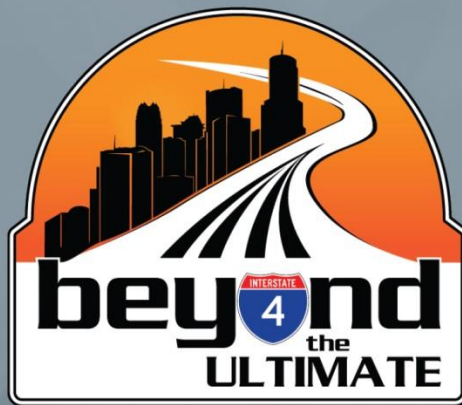




SR 400 (I-4) Project Development and Environment (PD&E) Study
FM No.: 432100-1-22-01



Conceptual Stage Relocation Plan

Segment 4: SR 400 (I-4) from East of SR 15-600/US 17-92 to East of SR 472

Volusia County, Florida

January 2017

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



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Volusia County (79110), Florida

Contract Number:

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District 5

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January 2017

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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).

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	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) Beyond the Ultimate PD&E Update Study, this Conceptual Stage Relocation Plan (CSR) has been prepared for I-4 Segment 4 (East of SR 15-600/US 17-92 to East of SR 472) in Volusia County; a project location map is provided in Figure 1. The SR 400 (I-4) Segment 5 CSR 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 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.

2.0 RELOCATION OVERVIEW

The preferred alternatives for the I-4 Segment 4 project may result in right of way impacts to 127 parcels (approximately 73 acres). The majority of impacts to these parcels (116 parcels, approximately 33 acres) are related to roadway improvements and the remaining impacts are related to stormwater management and floodplain compensation (24 parcels, approximately 40 acres). Some individual parcels are impacted by both roadway and stormwater/floodplain acquisitions. Of the 127 unique parcel IDs, 41 parcels (approximately 6.8 acres) are developed/occupied and may require full or partial acquisitions, which may involve relocation of existing residences or commercial properties. To minimize the unavoidable effects of right of way acquisition and displacement of people, FDOT will carry out a relocation assistance program in



Figure 1: Project Location Map

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 preferred alternative for I-4, Segment 4 is anticipated to result in potential displacement of 40 residential parcels (approximately 6.8 acres) and 1 commercial/business parcel (approximately 0.5 acre). A review of real estate listings using internet search shows there is an ample number of residential and commercial sites available 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 within each tract in the I-4 Segment 4 project area are summarized in Table 2.

Table 2: Census Tract Designations

Census Tract	Incorporated Places within Census Tract
903.06*	DeLand
908.05*	Orange City
908.06*	Orange City
909.02*	Orange City, DeBary
910.01*	Deltona, Lake Helen
910.18*	Deltona
910.22	Deltona
910.23	Deltona
910.29*	Deltona
*Census tract includes areas which are unincorporated Volusia County.	

The U.S. Bureau of the Census estimates that the 2013 population in Volusia County was 500,800, which is an increase of 1.3% from the 494,597 people counted on April 1, 2010. According to the 2010 Census, the number of total households (occupied units) in Volusia County was 208,236 and the average household size was 2.31.

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, 15.2 percent of the total non-institutionalized civilian population in Volusia County has a disability. 11.6 % of all families and 16.8% of all people whose income in the past 12 months is below the poverty level reside in Volusia County. Of the total housing units in Volusia County, 82% are occupied while 18% are vacant; the majority of structures

(79%) 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 (23%),
- retail trade (15.6%),
- arts, entertainment, and recreation and accommodation and food services (11.7%) and
- professional, scientific and management and administrative and waste management services (10.4%).

The 2010 Census breakdown of age and race demographics for Volusia 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

	Volusia County	Census Tract 903.06	Census Tract 908.05	Census Tract 908.06	Census Tract 909.02	Census Tract 910.01	Census Tract 910.18	Census Tract 910.22	Census Tract 910.23	Census Tract 910.29
Age Group	Percent of Population									
Under 5 years	4.9	4.8	3.1	6.3	5.6	5.3	7	5.5	5.2	5.1
5 to 9 years	5	5.8	3.7	6.2	5.9	5.7	6.7	6.1	5.6	5.5
10 to 14 years	5.4	5.9	3.7	6.5	6.3	6.5	7	7.6	6	6.1
15 to 19 years	6.3	5.4	3.5	5.7	5.5	7.4	7.5	8.2	6.4	6.2
20 to 24 years	6.2	2.8	3.7	5.6	5	5.8	5.2	4.8	4.8	5
25 to 29 years	5.2	3.7	3.7	7.2	5.6	5.3	6	4.7	6.3	4.4
30 to 34 years	5	4.3	3.8	6.7	5.8	5.1	6.7	5.5	5.2	4.9
35 to 39 years	5.4	5.7	3.6	5.6	6.6	5.9	7.1	6.6	6.4	6.4
40 to 44 years	6	5.9	4.3	5.1	6.3	7.2	7.5	6.9	6.5	6.8
45 to 49 years	7.4	6.8	5.1	6.1	7.7	8.2	7.5	7.8	7.3	8.6
50 to 54 years	7.6	7.2	6.4	6.2	8.1	8.9	6.4	8	7.1	7.9
55 to 59 years	7.2	7.7	6.8	5.4	8.1	7.3	5.6	6.8	6.9	7
60 to 64 years	7.1	9.7	7.4	5.2	6.4	6.2	5.7	5.7	7.3	6.7
65 to 69 years	6	8.1	8.1	4.7	5.2	5.2	4.2	4.5	5.8	5.4
70 to 74 years	4.9	7.5	7.2	4.2	4	3.1	3.4	3.8	4.2	4.7
75 to 79 years	4	4	7.5	4.2	3.1	3	2.5	3	3.6	3.5
80 to 84 years	3.2	2.7	8.2	4.4	2.7	2.1	2.3	2.4	2.9	3.5
85 years and over	3	2.1	10.1	4.7	2.2	1.8	1.8	2.2	2.5	2.5

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

Table 4: Census Breakdown of Race Demographics

	Volusia County	Census Tract 903.06	Census Tract 908.05	Census Tract 908.06	Census Tract 909.02	Census Tract 910.01	Census Tract 910.18	Census Tract 910.22	Census Tract 910.23	Census Tract 910.29
Race*	Percent of Population									
White	82.5	90.8	93.8	77.8	87.3	83.2	73.5	80.1	82.4	85.2
Black or African American	10.5	3.7	2.2	11.4	5.1	9	11.9	9.9	7.1	7.4
American Indian and Alaska Native	0.4	0.3	0.3	0.4	0.4	0.3	0.6	0.5	0.2	0.5
Asian	1.5	2.6	0.7	1.8	2.4	1.3	2.1	1.5	1.4	1.3
Native Hawaiian and Other Pacific Islander	0	0	0	0	0	0	0.1	0.1	0.1	0
Some other race	2.9	1.2	1.4	6.1	2.6	2.9	8.4	4.9	6.4	3.1
Two or more races	2.1	1.4	1.5	2.5	2.2	3.1	3.5	3	2.5	2.5
Hispanic or Latino (of any race)	11.2	7.8	7.9	27.5	13.5	15.5	31.4	27.3	29.6	14

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									
	Volusia County	Census Tract 903.06	Census Tract 908.05	Census Tract 908.06	Census Tract 909.02	Census Tract 910.01	Census Tract 910.18	Census Tract 910.22	Census Tract 910.23	Census Tract 910.29
Less than \$10,000	16,715	102	197	231	250	173	221	98	5	106
\$10,000 to \$14,999	12,229	92	188	186	108	64	209	140	87	113
\$15,000 to \$24,999	26,535	79	480	471	300	163	380	284	239	155
\$25,000 to \$34,999	24,971	119	596	278	343	208	290	193	138	202
\$35,000 to \$49,999	33,188	172	344	369	794	394	305	428	196	384
\$50,000 to \$74,999	35,451	328	399	195	876	403	526	693	166	383
\$75,000 to \$99,999	21,357	198	314	67	472	295	448	253	179	160
\$100,000 to \$149,999	16,533	305	135	75	461	183	73	382	30	284
\$150,000 to \$199,999	4,420	102	0	17	127	71	54	98	0	51
\$200,000 or more	4,508	150	62	0	7	7	59	0	8	26
Median household income (dollars)	42,457	70,150	32,669	26,333	51,989	49,516	41,234	54,105	39,732	49,176
Mean household income (dollars)	56,975	101,678	48,176	34,276	59,940	58,180	51,739	61,495	46,273	60,463

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

Table 6: Housing Tenure

Housing Tenure	Volusia County	Census Tract 903.06	Census Tract 908.05	Census Tract 908.06	Census Tract 909.02	Census Tract 910.01	Census Tract 910.18	Census Tract 910.22	Census Tract 910.23	Census Tract 910.29
Occupied housing units	195,907	1,647	2,715	1,889	3,738	1,961	2,565	2,569	1,048	1,864
Owner-occupied	72.0%	89.1%	69.5%	32.8%	83.1%	81.4%	73.5%	85.9%	85.9%	84.7%
Renter-occupied	28.0%	10.9%	30.5%	67.2%	16.9%	18.6%	26.5%	14.1%	14.1%	15.3%
Average household size of owner-occupied unit	2.45	2.31	2.25	2.37	2.43	2.49	2.45	2.89	3.11	2.52
Average household size of renter-occupied unit	2.52	2.79	1.53	2.27	3.14	3.08	2.76	4.40	3.92	3.38

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

Table 7: Household Size

Household Size	Volusia County	Census Tract 903.06	Census Tract 908.05	Census Tract 908.06	Census Tract 909.02	Census Tract 910.01	Census Tract 910.18	Census Tract 910.22	Census Tract 910.23	Census Tract 910.29
Total occupied housing units	195,907	1,647	2,715	1,889	3,738	1,961	2,565	2,569	1,048	1,864
Number of Family households	122,373	1,271	1,279	940	2,557	1,453	1,649	2,080	728	1,402
5-or-more person household	9.3%	6.9%	7.7%	12.1%	6.3%	5.6%	9.0%	14.8%	15.8%	4.1%
Number of Nonfamily households	73,534	376	1,436	949	1,181	508	916	489	320	462
5-or-more person household	0.1%	0.0%	0.0%	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 January, 2015 show there were 935 single family homes and 57 condos/townhomes for sale in the project study area in the southwest Volusia County zip codes of: 32720 and 32724 (DeLand), 32713 (DeBary), 32763 (Orange City), 32725 (Deltona) and 32744 (Lake Helen). The search for residential

dwelling for sale was conducted in the \$0 - \$275,000 price range. Numerous additional homes are available if the search is expanded to include other zip codes and areas in Volusia 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	32720	32724	32713	32763	32725	32744
Single Family Homes (\$0 - \$275,000 price range)*						
1-Bed	3	0	0	0	3	0
Price Range	\$45,000 - \$65,000	-	-	-	\$38,500- \$45,000	-
2-Bed	16	27	17	12	51	4
Price Range	\$32,900- \$149,900	\$30,000- \$259,000	\$35,000- \$174,900	\$51,900- \$165,900	\$39,000- \$167,700	\$69,900- \$220,000
3-Bed	102	112	83	47	172	10
Price Range	\$19,500- \$275,000	\$39,000- \$275,000	\$54,992- \$265,000	\$45,000- \$239,800	\$37,700- \$275,000	\$38,000- \$259,900
4+ Bed	63	89	39	12	69	3
Price Range	\$67,500- \$274,900	\$33,900- \$272,000	\$129,900- \$274,900	\$70,000- \$274,900	\$61,000- \$275,000	\$119,900- \$275,000
Total # Listings	184	228	139	74	294	17
Condos/Townhomes (\$0 - \$275,000 price range)						
1-Bed	0	0	0	1	0	0
Price Range	-	-	-	\$40,000	-	-
2-Bed	3	16	4	0	18	0
Price Range	\$39,900- \$69,900	\$32,500- \$169,900	\$66,500- \$89,500	-	\$46,500- \$72,500	-
3-Bed	-	11	0	2	0	0
Price Range	-	\$129,500- \$189,900	-	\$70,000- \$89,900	-	-
4+ Bed	-	1	0	0	0	0
Price Range	-	\$222,900	-	-	-	-
Total # Listings	3	28	4	3	18	0
*Real estate research conducting using Realtor.com on January 19, 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			
2729 Pinetree Rd., DeLand 32720	\$39,895	2/1	960
538 W. May St., DeLand 32720	\$43,000	2/2	764
819 W. May St., DeLand 32720	\$45,000	1/1	490
33127 Forest Ridge Rd., DeLand 32720	\$47,500	2/1	1,344
116 Lantern Ln., DeLand 32720	\$57,500	2/1	984
413 S. Brooks Ave., DeLand 32720	\$57,500	2/2	1,104
116 Lantern Ln., DeLand 32720	\$58,000	2/2	1,104
736 W. Howry Ave., DeLand 32720	\$63,000	2/1	1,072
610 S. Brooks Ave., DeLand 32720	\$68,900	3/2	1,046
253 Grand Ave., DeLand 32720	\$76,500	3/2	1,833
250 North St., DeLand 32720	\$79,900	3/1	1,200
4169 Grand Ave., DeLand 32720	\$74,900	4/2	2,045
515 W. Wisconsin Ave., DeLand 32720	\$79,900	4/3	1,875
315 Westwood Ave., DeLand 32720	\$95,900	4/3	2,284
95 Cardinal Dr., DeBary 32713	\$93,000	2/2	1,034
39 Fairway Dr., DeBary 32713	\$94,700	2/2	1,178
113 Matanzas Rd., DeBary 32713	\$114,900	2/2	1,144
26 S. Shell Rd., DeBary 32713	\$119,900	2/2	1,368
7 Seminole Dr., DeBary 32713	\$120,000	2/1	1,464
241 Lucerne Dr., DeBary 32713	\$123,900	2/2	1,120
34 Carnation Ln., DeBary 32713	\$91,900	3/2	1,176
245 Eldorado Dr., DeBary 32713	\$94,500	3/2	1,148
314 Sunnyside Ln., DeBary 32713	\$99,000	3/2	1,730
330 W. Gardenia Dr., Orange City 32763	\$53,000	2/1	950
355 W. French Ave., Orange City 32763	\$54,000	2/1	772
890 W. Lansdowne Ave., Orange City 32763	\$63,000	2/1	1,080
725 Amhurst Dr., Orange City 32763	\$75,900	2/1	1,116
930 Carpenter Ave., Orange City 32763	\$79,999	2/1	1,293
720 Independence Dr., Orange City 32763	\$109,000	2/2	1,270
1551 N. Sparkman Ave., Orange City 32763	\$45,000	3/1	1,025
1960 N. Sparkman Ave., Orange City 32763	\$54,900	3/2	936
278 E. Minnesota Ave., Orange City 32763	\$63,000	3/2	1,118
1450 Racine Rd., Orange City 32763	\$114,900	4/3	1,900
328 W. University Ave., Orange City 32763	\$125,000	4/2	1,664
705 S Park Ave., Orange City 32763	\$70,000	4/2	1080
1450 Racine Rd., Orange City 32763	\$114,900	4/3	1,900
328 W. University Ave., Orange City 32763	\$125,000	4/2	1,664

Table 9: Potential Residential Relocation Sites in Project Study Area

Potential Replacement Property*	Sale Price	Bed/Bath	Size Square Feet (SF)
989 Shorecrest Ave., Deltona 32725	\$38,500	1/1	621
1299 Fountainhead Dr., Deltona 32725	\$38,900	1/1	700
815 Radcliff St., Deltona 32725	\$45,000	1/1	690
1552 Providence Blvd., Deltona 32725	\$40,000	2/1	816
354 Fisher Dr., Deltona 32725	\$42,000	2/1	864
1544 Zinnia Dr., Deltona 32725	\$43,000	2/2	1,222
825 Crawford St., Deltona 32725	\$37,700	3/1	1,044
1786 Giles St., Deltona 32725	\$44,000	3/2	1,338
1499 Piedmont Dr., Deltona 32725	\$49,900	3/1	838
905 Abby Ter., Deltona 32725	\$78,000	3/2	1,631
1455 Summit Hill Dr., Deltona 32725	\$78,500	3/2	1,771
1639 Tarrytown Ave., Deltona 32725	\$78,888	3/2	1,200
620 S. Glancy Dr., Deltona 32725	\$109,900	3/2	1,481
107 Claymore St., Deltona 32725	\$109,900	3/2	1,587
2001 Greenview Dr., Deltona 32725	\$109,900	3/2	1,570
552 Chestnut Ct., Deltona 32725	\$134,900	4/2	2,088
1540 Laramore St., Deltona 32725	\$135,000	4/2	1,567
1364 Azora Dr., Deltona 32725	\$135,000	4/2	2,304
1050 Massachusetts St., Lake Helen 32744	\$69,900	2/2	970
435 Pleasant St., Lake Helen 32744	\$123,900	2/2	1,320
1815 E. Kicklighter Rd., Lake Helen 32744	\$129,000	2/2	1,478
620 N. Summit Ave., Lake Helen 32744	\$162,000	3/2	1,243
246 Westlake Dr., Lake Helen 32744	\$172,400	3/2	1,924
1079 Marion St., Lake Helen 32744	\$180,000	3/1	900
620 N. Summit Ave., Lake Helen 32744	\$162,000	3/2	1,243
246 Westlake Dr., Lake Helen 32744	\$172,400	3/2	1,924
1079 Marion St., Lake Helen 32744	\$180,000	3/1	900
453 Norris Ln., Lake Helen 32744	\$119,900	4/3	1,294
222 N. Lakeview Dr., Lake Helen 32744	\$249,999	4/2	2,583
Condominiums/Townhomes			
3 Villa Villar Ct. #30 Deland 32724	\$32,500	2/2	979
18 Villa Villar Ct. Deland 32724	\$38,000	2/2	979
48 Villa Villar Ct. #480 Deland 32724	\$34,900	2/2	1,164
100 E. Kentucky Ave. #F2 Deland 32724	\$38,900	2/2	1,020
100 E. Kentucky Ave. #A3 Deland 32724	\$42,000	2/2	955
183 N. Hill Ave. #90 Deland 32724	\$42,000	2/2	979
151 N. Hill Ave. #100 Deland 32724	\$43,900	2/2	979
219 N. Hill Ave. #30 Deland 32724	\$45,500	2/2	979

Table 9: Potential Residential Relocation Sites in Project Study Area

Potential Replacement Property*	Sale Price	Bed/Bath	Size Square Feet (SF)
181 N. Hill Ave. #100 Deland 32724	\$45,900	2/2	979
117 N. Garfield Ave. #16 Deland 32724	\$109,900	2/2	1,360
308 N. Garfield Ave. Deland 32724	\$129,500	3/2	2,324
238 Victoria Commons Blvd., Deland 32724	\$153,700	3/2	1,637
1004 Carlyle Ln., Deland 32720	\$159,900	3/2	1,637
210 Fallen Timber Trl., Deland 32724	\$222,900	4/3	2,657
600 N. Boundary Ave. #D, Deland 32720	\$39,900	2/2	1,156
970 N. Spring Garden Ave. #221, Deland 32720	\$69,000	2/2	1,034
970 N. Spring Garden Ave. #213, Deland 32720	\$69,900	2/2	1,034
600 N. Boundary Ave. #D, Deland 32720	\$39,900	2/2	1,156
240 Homewood Ave. #11B, Deland 32713	\$66,500	2/2	1,098
300 Terrace Hill Blvd. #4A, Deland 32713	\$69,900	2/2	958
235 Terrace Hill Blvd. #D1, Deland 32713	\$79,900	2/2	1,238
330 Homewood Ave. #9A, Deland 32713	\$89,500	2/2	1,284
101 Grand Plaza Dr. #M-7, Orange City 32763	\$40,000	1/1	836
2770 Coastal Bay Dr. #3-205, Orange City 32763	\$70,000	3/2	1,168
850 Enterprise Cove Ave. #1106, Orange City 32763	\$89,900	3/2	1,046
120 Hibiscus Woods Ct. #013A, Deltona 32725	\$46,500	2/2	897
150 Wax Myrtle Woods Ct. #5A, Deltona 32725	\$47,500	2/2	897
100 Sweetgum Woods Ct. #9C, Deltona 32725	\$48,000	2/2	897
100 Palmetto Woods Ct. #1B, Deltona 32725	\$49,500	2/2	897

*Real estate research conducting using Realtor.com on 1/19/15

A supplemental search was conducted for rental properties in the same zip code search areas used for the sales search. The results show there are 147 rental properties available in the search area as shown in Table 10.

Table 10: Rental Properties in Project Study Area

Rental Type	1-Bed	2-Bed	3-Bed	4+ Bed	Total
<i>Apartments</i>	6	2	2	1	11
Rental Price per Month	\$550 - \$1,295	\$650 - \$750	\$725 - \$925	\$1,800	-
<i>Single Family</i>	8	34	59	27	128
Rental Price per Month	\$425-\$1,295	\$550-\$1,025	\$725-\$2,500	\$895-\$2,450	-
<i>Condo/Townhome</i>	1	5	2	0	8
Rental Price per Month	\$1247	\$725-\$850	\$925-\$950	n/a	-
Total	15	41	63	28	147

*Real estate research conducting using Realtor.com on 1/19/15

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 eight parcels with buildings and/or other improvements and designated as commercial land uses which may be impacted by the proposed project and potentially require full or partial acquisition. Of these parcels, it is anticipated that 4 parcels with multiple businesses may be relocated; these businesses are described in Table 11.

Table 11: Potential Business Relocations

Business Type	Location	Year Built	Parcel Size (Acres)
Gas Station and Car Care	2123 Saxon Boulevard, Deltona, Florida 32725	1984	0.943
Local Shopping Center (5 Businesses)	2091 Saxon Boulevard, Deltona, FL 32725	1979	0.646
Local Shopping Center (12 Businesses)	2031 Saxon Boulevard, Deltona, FL 32725	1976, 1981, 1997	2.332
Coins Shop	1698 Diane Terrace, Deltona, FL 32725	1973	0.470

A search of commercial properties using various internet sources was conducted within the study area and expanded to include all of Volusia County. Table 12 provides a sample listing of some of the potential relocation sites for impacted businesses.

Table 12: Potential Business Relocation Sites

Location	Year Built	Land Area	Building Area	Price
<i>Properties for Sale</i>				
110 West Indiana Ave., DeLand	1905	4,000 SF	7,400 SF	\$ 950,000
125 East Indiana Ave., DeLand	1964	17,424 SF	6,175 SF	\$ 695,000
827 South Spring Garden, DeLand	2007	20,529 SF	3,174 SF	\$ 309,900
1855 Patterson Ave., DeLand	2005	47,480 SF	6,250 SF	\$ 475,000
305 E. New York Ave., DeLand	1957	26,788 SF	3,798 SF	\$ 424,000
271 Fort Smith Blvd., Deltona	1987	15,377 SF	4,260 SF	\$ 445,000
1425 Hand Ave., Ormond Beach	2006	97,139 SF	2,929 SF	\$ 512,575
<i>Properties for Lease</i>				

Table 12: Potential Business Relocation Sites

Location	Year Built	Land Area	Building Area	Price
Shoppes of East Deltona - 121 Howland Blvd., Deltona	-	-	975 – 1,000 SF	\$ 1,950 - \$ 2,000/month
1236 Providence Blvd., Deltona	-	7,841 SF	2,000 - 3,000 SF	\$ 3,500/month
Gibbs Plaza - 1697 N. Woodland Blvd., DeLand	2009	17,424 SF	1,500 – 4,500 SF	\$ 1,875 - \$5,625/month
Paradise Shoppes DeLand – 305 E. International Speedway Blvd., DeLand	-	-	varies	Spaces for Lease
<i>Vacant Land</i>				
1120 N. Woodland Blvd., DeLand	n/a	1 Acre	n/a	\$ 239,000
1852 S. Woodland Blvd., DeLand	n/a	1 Acre	n/a	\$ 95,000
2831 Elkcarn Blvd., Deltona	n/a	3 parcels at 50 x 100 each	n/a	\$ 87,000
3131 Howland Blvd., Deltona	n/a	5 Acres	n/a	\$ 1,190,000
*Commercial real estate research conducted using cityfeet.com, thebaumgartnerco.com and loopnet.com on 1/20/15 -Information unavailable				

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 to potential displacees. Table 13 provides a listing of the services available within the project study area.

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, widening of Saxon Boulevard and extension of Rhode Island Avenue. There may be up to four business relocations and 71 residential relocations. There are numerous sites available to relocate businesses and residents.

Table 13: Community Services in Project Study Area

Community/Social Services	Address	Contact Information
DeLand Housing Authority	1450 South Woodland Boulevard #200-A DeLand, FL 32720	delandhousingauthority.com
Deltona Social Service Department	1691 Providence Blvd, Deltona, FL 32725	(386) 860-1515 ci.deltona.fl.us
Family Renew Community Incorporated	259 W Voorhis Ave, #1, Deland, FL 32720	(386) 736-0500 familyrenew.org
Goodwill Industries of Central Florida, Inc.	891 Harley Strickland Blvd. Orange City, Florida, 32763	(386) 774-5533 goodwillcfl.org
	1560 North Woodland Blvd. DeLand, Florida, 32720	(386) 822-9670
Habitat for Humanity	396 E University Ave, Orange City, FL 32763	(386) 774-1553 swvhabitat.org
	196 W Blue Springs Ave Orange City, FL 32763	(386) 774-0083
	604 S Spring Garden Ave DeLand, FL 32720	(386) 734-7268
Resources for Human Development	3209 Hanley St, Deltona, FL 32738	(386) 532-0600
Salvation Army Social Service Department	2231 S Woodland Blvd, Deland, FL 1240 S High St, Deland, FL 32720	(386) 738-2406 salvationarmy.org (386) 624-6292
Hospitals		
Florida Hospital Fish Memorial	1055 Saxon Blvd. Orange City, FL 32763	(386) 917-5155 www.fhfishmemorial.org
Florida Hospital	1027 Town Center Drive Orange City, FL	(386) 456-1200 www.floridahospital.com

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 14.

Table 14: Potential Contamination Sites

Facility Name	Location	Contamination Risk Rating	ROW Purpose
The Pantry/Kangaroo Express #1269	312 Dirksen Drive	Low	ROW/ Interchange Improvements
EZ Play Internet Café formerly Crown Cleaners	2120 Saxon Blvd., Suite 201	Low	ROW/ Interchange/ Saxon Boulevard Improvements
Allure Nail Spa	2120 Saxon Blvd., Suite 204	Low	ROW/ Interchange/ Saxon Boulevard Improvements
Walgreens #07241	1700 N. Normandy Blvd.	Low	ROW/ Interchange/ Saxon Boulevard Improvements
Deltona Citgo, formerly Chevron Saxon Boulevard and Expert Car Care	2123 Saxon Blvd.	Medium	Pond 408
Saxon Plaza Multiple Businesses	2031, 2063, 2089 Saxon Blvd.	Medium	Pond 408
Cell Tower with Diesel Generator	2091 Saxon Blvd.	Low	Pond 408
Orange City Area Debris Staging Area	Veterans Memorial Pkwy. /E Rhode Island Ave.	Low	Rhode Island Avenue
The Pines Golf Club and Maintenance Facility	1715 Monastery Rd.	Medium	I-4 Mainline, north of Rhode Island Avenue

Table 14: Potential Contamination Sites

Facility Name	Location	Contamination Risk Rating	ROW Purpose
RaceTrac #2334	3201 Howland Blvd	Low	ROW/Interchange/Howland Boulevard Improvements
Cemex Orange City	2170 SR 472	Low	ROW/472/MLK intersection improvements
Kobrin Builders Supply	2121 SR 472	Low	ROW/472/MLK intersection improvements
Existing Pond 408 (proposed for expansion)	North side of Saxon Boulevard, east of I-4	Medium	Pond
Existing Residential (Proposed Pond 408 B)	South side of Saxon Boulevard, east of I-4, between Finland Drive and Diane Terrace	Medium	Pond
Existing Residential (Proposed Pond 408 D1)	South side of Saxon Boulevard, to the east of I-4, between Diane Terrace and Normandy Boulevard	Medium	Pond
Vacant (Proposed Pond 417)	Southwest of the Kentucky Avenue/Dr. Martin Luther King Jr. Beltway and SR 472 intersection	Medium	Pond

10.0 PUBLIC OWNED LANDS

Several publicly owned lands have been identified along the project study area corridor. A few of the parcels are located in the environmentally sensitive lands adjacent to both sides of the I-4 corridor at the beginning of Segment 4 near Lake Monroe. The preferred alternative for I-4 will require right of way for roadway improvements and/or treatment swales along both sides of I-4 in this area, which is owned either by the State or the St. Johns River Water Management District. Additional ROW from public owned lands include parcels from: Padgett Creek, City of Orange City, City of Deltona and Volusia County.

Two Section 4(f) properties adjacent to the project were identified (Gemini Springs Park and Lake Monroe Park). The project is not anticipated to impact these properties. There will be no change in access, visual impacts, noise, or other from the project.

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 Volusia 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

¹Based on search conducted on Homes.com in November 2015 for lots/land for sale in the DeLand, DeBary, Deltona and Orange City area.