



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



Conceptual Stage Relocation Plan

**Segment 1: State Road 400 (SR 400)/Interstate 4 (I-4) from West of CR 532
(Osceola/Polk County Line) to West of SR 528 (Beachline Expressway)**

Osceola County (92130) and Orange County (75280)

September, 2016

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Osceola County (92130) and Orange County (75280), Florida

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TABLE OF CONTENTS

1.0	Introduction.....	1
2.0	Relocation Overview.....	2
3.0	Neighborhood Study Area	4
4.0	Residential Overview	10
5.0	Business Overview	13
6.0	On Premise Signs	14
7.0	Community Services	16
8.0	Community Impact	17
9.0	Potential Contamination.....	17
10.0	Public Owned Lands.....	20
11.0	Acquisition and Relocation Assistance	20
12.0	Last Resort Housing	21

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LIST OF FIGURES

Figure 1: Project Location Map 3

LIST OF TABLES

Table 1: SR 400 (I-4) BtU PD&E Segment Limits 2

Table 2: Census Tract Designations 4

Table 3: Census Breakdown of Age Demographics 6

Table 4: Census Breakdown of Race Demographics 7

Table 5: Total Household Income and Benefits 8

Table 6: Housing Tenure and Household Size 9

Table 7: Residential Properties for Sale in Project Study Area 10

Table 8: Potential Residential Relocation Sites in Project Study Area 10

Table 9: Residential Rental Properties in Project Study Area 11

Table 10: Potential Commercial Property Acquisitions in Project Study Area 13

Table 11: Commercial Properties for Lease/Sale in Project Study Area 14

Table 12: On Premise Sign Impacts in Project Study Area 15

Table 13: Billboard Impacts in Project Study Area 15

Table 14: Community Services in Project Study Area 16

Table 15: Potential Contamination Sites 18

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).

Segment 1 - West of CR 532 (Osceola/Polk County Line) to West of SR 528 (Beachline Expressway)

Table 1: SR 400 (I-4) BtU 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 (14.0 miles)
Segment 1	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)
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) BtU PD&E Reevaluation Study, this Conceptual Stage Relocation Plan (CSR) has been prepared for I-4 Segment 1 (West of CR 532 (Osceola/Polk County Line) to West of SR 528 (Beachline Expressway)). The project length is approximately 14 miles, with approximately eight miles in Osceola County and approximately six miles in Orange County; a project location map is provided in Figure 1. The SR 400 (I-4) Segment 1 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 displaced and to identify any socio-economic impacts to the surrounding neighborhoods.

2.0 RELOCATION OVERVIEW

The recommended alternatives for the I-4 Segment 1 project may result in right of way impacts to 125 parcels totaling approximately 188 acres. Of these, 73 parcels (63 in Orange County and 10 in Osceola County) are improved with existing developments. The existing developments consist of apartments, condominium/timeshare properties, hotels, golf courses and restaurants. Other impacted parcels are either vacant, agriculture use, existing ponds/surface waters or municipal/utility facilities. The majority of right of way impacts to parcels are related to stormwater management (approximately 135 acres) and the remaining impacts are related to roadway improvements (approximately 53 acres). Fifteen parcels in the project study area are impacted by both roadway and stormwater management acquisitions. Of the 125 unique parcel IDs, twelve parcels are developed/occupied and may require full or partial acquisitions, involving potential relocation of existing commercial properties. The impacted commercial parcels are located within/near the existing Crossroads Shopping Plaza in the northeast quadrant of the I-4 and SR 535 interchange. No residential relocations are anticipated within I-4 Segment 1.

Conceptual Stage Relocation Plan
 Segment 1 - West of CR 532 (Osceola/Polk County Line) to West of SR 528 (Beachline Expressway)



Figure 1: Project Location Map

Segment 1 - West of CR 532 (Osceola/Polk County Line) to West of SR 528 (Beachline Expressway)

The impacted commercial parcels are located within/near the existing Crossroads Shopping Plaza in the Northeast Quadrant of the I-4 and SR 535 interchange. 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 1 is not anticipated to result in any residential displacements, however a review of real estate listings using internet search engines shows there is an ample number of sites available for potential 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 1 project area are summarized in Table 2.

Table 2: Census Tract Designations

Census Tract	Incorporated/Census Designated Places within Census Tract
170.04*	Williamsburg
170.17*	-
171.03*	Lake Buena Vista, Bay Lake, Horizon West, Four Corners
171.07*	Doctor Phillips
171.08*	Lake Butler
408.01**	Four Corners
408.02**	Four Corners, Celebration
408.03**	Celebration
408.04**	-
*Census tract includes areas which are unincorporated Orange County.	
**Census tract includes areas which are unincorporated Osceola County.	

The U.S. Bureau of the Census estimates that the 2014 population in Orange County was 1,253,001, which is an increase of 9.3% from the 1,145,954 people counted on April 1, 2010. The 2014 population estimate for Osceola County was 310,211, which is an increase of 15.5% from the 268,687 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). The number of total households (occupied units) in Osceola County was 90,603 and the average household size was 2.88 (owner-occupied units) and 3.03 (renter-occupied units).

Selected social and economic characteristics are compiled by the U.S. Census Bureau in the American Community Survey (ACS). Based on the 2009-2013 ACS 5-year estimates, 9.8% and 13.8% of the total

Segment 1 - West of CR 532 (Osceola/Polk County Line) to West of SR 528 (Beachline Expressway)

non-institutionalized civilian population in Orange and Osceola Counties, respectively, has a disability. In Orange County, 12.8% of all families and 17.0% of all people have an income level that is below the poverty level. In Osceola County, 15.0% of all families and 17.9% of all people have an income level that is below the poverty level. Of the total housing units (490,993) in Orange County, 84.7% are occupied while 15.3% are vacant; the majority of structures (81%) were built in 1970 or later. In Osceola County, of the 128,867 total housing units, 70.2% are occupied and 29.8% are vacant; the majority of structures (94%) were built in 1970 or later. The top industries for employment of the population aged 16 years and over in Orange County 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%).

The top industries for employment of the population aged 16 years and over in Osceola County are:

- arts, entertainment, and recreation and accommodation and food services (24.9%),
- educational services and health care and social assistance (16.9%),
- retail trade (14.5%) and
- professional, scientific and management and administrative and waste management services (10.8%).

The 2010 Census breakdown of age and race demographics for Orange and Osceola Counties 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 and housing tenure and household size for the I-4 Segment 4 study area is shown in Table 5 and Table 6, respectively.

Table 3: Census Breakdown of Age Demographics

	Orange County, Florida	Osceola County, Florida	Census Tract 170.04, Orange County, Florida	Census Tract 170.17, Orange County, Florida	Census Tract 171.03, Orange County, Florida	Census Tract 171.07, Orange County, Florida	Census Tract 171.08, Orange County, Florida	Census Tract 408.01, Osceola County, Florida	Census Tract 408.02, Osceola County, Florida	Census Tract 408.03, Osceola County, Florida	Census Tract 408.04, Osceola County, Florida
Age Group	Percent of Population										
Under 5 years	6.5	6.6	5.6	1.7	7.4	5.1	6.5	7.6	5.8	5.5	5.1
5 to 9 years	6.4	7.0	4.0	0.7	7.0	6.7	8.8	6.7	6.4	7.1	5.2
10 to 14 years	6.5	7.7	2.8	0.8	6.0	8.8	8.1	6.2	7.1	7.7	4.7
15 to 19 years	7.7	8.0	3.9	15.2	4.8	7.8	6.0	7.0	7.1	7.1	5.2
20 to 24 years	9.2	6.7	8.2	45.6	7.8	5.5	5.3	6.7	7.4	4.7	6.7
25 to 29 years	8.2	6.5	9.9	14.7	11.1	4.6	5.7	7.1	8.5	6.6	6.9
30 to 34 years	7.3	6.6	8.5	6.6	9.8	4.6	6.0	6.6	6.9	6.0	7.2
35 to 39 years	7.2	7.2	8.4	3.6	8.8	6.8	8.2	8.7	7.5	7.5	7.4
40 to 44 years	7.1	7.5	6.9	2.5	8.0	8.4	8.6	8.6	8.0	8.6	6.8
45 to 49 years	7.4	7.7	7.1	2.4	6.8	10.3	9.0	8.2	7.7	8.8	7.5
50 to 54 years	6.7	6.8	6.2	2.0	5.7	9.3	6.8	8.2	8.0	7.9	8.7
55 to 59 years	5.5	5.7	5.7	1.6	4.4	7.7	6.7	7.4	6.6	6.7	6.4
60 to 64 years	4.5	5.0	5.5	1.2	4.5	6.0	4.8	5.0	5.4	7.0	7.3
65 to 69 years	3.1	3.8	4.0	0.7	2.9	3.7	3.7	2.8	3.0	3.8	4.8
70 to 74 years	2.3	2.8	3.0	0.4	2.1	2.2	2.4	1.7	1.9	2.5	3.7
75 to 79 years	1.8	2.0	2.8	0.3	1.3	1.3	1.5	1.2	1.4	1.1	2.7
80 to 84 years	1.3	1.4	3.8	0.1	0.9	0.9	1.2	0.5	0.8	1.0	2.3
85 years and over	1.2	1.1	3.7	0.1	0.5	0.5	0.7	0.0	0.4	0.6	1.5

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

Conceptual Stage Relocation Plan
Segment 1 - West of CR 532 (Osceola/Polk County Line) to West of SR 528 (Beachline Expressway)

Table 4: Census Breakdown of Race Demographics

	Orange County, Florida	Osceola County, Florida	Census Tract 170.04, Orange County, Florida	Census Tract 170.17, Orange County, Florida	Census Tract 171.03, Orange County, Florida	Census Tract 171.07, Orange County, Florida	Census Tract 171.08, Orange County, Florida	Census Tract 408.01, Osceola County, Florida	Census Tract 408.02, Osceola County, Florida	Census Tract 408.03, Osceola County, Florida	Census Tract 408.04, Osceola County, Florida
Race*	Percent of Population										
White	63.6	71.0	80.4	64.1	77.0	69.4	79.7	87.3	77.1	89.7	79.9
Black or African American	20.8	11.3	5.6	7.4	6.7	4.0	5.3	4.7	6.5	1.8	3.5
American Indian and Alaska Native	0.4	0.5	0.5	0.3	0.3	0.2	0.2	0.5	0.3	0.2	0.7
Asian	4.9	2.8	4.9	21.4	7.8	18.8	8.9	1.9	2.7	3.5	6.0
Native Hawaiian and Other Pacific Islander	0.1	0.1	0.9	0.2	0.3	0.0	0.0	0.0	0.1	0.1	0.0
Some Other Race	6.7	10.3	4.4	4.0	4.7	3.8	3.1	3.2	9.9	2.4	6.8
Two or More Races	3.4	4.1	3.3	2.6	3.1	3.8	2.7	2.4	3.5	2.3	3.0
Hispanic or Latino (of any race)	26.9	45.5	21.8	18.0	22.9	13.2	14.5	17.4	31.2	13.1	30.1

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

Table 5: Total Household Income and Benefits

	Orange County, Florida	Osceola County, Florida	Census Tract 170.04, Orange County, Florida	Census Tract 170.17, Orange County, Florida	Census Tract 171.03, Orange County, Florida	Census Tract 171.07, Orange County, Florida	Census Tract 171.08, Orange County, Florida	Census Tract 408.01, Osceola County, Florida	Census Tract 408.02, Osceola County, Florida	Census Tract 408.03, Osceola County, Florida	Census Tract 408.04, Osceola County, Florida
Household Income and Benefits (2013 Inflation-adjusted Dollars)	Estimated Number of Households (Percentage)										
Less than \$10,000	7.3	7.1	13.5	4.5	7.4	1.9	2.7	9.5	6.7	3.1	9.7
\$10,000 to \$14,999	5.2	6.0	2.6	5.9	4.5	1.4	2.5	0.0	4.8	0.6	4.6
\$15,000 to \$24,999	11.9	11.8	16.4	11.3	4.9	4.1	14.5	0.0	8.1	3.0	17.3
\$25,000 to \$34,999	12.4	14.8	14.4	23.2	10.0	5.4	5.0	16.7	16.5	11.0	23.8
\$35,000 to \$49,999	15.4	17.4	19.7	21.0	15.9	7.7	7.5	14.7	21.1	11.8	14.7
\$50,000 to \$74,999	18.5	20.4	22.9	20.0	21.9	13.7	16.1	22.6	16.9	18.0	12.7
\$75,000 to \$99,999	10.7	10.4	8.2	11.6	13.5	10.8	6.7	14.7	12.4	15.6	7.1
\$100,000 to \$149,999	10.9	8.6	1.3	2.6	13.5	20.5	15.1	11.1	10.0	18.3	6.9
\$150,000 to \$199,999	3.9	1.9	1.0	0.0	4.3	7.6	9.8	6.3	2.3	6.7	3.2
\$200,000 or more	3.8	1.7	0.0	0.0	4.0	26.9	20.2	4.4	1.2	11.9	0.0
Median household income (dollars)	47,581	43,891	37,141	39,363	59,057	108,869	80,313	63,229	42,292	77,547	33,605
Mean household income (dollars)	66,709	54,987	41,246	43,986	71,395	161,293	144,246	72,894	54,855	105,285	46,028

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

Table 6: Housing Tenure and Household Size

	Orange County, Florida	Osceola County, Florida	Census Tract 170.04, Orange County, Florida	Census Tract 170.17, Orange County, Florida	Census Tract 171.03, Orange County, Florida	Census Tract 171.07, Orange County, Florida	Census Tract 171.08, Orange County, Florida	Census Tract 408.01, Osceola County, Florida	Census Tract 408.02, Osceola County, Florida	Census Tract 408.03, Osceola County, Florida	Census Tract 408.04, Osceola County, Florida
Occupied housing units	415,790	90,413	2,195	2,502	4,683	2,370	2,664	252	1,928	2,953	1,888
Owner-occupied	57.4%	63.1%	58.7%	10.0%	53.6%	82.7%	71.4%	57.1%	45.5%	65.1	49.8
Renter-occupied	42.6%	36.9%	41.3%	90.0%	46.4%	17.3%	28.6%	42.9%	54.5%	34.9	50.2
Average household size of owner-occupied unit	2.85	3.02	1.99	1.61	2.94	3.18	3.00	3.15	2.86	2.66	2.21
Average household size of renter-occupied unit	2.63	3.15	2.33	1.93	2.54	2.70	2.56	2.56	2.45	2.8	3.46
Number of Family households	267,140	67,632	1,032	733	2,836	2,002	1,719	176	1,315	1,990	1,362
5-or-more person household	13.4%	17.6%	1.1%	2.3%	14.2%	11.4%	19.8%	3.4%	2.1%	9.1%	11.0%
Number of Nonfamily households	148,650	22,781	1,163	1,769	1,847	368	945	76	613	963	526
5-or-more person household	0.5%	0.5%	0.0%	0.6%	2.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

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

4.0 RESIDENTIAL OVERVIEW

Although no residential relocations are anticipated for I-4 Segment 1, availability of potential relocation sites was reviewed as part of this Conceptual Stage Relocation Plan. The property search results of real estate listings using internet search resources indicate there exists an abundance of replacement properties for sale, should there be a need for relocating potential displacees. The results of the search conducted in June 2015 show there were 601 single family homes, condominiums or townhomes for sale in the project study area in the Orange and Osceola County zip codes of: 32821, 32836, 33848, 33896 and 34747, in the \$0 to \$300,000 price range. Table 7 provides a summary of the listings, by size and price range for each of the zip codes in the search area; Table 8 provides a representative sampling of single family homes and condominium/townhome properties for sale.

Table 7: Residential Properties for Sale in Project Study Area

Zip Code	32821	32836	33848	33896	34747
2-Bed	19	4	4	46	62
Price Range	\$110,000- \$274,900	\$189,900- \$220,000	\$39,900- \$76,000	\$61,500- \$295,000	\$60,000- \$298,900
3-Bed	16	13	2	57	181
Price Range	\$169,900- \$259,900	\$199,500- \$299,900	\$22,500- \$54,900	\$84,000- \$294,290	\$74,000- \$300,000
4+ Bed	4	3	1	85	104
Price Range	\$152,000- \$259,900	\$285,000- \$299,999	\$134,900	\$55,000- \$299,999	\$74,000- \$300,000
Total # Listings	39	20	7	188	347
Notes:					
<ol style="list-style-type: none"> 1. Real estate research conducted using Zillow.com in June 2015. 2. Sale properties include single family and condominiums/townhomes in the \$0 - \$300,000 price range. 					

Table 8: Potential Residential Relocation Sites in Project Study Area

Potential Replacement Property for Sale*	Sale Price	Bed/Bath	Size Square Feet (SF)
11110 Norm Ct, Orlando, FL 32821	\$239,000	4/2.5	1,869
5457 Shingle Creek Dr, Orlando, FL 32821	\$235,000	4/2	1,816
7524 Seurat St, #208, Orlando, FL 32821	\$152,000	4/2	1,458
5349 Watervista Dr, Orlando, FL 32821	\$249,000	3/2	1,630
12126 Dyson Ct, Orlando, FL 32821	\$184,900	3/2	1,873
5649 Minute Man Ct, Orlando, FL 32821	\$149,999	2/2	1,070

Table 8: Potential Residential Relocation Sites in Project Study Area

Potential Replacement Property for Sale*	Sale Price	Bed/Bath	Size Square Feet (SF)
7862 Villa Dr, Orlando, FL 32836	\$254,900	2/2	1,473
11831 Aldendale St, Orlando, FL 32836	\$285,000	4/3	2,230
11701 Ruby Lake Rd, Orlando, FL 32836	\$199,500	3/3	1,712
8428 Tangelo Tree Dr, Orlando, FL 32836	\$189,900	2/2	1,070
1604 Hope St, Intercession City FL 33848	\$134,900	4/3	2,191
5596 S. Orange Blossom Trl, Intercession City FL 33848	\$54,900	3/1	840
1614 Charity St, Intercession City FL 33848	\$76,000	2/2	610
225 Hills Bay Dr, Davenport, FL 33896	\$229,900	4/3	1,846
159 Blue Jay Way, Davenport, FL 33896	\$139,900	4/3.5	1,768
137 Verano Ct, Davenport, FL 33896	\$162,900	3/2	1,542
509 Knightsbridge Cir, Davenport, FL 33896	\$149,990	3/2	1,534
7966 Magnolia Bend Ct, Kissimmee, FL 34747	\$275,000	5/3.5	2,618
8836 Dunes Ct, Apt 13-108, Kissimmee, FL 34747	\$121,000	4/2	1,377
3157 Britannia Blvd, Apt D, Kissimmee, FL 34747	\$99,900	3/2	1,357
3012 Parkway Blvd, Apt 301, Kissimmee, FL 34747	\$79,999	2/2	937

*Real estate research conducted using Zillow.com in June 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 9, indicate there are 197 rental properties available in the \$0 - \$3,000/month price range in the search area.

Table 9: Residential Rental Properties in Project Study Area

Rental Type*	1-Bed	2-Bed	3-Bed	4+ Bed
<i>Apartments</i>	2	7	4	1
Rental Price per Month	\$929+ - \$1,179+	\$929+ - \$1,179+	\$929+ - \$1,450	\$929+
<i>Single Family</i>	4	24	57	36
Rental Price per Month	\$750-\$1,186	\$1,459-\$2,970	\$1,000-\$2,970	\$1,300-\$2,995
<i>Condo/Townhome</i>	5	20	33	4
Rental Price per Month	\$780-\$1,750	\$895-\$1,750	\$1,000-\$2,600	\$1,700-\$2,070

*Real estate research conducting using Realtor.com in June 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 Counties, additional relocation property sources are available. The market indicates

Segment 1 - West of CR 532 (Osceola/Polk County Line) to West of SR 528 (Beachline Expressway)

that there is sufficient comparable Decent, Safe and Sanitary housing (DS&S Housing) available to meet the needs of the potential displaced.

DRAFT

5.0 BUSINESS OVERVIEW

A total of 125 parcels are anticipated to be impacted by full or partial acquisitions. Of these, 73 parcels (63 in Orange County and 10 in Osceola County) are improved with existing developments. The existing developments consist of apartments, condominium/timeshare properties, hotels, golf courses and restaurants. Other impacted parcels are either vacant, agriculture use, existing ponds/surface waters or municipal/utility facilities. The majority of impacted parcels involve partial takes where the right of way acquisition is not anticipated to impact the buildings on the site. The extent of the impacts ranges from partial takes with minimal impacts to landscaping, parking, signs or setbacks to full acquisitions requiring relocation of some businesses. The proposed improvements associated with the I-4 Segment 1 Recommended Alternative are anticipated to require full acquisition of nine parcels located within Orange County. These parcels contain one or more businesses on site which may require business damages or relocation. Table 10 lists the potentially impacted parcels with commercial businesses on site. These acquisitions impact 100 percent of the property and will result in taking all of the property including parking, signs, utilities, buildings, stormwater retention pond and infrastructure, and/or other facilities.

Table 10: Potential Commercial Property Acquisitions in Project Study Area

Parcel ID	Property Owner Name	Parent Tract Size (SF)	Current Use
28-24-22-0000-00-033	TCAM CORE PROPERTY FUNDING OPERATING LP	1,380,795	Commercial Center/Multiple Tenants
28-24-22-0000-00-031	TCAM CORE PROPERTY FUNDING OPERATING LP	29,716	Restaurant
28-24-22-0000-00-032	TCAM CORE PROPERTY FUNDING OPERATING LP	108,354	Commercial/Miniature Golf
28-24-22-0000-00-030	TCAM CORE PROPERTY FUNDING OPERATING LP	28,776	Restaurant
28-24-22-0000-00-034	TCAM CORE PROPERTY FUNDING OPERATING LP	8,713	Restaurant
28-24-22-0000-00-029	TCAM CORE PROPERTY FUNDING OPERATING LP	17,307	Restaurant
28-24-22-0000-00-027	TCAM CORE PROPERTY FUNDING OPERATING LP	17,887	Restaurant
28-24-22-0000-00-035	TCAM CORE PROPERTY FUNDING OPERATING LP	30,481	Restaurant
28-24-22-0000-00-028	TCAM CORE PROPERTY FUNDING OPERATING LP	18,108	Restaurant

A review of potential replacement sites using internet search sources was conducted to relocate businesses which may be impacted by the project. As shown in Table 11, numerous commercial properties are available for lease or sale within Orange County.

Table 11: Commercial Properties for Lease/Sale in Project Study Area

Properties for Lease			
Address	Property Type	Rental Rate	Space Available/Size
8462-8594 Palm Pky, Orlando, FL 32836	Retail - Community Center	Negotiable	1,244 SF
8462-8594 Palm Pky, Orlando, FL 32836	Retail - Community Center	Negotiable	1,200 SF
8462-8594 Palm Pky, Orlando, FL 32836	Retail - Community Center	Negotiable	4,444 SF
8462-8594 Palm Pky, Orlando, FL 32836	Retail - Community Center	Negotiable	2,328 SF
8462-8594 Palm Pky, Orlando, FL 32836	Retail - Community Center	Negotiable	1,200 SF
11444 S. Apopka Vineland Rd, Orlando, FL 32836	Office Building - Retail	\$4,200/mo.	2,800 SF
13605 S. Apopka Vineland Rd, Orlando, FL 32831	Retail - Strip Center	\$10,750/mo.	4,300 SF
5350 Central Florida Parkway, Orlando, FL 32821	Retail - Strip Center	\$7,500/mo.	4,500 SF
5351 Central Florida Parkway, Orlando, FL 32821	Retail - Strip Center	\$17,260/mo.	10,356 SF
5352 Central Florida Parkway, Orlando, FL 32821	Retail - Strip Center	\$2,498/mo.	1,499 SF
5353 Central Florida Parkway, Orlando, FL 32821	Retail - Strip Center	\$5,833/mo.	3,500 SF
5354 Central Florida Parkway, Orlando, FL 32821	Retail - Strip Center	\$2000/mo.	1,200 SF
5355 Central Florida Parkway, Orlando, FL 32821	Retail - Strip Center	\$2,300/mo.	1,380 SF
5356 Central Florida Parkway, Orlando, FL 32821	Retail - Strip Center	\$3,500/mo.	2,100 SF
11951 International Drive S, Orlando, FL 32821	Retail - Strip Center/Restaurant	\$56,694/mo.	30,924 SF
6109 Westwood Blvd, Orlando, FL 32821	Retail - Community Center	\$31,250/mo.	15,000 SF
6109 Westwood Blvd, Orlando, FL 32821	Retail - Community Center	\$25,000/mo.	8,400 SF
Properties for Sale			Size
10010 S Apopka Vineland Rd, Orlando, FL 32836	Vacant Land	\$632,500/acre	0.86 Ac.
Palm Pky and Fenton Street	Vacant Land	\$16,500,000	24 Ac.
11985 S Apopka Vineland Rd, Orlando FL 32836	Restaurant	\$150,000	1,300 SF
8462-8594 Palm Pky, Orlando, FL 32836	Retail	-	98,411 SF
8298 Vineland Avenue, Orlando, FL 32821	Retail	\$6,818,182	7,031 SF
13407 Kissimmee Vineland Rd, Orlando, FL 32821	Retail/Restaurant	\$250,000	8,000 SF
8600 Vineland Avenue, Orlando, FL 32821	Retail	-	26,135 SF
1921 Central Florida Pky, Orlando, FL 32837	Retail	\$1,090,000	8,750 SF
11601 S Orange Blossom Trail, Orlando, FL 32837	Retail	\$3,990,000	32,800 SF

6.0 ON PREMISE SIGNS

The proposed improvements for the I-4 Segment 1 Recommended Alternative are anticipated to impact on premise business signs on sixteen (16) parcels within this project. Table 12 lists the parcels with one or more on premise business signs that may be potentially impacted. 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.

Segment 1 - West of CR 532 (Osceola/Polk County Line) to West of SR 528 (Beachline Expressway)

Table 12: On Premise Sign Impacts in Project Study Area

Parcel ID Number	Property Owner Name	County	Current Use
28-24-22-5844-01-092	AVISTA PROPERTIES V LLC	Orange	Hotel
28-24-22-8915-00-030	TSO VISTA CENTRE LLC	Orange	Parking
28-24-14-0000-00-012	CARTER DARYL M TR	Orange	Vacant
28-24-11-7793-01-000	ALTIS AT SAND LAKE-ORLANDO LLC	Orange	Apartments
28-24-22-5112-00-041	B/K 535 LLC 95% INT	Orange	Restaurant
28-24-22-0000-00-023	ANTOINE LILY LLC	Orange	Restaurant
28-24-22-8915-00-011	PALM PARKWAY LLC	Orange	Restaurant
28-24-27-0000-00-047	STEINFELD PROPERTIES INC	Orange	Commercial
22-24-28-0000-00-020	LAKE BUENA VISTA LLC	Orange	Commercial
22-24-28-8915-00-020	AVISTA PROPERTIES IX LLC	Orange	Hotel
22-24-28-8915-00-100	AUSTIN VISTA LIMITED	Orange	Hotel
22-24-28-8915-00-021	BANC US REAL ESTATE DEVELOPMENT	Orange	Hotel
22-24-28-8915-00-030	TSO VISTA CENTRE LLC	Orange	Parking
22-24-28-8895-00-001	VININGS AT CYPRESS POINTE PROPERTY OWNERS ASSOCIATION INC	Orange	Existing Pond
05-25-28-4652-0001-COMM	PALMS HOTEL AND VILLAS II CONDO ASSOC INC	Osceola	Condo
05-25-28-4667-0001-0040	LANDO RESORTS CORP	Osceola	Vacant

In addition to on premise signs, numerous billboards exist along the I-4 Segment 1 corridor which may be impacted by the proposed improvements. A total of fifteen (15) parcels with eighteen (18) billboards, as shown in Table 13, may be impacted by the proposed improvements.

Table 13: Billboard Impacts in Project Study Area

Parcel ID Number	Property Owner Name	County	Number of Billboards	Current Use
28-24-28-0000-00-051	WALT DISNEY PARKS AND RESORTS U S INC	ORANGE	1	Commercial
28-24-27-8931-02-003	VISTANA FOUNTAINS II CONDOMINIUM ASSN INC	ORANGE	1	Condo
28-24-22-0000-00-039	WALT DISNEY PARKS AND RESORTS U S INC	ORANGE	1	Vacant
28-24-14-5844-01-132	LAKE/ I-4 LLC	ORANGE	2	Vacant
28-24-14-0000-00-006	CARTER-VINELAND POINTE LLLP	ORANGE	1	Vacant
28-24-11-0000-00-024	PALM PARKWAY DEVELOPMENT CO LLC	ORANGE	1	Vacant
22-24-28-5112-01-080	QAPA INVESTING COMPANY USA INC	ORANGE	1	Restaurant
35-25-27-4895-PRCL-01C0	LRA REUNION BORROWER LLC	OSCEOLA	3	Vacant

Conceptual Stage Relocation Plan
Segment 1 - West of CR 532 (Osceola/Polk County Line) to West of SR 528 (Beachline Expressway)

Table 13: Billboard Impacts in Project Study Area

Parcel ID Number	Property Owner Name	County	Number of Billboards	Current Use
27-25-27-2985-TRAC-FD20	LRA REUNION BORROWER LLC	OSCEOLA	1	Warehouse/ Parking
33-25-27-0000-0150-0000	MAGNOLIA RESORT LLC	OSCEOLA	1	Vacant
05-25-28-0000-0010-0000	ORLANDO SUN RESORT & SPA LLC	OSCEOLA	1	Hotel
35-25-27-4881-TRAC-0G40	REUNION RESORT ASSETS LLC	OSCEOLA	1	Golf Course
05-25-28-4668-0001-COMM	PARKWAY PALMS RESORT MAINGATE ASSOC INC	OSCEOLA	1	Condo
13-25-27-0000-0034-0000	ENTERPRISE COMM DEV DIST	OSCEOLA	1	Existing Pond
04-25-28-5531-0001-00A0	GP LIMITED PARTNERSHIP	OSCEOLA	1	Pond SMA-M Gaylord Palms

7.0 COMMUNITY SERVICES

Community services resources exist within Orange and Osceola Counties to facilitate relocation needs to potential displacees. Table 14 provides a listing of the services available within the Counties.

Table 14: Community Services in Project Study Area

Community/Social Services	Address	Contact Information
Goodwill	7531 S. Orange Blossom Trail Orlando, FL 32809 1356 E. Vine St., Kissimmee, FL 34744	http://goodwillcfl.org/ 407-859-4750 407-932-0002
Orange County Animal Services	2769 Conroy Rd. Orlando, FL 32839	http://www.orangecountyfl.net/AnimalsPets.aspx#.VNUAnfnF98E 407-836-3111
Seniors First Inc. (Meals on Wheels)	5395 L.B. McLeod Rd. Orlando, FL 32811	www.seniorsfirstinc.org 407-292-0177
Salvation Army	416 West Colonial Dr. Orlando, FL 32804	http://salvationarmyorlando.org/ 407-423-8581
Boys and Girls Club of Central Florida	4850 Millenia Blvd. Orlando, FL 32839	http://www.bgccf.org/ 407-841-6855
Orlando Housing Authority	390 N. Bumby Ave. Orlando, FL 32803	http://www.orl-oha.org/ 407-895-3300

Table 14: Community Services in Project Study Area

Community/Social Services	Address	Contact Information
Orange County Social Service Department	2100 East Michigan St. Orlando, FL 32806	407-836-9333
Celebration Foundation	610 Sycamore Street, Celebration, FL 34747	407-566-1234
America Red Cross of Central Florida	5 N. Bumby Avenue Orlando, FL 32803	http://centralflorida.redcross.org/ 407-894-4141
Osceola County Social Services	3300 N. Beaumont Ave., Kissimmee, FL 34741	http://www.osceola.org/agencies-departments/human-services/social-services/ 407-742-8400
Community Hope Center	2198 Four Winds Blvd., Kissimmee, FL 34746	321-677-0246
Habitat for Humanity of Osceola County	2340 N. Orange Blossom Tr., Kissimmee, FL 34744	www.habitasceola.org 407-343-1900
Hospitals		
Dr. P. Phillips Hospital	9400 Turkey Lake Rd. Orlando, FL 32819	www.orlandohealth.com/drpphilliphospital/ 407-351-8500
Florida Hospital	2450 N. Orange Blossom Tr., Kissimmee, FL 34744	https://www.floridahospital.com/kissimmee/ 407-846-4343

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 modifications at ten interchanges: CR 532, SR 429, World Drive, SR 417, SR 530/US 192, Osceola Parkway, SR 536, SR 535, Daryl Carter Parkway (formerly Fenton Street) and Central Florida Parkway. There may be ten parcels with one or more businesses which will require relocation. No residential relocations are anticipated. Numerous commercial sites are available to relocate potentially impacted businesses which require full acquisition. In addition, potential cures to businesses impacted by partial acquisitions may include: redesign of parking layout, relocating impacted driveways, re-establishing landscaping and relocating impacted utilities among other potential cures.

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

Segment 1 - West of CR 532 (Osceola/Polk County Line) to West of SR 528 (Beachline Expressway)

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 be impacted and/or acquired for the proposed project improvements; these are summarized in Table 15.

Table 15: Potential Contamination Sites

Facility Name	Location	Contamination Risk Rating	ROW Purpose
FDOT Diesel Powered Emergency Generator A	Osceola/Polk Line Road at I-4	Low	Within Existing ROW
Groundwater Contamination Plume #49263268	I-4 / SR 429 / Old Lake Wilson Road	Medium	Existing ROW, Pond 106A, Pond 106 B
Florida Gas Transmission Company	727 S. Old Wilson Road & 710 N. Old Lake Wilson Road	Low	ROW
Patco Montgomery Spill site	I-4 EB @MM 62	Medium	Within Existing ROW
TECO Substation #2360	I-4 at World Drive	Low	Pond 110
West 192 Development Authority Area	US 192	Low	ROW, Numerous Ponds (19)
FDOT Diesel Powered Generator B	WB I-4 at SR 417	Low	Within Existing ROW, Pond 118
Lift Station with Diesel Powered Generator	14355 Chelonia Pkwy	Low	ROW
Sun Trust Bank	1675 E. Buena Vista Drive	Low	ROW
Hilton in the Walt Disney World Village	1751 Hotel Plaza Blvd.	Low	ROW
Holiday Inn Lake Buena Vista	1805 Hotel Plaza Blvd.	Low	ROW
Hotel Royal Plaza	1905 Hotel Plaza Blvd.	Low	ROW

Conceptual Stage Relocation Plan
Segment 1 - West of CR 532 (Osceola/Polk County Line) to West of SR 528 (Beachline Expressway)

Table 15: Potential Contamination Sites

Facility Name	Location	Contamination Risk Rating	ROW Purpose
Double Tree Suites by Hilton	2305 Hotel Plaza Blvd.	Low	ROW
Sunshine Food Mart #222, 2 nd City Chevron	12748 Apopka Vineland Road	Medium	ROW
Gooding's Supermarkets Inc.	12521 Apopka Vineland Road	Low	Pond 138
Quality Suites	8200 Palm Parkway	Low	ROW
Embassy Suites	8100 Palm Parkway	Low	ROW
Blue Seas Associations Citizen Site	Palm Parkway	Medium	ROW
Places of Learning / Sea World Orlando Marketing	6825 Academic Drive	Medium	ROW
Proposed FPC 100	North of CR 54 / I-4 WB	Medium	Pond
Proposed FPC 101A	South of CR 532 / I-4 EB	Medium	Pond
Proposed FPC 102	I-4 EB north of CR 532	Medium	Pond
Proposed Pond 105A	SB SR 429	Medium	Pond
Existing Pond 106A	I-4 EB at SR 429	Medium	Pond
Existing Pond 106B	I-4 EB at SR 429	Medium	Pond
Proposed Pond 108B	I-4 EB north of Old Lake Wilson Road	Low	Pond
Proposed FPC 109	I-4 EB north of Old Lake Wilson Road	Low	Pond
Proposed Pond 136A	I-4 EB north of SR 536 on ramp	Low	Pond
Proposed Pond 136B	I-4 EB north of SR 536 on ramp	Medium	Pond
Proposed Pond 138A	I-4 WB at SR 535	Medium	Pond

Table 15: Potential Contamination Sites

Facility Name	Location	Contamination Risk Rating	ROW Purpose
Proposed Pond 138B	I-4 WB at SR 535	Medium	Pond
Proposed Pond 142B	Turkey Lake Road at Central Florida Parkway	Medium	Pond

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 and Osceola Counties. 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

¹ Based on search conducted on Homes.com in November 2015 for lots/land for sale in the Orlando, Davenport and Kissimmee area.