 miles) is within District 1. The entire corridor is part of the state's Strategic Intermodal System (SIS).

As part of the SR 400 (I-4) Beyond the Ultimate PD&E Update Study, this Conceptual Stage Relocation Plan (CSRP) has been prepared for I-4 Segment 3 (one mile east of SR 434 to east of SR 15-600/US 17-92 (Seminole/Volusia County Line)) in Seminole County; a project location map is provided in Figure 1. The SR 400 (I-4) Segment 3 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

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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 CSR 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..

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

SR 400 (I-4) PD&E West Section	
Segment 1	W. of CR 532 (Osceola/Polk County Line) to W. of SR 528 (Beachline Expressway) in Osceola and Orange Counties (14 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 (4.9 miles)
SR 400 (I-4) PD&E East Section	
Segment 3	One 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)

2.0 RELOCATION OVERVIEW

The recommended alternative for the I-4 Segment 3 project may result in right of way impacts to 53 parcels (approximately 43 acres). The majority of parcels are impacted due to roadway improvements (49 parcels, approximately 18 acres) and the remaining parcels are impacted due to stormwater management (13 parcels, approximately 25 acres). Some individual parcels are impacted by both roadway and stormwater management acquisitions. Of the 53 unique parcel IDs, four parcels (totaling approximately five acres) are developed/occupied and may require full or partial acquisitions which may involve relocation or displacement of existing residences or commercial businesses. The remaining impacted parcels that are developed/occupied are expected to be partial acquisitions involving right-of-way takes of approximately 10% or less of the total parcel. 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). A review of real estate listings using internet searches shows there is an ample number of residential sites available within the project study area to relocate potential displacees.

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 Segment 3 - East of SR 434 to East of SR 15-600/US 17-92 (Seminole/Volusia County Line)



Figure 1: Project Location Map

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 jurisdictions within each tract in the I-4 Segment 3 project area are summarized in Table 2.

Table 2: Census Tract Designations

Census Tract	Incorporated Places within Census Tract
206*	Sanford
207.01*	Unincorporated Seminole County
207.04	Lake Mary, Heathrow**
207.05	Unincorporated Seminole County
208.05	Lake Mary
208.08*	Lake Mary
215.05*	Lake Mary
216.16	Wekiva Springs**
*Census tract includes areas which are unincorporated Seminole County.	
**Census Designated Place	

The U.S. Bureau of the Census estimates that the 2014 population in Seminole County was 442,516, which is an increase of 4.7% from the 422,718 people counted on April 1, 2010. According to the 2010 Census, the number of total households (occupied units) in Seminole County was 164,706 and the average household size was 2.55.

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, 10.1 percent of the total civilian non-institutionalized population in Seminole County has a disability. Approximately 8% of all families and 11% of all people whose income in the past 12 months is below the poverty level reside in Seminole County. Of the total housing units in Seminole County, 81% were occupied while 19% were vacant; the majority of structures (87%) were built in 1970 or later. The top industries for employment of the population aged 16 years and over are:

- educational services and health care and social assistance (22.2%),
- professional, scientific and management and administrative and waste management services (15.1%),
- retail trade (12.6%),
- finance and insurance, real estate and rental and leasing (9.6%) and
- arts, entertainment, and recreation and accommodation and food services (9.5%).

The 2010 Census breakdown of age and race demographics for Seminole 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-

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year estimates on the number of households by income range, housing tenure and household size for the I-4 Segment 3 study area is shown in Table 5, Table 6 and Table 7, respectively.

Table 3: Census Breakdown of Age Demographics

	Seminole County, Florida	Census Tract 206	Census Tract 207.01	Census Tract 207.04	Census Tract 207.05	Census Tract 208.05	Census Tract 208.08	Census Tract 215.05	Census Tract 216.16
Age Group	Percent of Population								
Under 5 years	5.5	9.3	6.5	5	4.4	5.7	4.6	4.5	3.5
5 to 9 years	6.1	7.5	7.9	7.7	5.0	6.5	6.5	4.8	4.6
10 to 14 years	6.9	6.6	6.9	7.6	6.9	6.3	8.6	7.3	6.4
15 to 19 years	7.3	6.0	5.1	4.4	6.8	4.6	9.4	8.0	5.3
20 to 24 years	7.3	9.5	4.0	3.3	7.8	3.9	4.9	5.1	3.0
25 to 29 years	6.7	12.3	5.3	4.1	5.4	4.8	3.8	3.8	2.7
30 to 34 years	6.3	10.2	6.3	4.5	4.7	5.4	4.8	5.5	3.2
35 to 39 years	6.5	8.0	8.2	7.6	5.6	7.8	6.4	6.0	4.1
40 to 44 years	7.4	6.6	9.4	9.7	6.3	8.6	8.7	6.9	6.8
45 to 49 years	8.2	5.7	8.8	8.4	8.0	8.0	10.7	8.6	7.5
50 to 54 years	7.7	5.0	7.4	7.2	9.1	7.8	8.5	8.9	8.5
55 to 59 years	6.5	4.4	7.3	6.9	8.2	7.4	7.5	6.8	8.6
60 to 64 years	5.6	3.3	6.6	7.9	8.2	7.2	6.4	8.0	9.0
65 to 69 years	3.9	1.9	4.6	5.4	4.5	4.5	3.6	5.9	6.8
70 to 74 years	2.7	1.3	2.4	3.9	3.2	3.8	2.3	4.2	4.5
75 to 79 years	2.2	1.1	1.5	3.0	2.2	3.1	1.4	2.6	4.2
80 to 84 years	1.6	0.8	0.9	1.9	2.1	2.3	1.3	1.7	4.4
85 years and over	1.6	0.5	0.8	1.5	1.6	2.4	0.7	1.6	6.9

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

Table 4: Census Breakdown of Race Demographics

	Seminole County, Florida	Census Tract 206	Census Tract 207.01	Census Tract 207.04	Census Tract 207.05	Census Tract 208.05	Census Tract 208.08	Census Tract 215.05	Census Tract 216.16
Race	Percent of Population								
White	78.2	67.6	81.7	83.0	76.3	83.0	82.4	89.7	93.3
Black or African American	11.1	18.4	7.8	4.1	11.3	5.8	6.1	3.2	2.1
American Indian and Alaska Native	0.3	0.5	0.2	0.2	0.2	0.3	0.4	0.4	0.1
Asian	3.7	4.4	5.8	9.4	7.0	6.1	6.5	1.8	2.1

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Table 4: Census Breakdown of Race Demographics

	Seminole County, Florida	Census Tract 206	Census Tract 207.01	Census Tract 207.04	Census Tract 207.05	Census Tract 208.05	Census Tract 208.08	Census Tract 215.05	Census Tract 216.16
Race	Percent of Population								
Native Hawaiian and Other Pacific Islander	0.1	0.1	0.1	0.1	0.0	0.1	0.0	0.0	0.1
Some other race	3.6	5.1	2.0	1.5	2.3	2.0	1.8	2.5	0.5
Two or more races	2.9	3.9	2.4	1.8	2.8	2.8	2.8	2.4	1.7
Hispanic or Latino (of any race)	17.1	24.7	9.5	9.8	12.9	11.6	11.8	13.0	7.0
Source: U.S. Census Bureau, 2010 Census. *Total population – One Race, unless otherwise indicated.									

Table 5: Total Household Income and Benefits

Household Income and Benefits (2013 Inflation-adjusted Dollars)	Estimated Number of Households								
	Seminole County, Florida	Census Tract 206	Census Tract 207.01	Census Tract 207.04	Census Tract 207.05	Census Tract 208.05	Census Tract 208.08	Census Tract 215.05	Census Tract 216.16
Less than \$10,000	7,727	156	146	95	40	102	33	83	52
\$10,000 to \$14,999	6,049	190	56	85	20	81	33	53	14
\$15,000 to \$24,999	13,164	457	302	121	26	164	110	102	59
\$25,000 to \$34,999	15,586	363	234	218	49	148	126	121	136
\$35,000 to \$49,999	20,901	573	397	161	105	462	125	226	232
\$50,000 to \$74,999	29,343	1,239	721	281	95	441	258	334	248
\$75,000 to \$99,999	18,669	569	510	321	140	491	146	192	146
\$100,000 to \$149,999	21,214	322	1,107	407	95	488	348	384	244
\$150,000 to \$199,999	8,146	156	473	309	116	129	80	49	130

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Table 5: Total Household Income and Benefits

Household Income and Benefits (2013 Inflation-adjusted Dollars)	Estimated Number of Households								
	Seminole County, Florida	Census Tract 206	Census Tract 207.01	Census Tract 207.04	Census Tract 207.05	Census Tract 208.05	Census Tract 208.08	Census Tract 215.05	Census Tract 216.16
\$200,000 or more	6,730	37	515	281	90	187	112	10	125
Median household income (dollars)	\$ 58,175	\$ 54,143	\$ 92,426	\$ 83,854	\$ 90,000	\$ 73,349	\$ 75,089	\$ 62,218	\$ 69,688
Mean household income (dollars)	\$ 77,098	\$ 59,659	\$ 109,233	\$ 116,348	\$ 102,272	\$ 92,977	\$ 89,752	\$ 71,918	\$ 104,438

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

Table 6: Housing Tenure

Housing Tenure	Seminole County, Florida	Census Tract 206	Census Tract 207.01	Census Tract 207.04	Census Tract 207.05	Census Tract 208.05	Census Tract 208.08	Census Tract 215.05	Census Tract 216.16
Occupied housing units	147,529	4,062	4,461	2,279	776	2,693	1,371	1,554	1,386
Owner-occupied	70.5%	42.2%	78.6%	76.3%	73.8%	67.6%	90.2%	90.1%	79.4%
Renter-occupied	29.5%	57.8%	21.4%	23.7%	26.2%	32.4%	9.8%	9.9%	20.6%
Average household size of owner-occupied unit	2.93	2.68	2.74	2.72	3.23	2.66	2.8	2.67	2.59
Average household size of renter-occupied unit	2.73	2.93	2.49	2.2	2.26	2.2	2.87	3.14	1.7

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

Table 7: Household Size

Household Size	Seminole County, Florida	Census Tract 206	Census Tract 207.01	Census Tract 207.04	Census Tract 207.05	Census Tract 208.05	Census Tract 208.08	Census Tract 215.05	Census Tract 216.16
Total occupied housing units	147,529	4,062	4,461	2,279	776	2,693	1,371	1,554	1,386

Table 7: Household Size

Household Size	Seminole County, Florida	Census Tract 206	Census Tract 207.01	Census Tract 207.04	Census Tract 207.05	Census Tract 208.05	Census Tract 208.08	Census Tract 215.05	Census Tract 216.16
Number of Family households	99,156	2,489	3,222	1,585	591	1,813	1,003	1,110	841
5-or-more person household	10.5%	9.3%	9.7%	6.9%	11.2%	5.5%	6.5%	7.8%	9.3%
Number of Nonfamily households	48,373	1,573	1,239	694	185	880	368	444	545
5-or-more person household	0.2%	1.3%	0.0%	0.0%	0.0%	0.0%	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 homes being impacted to larger than the homes being impacted. The results of the search conducted in April, 2015 show there were 84 single family homes and 22 condos/townhomes for sale in the project study area in the Seminole County zip codes of: 32746 (Lake Mary/Heathrow), 32771 and 32773 (Sanford) and 32779 and 32750 (Longwood). The search for residential dwellings for sale was conducted in the \$0 - \$100,000 price range. Numerous additional homes are available if the search is expanded to include other zip codes and areas in Seminole County. Table 8 provides a summary of the number of 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 available for sale in the project study area.

Table 8: Residential Properties for Sale in Project Study Area

Zip Code	32771	32773	32746	32779	32750
Single Family Homes (\$0 - \$100,000 price range)*					
1-Bed	1	0	2	1	1
Price Range	\$78,900	-	\$67,000- \$100,000	\$44,900	\$69,900
2-Bed	9	9	13	5	0
Price Range	\$29,900- \$99,900	\$39,900- 86,500	\$64,900- \$93,700	\$72,000- \$91,900	-
3-Bed	22	13	1	0	2
Price Range	\$19,500- \$99,000	\$48,000- \$99,000	\$84,900	-	\$69,900- \$84,900

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Table 8: Residential Properties for Sale in Project Study Area

Zip Code	32771	32773	32746	32779	32750
4+ Bed	1	3	1	0	0
Price Range	\$99,900	\$69,900- \$100,000	\$98,000	-	-
Total # Listings	33	25	17	6	3
Condos/Townhomes (\$0 - \$100,000 price range)*					
1-Bed	0	0	1	1	0
Price Range	-	-	\$54,900	\$64,900	-
2-Bed	2	6	1	8	3
Price Range	\$62,000- \$99,999	\$51,000- \$85,000	\$69,900	\$54,900- \$99,999	\$70,000- \$87,500
Total # Listings	2	6	2	9	3
*Real estate research conducted using Zillow.com in April 2015.					

Table 9: Potential Residential Relocation Sites in Project Study Area

Potential Replacement Property*	Sale Price	Bed/Bath	Size Square Feet (SF)
Single Family Homes			
2878 Bungalow Blvd., Sanford, FL 32771	\$70,000	3/2	984
1311 S. Locust Ave., Sanford, FL 32771	\$69,000	3/2	1,150
218 Palm Pl., Sanford, FL 32773	\$68,000	5/3	2,323
178 Lakeside Dr., Sanford, FL 32773	\$70,000	3/1	1,390
744 E. Warren Ave., Longwood, FL 32750	\$69,900	3/2	989
517 W. Plantation Blvd., Lake Mary, FL 32746	\$64,900	2/2	1,152
Condominiums/Townhomes			
200 Arbor Cir., Sanford, FL 32773	\$58,900	2/2	937
2597 Grassy Point Dr. #103, Lake Mary, FL 32746	\$69,900	2/2	947
1105 Northlake Dr #1105, Sanford, FL 32773	\$58,000	2/2	912
2585 Grassy Point Dr. #313, Lake Mary, FL 32746	\$54,900	1/1	648
115 Springwood Cir. Unit C, Longwood, FL 32750	\$70,000	2/1	1,020
157 Crown Point Cir., #157 Longwood, FL 32779	\$72,000	2/3	1,582
*Real estate research conducted using Zillow.com in April 2015.			

A supplemental search was conducted for rental properties in the same zip code search areas used for the sales search and in the \$0 - \$ 2,000 rental price range. The results, as shown in Table 10, indicate there are 155 rental properties available using the specified search criteria.

Table 10: Rental Properties in Project Study Area

Rental Type*	32771	32773	32746	32779	32750	Total
1-Bed	4	5	9	0	0	18
Rental Price per Month	\$705 - \$1,070	\$527 - \$700	\$625 - \$1,170	-	-	
2-Bed	16	12	8	5	3	44
Rental Price per Month	\$500 - \$2,000	\$800 - \$1,150	\$750 - \$1,250	\$950 - \$1,300	\$795 - \$800	
3-Bed	21	17	16	5	10	69
Rental Price per Month	\$950- \$2,000	\$825 - \$1,450	\$1,025 - \$1,799	\$725 - \$1,825	\$995- \$1,900	
4+ Bed	5	4	7	0	8	24
Rental Price per Month	\$1,080 - \$1,395	\$1,395 - \$1,750	\$1,600 - \$2,000	-	\$1,095 - \$1,750	
Total	46	38	40	10	21	155
*Real estate research conducted using Realtor.com in April, 2015. Rental types include apartments, single family, and condo/townhomes.						

Based on the existing inventory of both sales and rental properties in the selected search areas, there is adequate replacement housing 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 are 32 parcels with buildings and/or other improvements (e.g. existing pond, access road or power easement, etc.) and designated as commercial/other land uses which may be impacted by the proposed project and potentially require full or partial acquisition. However, none of the parcels will require relocation of existing businesses as only partial takes are anticipated.

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 in the project study area to facilitate relocation needs of potential displacees. Table 11 provides a listing of the services available within the project study area.

Table 11: Community Services in Project Study Area

Community/Social Services	Address	Contact Information
Seminole County Community Services Department, Community Development Division	534 W Lake Mary Blvd Sanford, FL 32773	(407) 665-2300 www.seminolecountyfl.gov/comsrvs/commdev/
Community Hope Center – Seminole	225 N Kennel Road Sanford, FL 32771	(407) 878-5531 http://harvesttime.org/communityhopecenters/seminole-hope-center/
New Directions Community Outreach, Inc	P.O. 181055 Casselberry, FL 32718-1055	(407) 900-1910 http://www.ndcoseminole.org/ndco-services.html
Goodwill	4516 W State Road 46 Sanford, FL 32771	407-878-1741 www.goodwillcfl.com
Salvation Army	700 West 24 th Street Sanford, FL 32771 1330 State Road 436 Casselberry, FL 32707	407-322-2642 www.salvationarmyusa.org 407-671-4419 www.salvationarmyusa.org
Community Connections of Central Florida Inc.	1445 Dolgner Place Sanford, FL 32771	407-328-9827 www.communityconnectionsfl.com
Meals on Wheels	2801 South Financial Court Sanford, FL 32773	407-333-8877 www.mealsetc.org
Boys and Girls Club of Orlando	919 South Persimmon Avenue Sanford, FL 32771	407-330-2456 www.bgccf.org

8.0 COMMUNITY IMPACT

The concept design for the widening of I-4 proposes the addition of two new express lanes in each direction, resulting in a total of ten dedicated lanes for the majority of the I-4 Segment 3 corridor [6 general use lanes (GUL) + 4 express lanes (EL)]. The section of I-4 from the begin project limits to just west of Lake Mary Boulevard will have three GUL and one auxiliary lane in each direction, resulting in a 12-lane

section (6 GUL + 2 Aux + 4 EL) through this portion of the corridor. Additional improvements include interchange modifications including new bridges, existing pond modifications or new pond construction for stormwater management and floodplain encroachment and reconstruction of portions of E.E. Williamson Road, Lake Mary Boulevard, CR 46A, SR 46 and US 17-92. No business relocations are anticipated, but there may be up to three residential relocations. There are numerous sites available to relocate displaced residents.

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
GW Contamination Plume #59263136	NW of EE Williamson Road	Medium	ROW and Pond 300
Proposed FPC Pond 300A (Recommended Floodplain Compensation Pond)	East of I-4 ROW, south of the EB Rest Area	Medium	FPC Pond
Debris Pile	Within ROW at EB Lake Mary Blvd off-ramp	Medium	Existing ROW, Pond 305A
Shell Lake Mary/ Former Exxon 4-0375	175 International Parkway	Medium	ROW WB off-ramp to Lake Mary Blvd
Emergency Generator	International Parkway at I4 WB	Low	ROW

Table 12: Potential Contamination Sites

Facility Name	Location	Contamination Risk Rating	ROW Purpose
Advanced Solar Photonics / Siemens/ Stromberg-Carlson	400 Rinehart Road	Medium	Pond 308 / ROW
JSK Trucking Spill Site	I-4 EB west of SR 46	Medium	Existing ROW
Former Stuckey's	201 N. Towne Road	Low	Swale 313A
IHOP / Former Mobil 02-DHW	125 S. Oregon Ave	Medium	ROW /Swale 313 B, Swale 313 C
7-11 / Former Mobil 02-D68	5224 W. SR 46	Medium	ROW
Cathy's Fruit Stand	101 Oregon Ave	Medium	ROW
Former BP / Amoco 60331	Existing ROW at SR 46 WB off-ramp	Medium	Existing ROW
Sunshine Food Mart #306	4730 W. SR 46	Medium	ROW
Sunshine Food Mart #345	4700 W. SR 46	High	ROW
Days Inn # 54	4650 W. SR 46	Medium	ROW
Donnie Myers RV Service	930 Monroe Road	Low	Pond 318 B

10.0 PUBLIC-OWNED LANDS/SECTION 4(F) PROPERTIES

The recommended alternative for I-4 Segment 3 will require right of way for roadway improvements and/or stormwater management along the corridor. Publicly owned lands have been identified along the project study area corridor, near the end of the I4 Segment 3. The corridor is located in the environmentally sensitive area adjacent to both sides of I-4 near Lake Monroe. However, neither the acquisitions nor the improvements are anticipated to impact publicly owned lands.

Section 4(f) properties include publicly owned public parks, recreation areas, and wildlife or waterfowl refuges, or any publicly or privately owned historic site listed or eligible for listing on the National Register of Historic Places (NRHP). One park, two trails and three historic resources (either newly or previously recorded) have been identified as Section 4(f) properties within the I-4 Segment 3 corridor study area. No

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potential NRHP districts were identified due to the lack of concentration of historic structures. Table 13 provides a summary of the potential Section 4(f) properties. The project is not anticipated to impact these properties. There will be no change in access, visual impacts, noise, or other from the project.

Table 13: Section 4(f) Sites

Site/Name	Location	Section 4(f) Property Type
Lake Monroe Wayside Park	North side of the existing US 17-92 alignment, west of I-4	Park or Recreational Facility
Cross Seminole Trail*	Follows an east/west alignment, crossing over I-4 approximately 1/2 mile south of CR 46A; extends east approximately 0.4 mile from the Seminole-Wekiva Trail over I-4, to Rinehart Road.	Park or Recreational Facility
Seminole-Wekiva Trail*	Follows a north/south alignment west of the Interstate; extends approximately 7.7 miles between the CR 46A & International Parkway and the SR 434 & Markham Woods Road intersections	Park or Recreational Facility
FMSF No. 8SE00077/ 8VO07174	Lake Monroe Bridge	NRHP Eligible Swing Bridge
FMSF No. 8SE02138	CSX Railroad	NRHP Eligible
FMSF No. 8SE02823/ 8VO09431	ACL Railroad Bridge over St. Johns River	NRHP Eligible Bascule Bridge
FMSF No. 8SE02326	Paola Church Cemetery (also called Banana Lake Cemetery)	Insufficient information for NRHP eligibility
Abbreviations/Notes: FMSF – Florida Master Site File NRHP – National Register of Historic Places ACL- Atlantic Coast Line *Portions of trail within study area are designated as part of the Florida Natural Scenic Trail.		

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 Seminole 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.¹

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¹ Based on search conducted on Homes.com in November 2015 for lots/land for sale in the Lake Mary, Sanford and neighboring areas of Seminole County.