



SR 400 (I-4) Project Development and Environment (PD&E) Study
FM No.: 201210-2-22-01



Conceptual Stage Relocation Plan

**Segment 5: SR 400 (I-4) from West of SR 25/US 27 to West of CR 532
(Polk/Osceola County Line)**

Polk County (16320)

November 16, 2015

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



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to
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Polk County (16320), Florida

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Prepared For
Florida Department of Transportation
District 5
DeLand, Florida



November 16, 2015

HNTB Corporation
610 Crescent Executive Court
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1.0 INTRODUCTION

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

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

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

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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 2	W. of SR 528 (Beachline Expressway) to W. of SR 435 (Kirkman Road) in Orange County (3.9 miles)
Segment 5	W. of SR 25/US 27 to W. of CR 532 (Osceola/Polk County Line) in Polk County (4.5 miles)
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 5 (West of SR 25/US 27 to West of CR 532 (Osceola/Polk County Line) in Polk County). The project length is approximately 4.5 miles; 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 recommended alternatives for the I-4 Segment 5 project may result in right of way impacts to 29 parcels totaling approximately 32 acres. Of these 29 parcels, 15 are improved with existing developments and two parcels are being utilized as existing roadways or access drives. The potentially impacted existing developments consist of commercial uses such as shopping/retail, gas stations, hotels and restaurants. Other impacted parcels are either vacant, agricultural use, or existing ponds/surface waters or municipal/utility facilities. The majority of right of way impacts to parcels are related to stormwater management (4 parcels, approximately 21 acres) and the remaining impacts are related to roadway improvements (26 parcels, approximately 11 acres). One parcel in the project study area is impacted by both roadway and stormwater management acquisitions. Of the 29 unique parcel IDs, five (5) parcels are developed/occupied and may require partial or full acquisitions involving potential relocation of or business damages to existing commercial properties. No residential relocations are anticipated within I-4 Segment 5.

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 Segment 5 - West of SR 25/US 27 to West of CR 532 (Polk/Osceola County Line)



Figure 1: Project Location Map

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 5 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 5 project area are summarized in Table 2.

Table 2: Census Tract Designations

Census Tract	Incorporated/Census Designated Places within Census Tract
124.04*	-
124.05	Four Corners
124.11*	Haines City**
125.06*	Loughman
125.07*	-
<small>*Census tract includes areas which are unincorporated Polk County. **A very small portion of Haines City is within this census tract.</small>	

The U.S. Bureau of the Census estimates that the 2014 population in Polk County was 634,638, which is an increase of 5.4% from the 602,095 people counted on April 1, 2010. According to the 2010 Census, the number of total households (occupied units) in Polk County was 227,485 and the average household size was 2.59 (owner- and 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, 14.9% of the total non-institutionalized civilian population in Polk County has a disability. In Polk County, 13.7% of all families and 18.2% of all people have an income level that is below the poverty level. Of the total housing units (280,607) in Polk County, 78.2% are occupied while 21.8% are vacant; the majority of structures (79%) were built in 1970 or later.

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

- educational services and health care and social assistance (21.4%),
- retail trade (14.5%),
- arts, entertainment, and recreation and accommodation and food services (13.7%) and
- professional, scientific and management and administrative and waste management services (9.9%).

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

Table 3: Census Breakdown of Age Demographics

	Polk County, Florida	Census Tract 124.04	Census Tract 124.05	Census Tract 124.11	Census Tract 125.06	Census Tract 125.07
Age	Percent of Population					
Under 5	6.5	1.6	7.0	7.0	6.3	5.8
5 to 9	6.5	1.8	5.7	7.0	6.4	5.4
10 to 14	6.5	3.1	5.8	6.6	7.1	6.0
15 to 19	6.8	3.2	5.7	6.2	6.5	5.4
20 to 24	6.1	5.0	5.1	5.8	6.9	4.8
25 to 29	6.0	9.2	7.3	6.2	7.9	5.9
30 to 34	5.8	11.7	8.6	7.8	7.5	7.1
35 to 39	6.1	10.8	8.1	8.0	7.7	7.6
40 to 44	6.1	11.3	7.8	7.3	9.4	6.6
45 to 49	6.7	13.9	7.4	6.3	8.3	6.3
50 to 54	6.6	11.4	6.9	5.4	6.9	5.4
55 to 59	6.1	7.0	6.9	5.3	5.3	5.3
60 to 64	6.2	4.3	6.9	5.9	5.1	6.7
65 to 69	5.6	2.5	4.7	5.4	3.6	7.0
70 to 74	4.5	1.6	3.0	4.6	2.6	6.1
75 to 79	3.4	1.0	1.8	2.8	1.1	4.4
80 to 84	2.5	0.3	0.7	1.7	0.8	3.0
85 years	2.0	0.3	0.6	0.8	0.4	1.3

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

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Table 4: Census Breakdown of Race Demographics

	Polk County, Florida	Census Tract 124.04	Census Tract 124.05	Census Tract 124.11	Census Tract 125.06	Census Tract 125.07
Race*	Percent of Population					
White	75.2	64.5	79.9	74.5	80.6	80.8
Black or African American	14.8	32.8	6.9	12.2	7.3	7.3
American Indian and Alaska Native	0.4	0.0	0.3	0.4	0.5	0.8
Asian	1.6	0.4	2.6	2.2	2.7	1.7
Native Hawaiian and Other Pacific Islander	0.1	0.1	0.1	0.2	0.2	0.1
Some Other Race	5.5	1.0	6.9	6.8	5.5	6.3
Two or More Races	2.4	1.2	3.4	3.7	3.2	3.0
Hispanic or Latino (of any race)	17.7	7.6	25.8	31.9	25.1	28.1

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

Table 5: Total Household Income and Benefits

	Polk County, Florida	Census Tract 124.04	Census Tract 124.05	Census Tract 124.11	Census Tract 125.06	Census Tract 125.07
Household Income and Benefits (2013 Inflation-adjusted Dollars)	Estimated Number of Households (Percentage)					
Less than \$10,000	7.2	2.9	1.8	10.4	3.3	7.2
\$10,000 to \$14,999	6.2	1.4	1.8	7.0	3.6	6.5
\$15,000 to \$24,999	13.8	2.2	11.8	6.0	4.5	8.0
\$25,000 to \$34,999	12.8	13.6	12.3	20.5	12.2	8.4
\$35,000 to \$49,999	16.7	2.9	18.3	17.3	25.2	11.9
\$50,000 to \$74,999	19.3	15.4	23.5	22.3	21.4	37.7
\$75,000 to \$99,999	11.6	31.9	15.7	11.0	19.2	16.6
\$100,000 to \$149,999	8.4	16.5	12.8	4.7	8.5	3.7
\$150,000 to \$199,999	2.1	0.0	0.9	0.7	1.5	0.0
\$200,000 or more	1.9	13.3	1.0	0.0	0.5	0.0
Median household income (dollars)	\$43,113	\$79,306	\$53,906	\$43,139	\$52,240	\$52,803
Mean household income (dollars)	\$56,379	\$92,053	\$60,693	\$46,181	\$58,907	\$51,518

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

Table 6: Housing Tenure and Household Size

	Polk County, Florida	Census Tract 124.04	Census Tract 124.05	Census Tract 124.11	Census Tract 125.06	Census Tract 125.07
Occupied housing units	219,540	279	2,230	2,027	1,935	1,900
Owner-occupied	70.5	86.4	58.3	68.6	56.3	90.3
Renter-occupied	29.5	13.6	41.7	31.4	43.7	9.7
Average household size of owner-occupied unit	2.6	3.3	2.6	2.8	2.6	2.6
Average household size of renter-occupied unit	2.9	4.8	2.6	2.0	3.2	3.2
Number of Family households	151,736	266	1,425	1,422	1,262	1,485
5-or-more person Family household	13.8%	25.2%	12.6%	12.6%	12.4%	8.8%
Number of Nonfamily households	67,804	13	805	605	673	415
5-or-more person Nonfamily household	0.2%	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 5, 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 September 2015 show there were 1,339 single family homes, condominiums or townhomes for sale in the project study area in the Polk County zip codes of 33837, 33844, 33896 and 33897, 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.

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 111 rental properties available in the \$0 - \$3,000/month price range in the search area.

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Table 7: Residential Properties for Sale in Project Study Area

Zip Code	33837	33844	33896	33897	Total
2-Bed	19	57	47	14	137
Price Range	\$108,000 - \$249,900	\$39,900 - \$260,000	\$70,000 - \$285,000	\$85,000 - \$164,900	
3-Bed	107	130	68	134	439
Price Range	\$61,800 - \$298,000	\$24,000 - \$299,000	\$89,900- \$274,990	\$64,000 - \$275,000	
4+ Bed	218	122	116	307	763
Price Range	\$90,000 - \$299,990	\$55,000 - \$299,900	\$90,000 - \$300,000	\$79,900 - \$300,000	
Total # Listings	344	309	231	455	1,339
Notes:					
1. Real estate research conducted using Realtor.com in September 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 (SF)
522 Cortez Dr, Davenport, FL 33837	\$172,900	2/2	1,358
106 Grant Cir, Davenport, FL 33837	\$185,000	3/3.5	2,052
212 Whispering Pines Way, Davenport, FL 33837	\$269,944	5/3	3,237
7014 Hemingway Cir, Haines City, FL 33844	\$85,000	2/2	1,152
39 Cypress Run, Haines City, FL 33844	\$139,000	3/2	1,450
3537 Pine Tree Loop, Haines City, FL 33844	\$299,900	4/3	3,104
8352 Quimby Cir, Davenport, FL 33896	\$124,900	2/2	1,505
1306 Grady Ln, Unit 202, Davenport, FL 33896	\$174,900	3/2	1,893
106 Mockingbird Rd, Davenport, FL 33896	\$226,500	4/2.5	2,170
601 Lucaya Loop, Unit 2101, Davenport, FL 33897	\$134,000	2/2	1,307
608 Lockbreeze Dr, Davenport, FL 33897	\$168,900	3/2	1,562
722 Tuscan Hills Blvd, Davenport, FL 33897	\$299,000	5/4	2,895
*Real estate research conducted using Realtor.com in September 2015.			

Table 9: Residential Rental Properties in Project Study Area

Rental Type*	1-Bed	2-Bed	3-Bed	4+ Bed
<i>Apartments</i>	1	5	1	1
Rental Price per Month	\$675	\$600 - \$1,099+	\$975+	\$1,300
<i>Single Family</i>	6	2	29	42
Rental Price per Month	\$375-\$850	\$775-\$925	\$825-\$1,900	\$1,050-\$2,495
<i>Condo/Townhome</i>	3	11	7	3
Rental Price per Month	\$550-\$1,300	\$775-\$1,595	\$925-\$1,800	\$1,000-\$1,845
*Real estate research conducting using Realtor.com in September 2015.				

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Based on the existing inventory of both sale and rental properties in the selected search areas, there is adequate replacement housing available for potential relocatees. If the search is expanded to include other parts of the County, additional relocation property sources are available. 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

A total of 29 parcels are anticipated to be impacted by full or partial acquisitions associated with the improvements for I-4 Segment 5. Of these, 15 parcels are improved with existing developments. The existing developments consist of commercial uses such as shopping/retail, gas stations, hotels and restaurants. Other impacted parcels are either vacant, agricultural use, or 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 range 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 5 Recommended Alternative potentially require partial acquisition of five parcels within Polk County, that contain one or more businesses on site which may require business damages or relocation due to substantial impacts. Substantial impacts in this context are those impacts which involve takes of approximately 15% or greater of the parcel and involve changes in access which could significantly affect operations of the existing facility. Table 10 lists the parcels with commercial uses on site which may have substantial impacts. A review of potential replacement sites using internet search sources was conducted to relocate businesses which may be impacted by the project. A summary of commercial properties available for lease or sale within Polk County is provided in Table 11.

Table 10: Potential Commercial Property Acquisitions in Project Study Area

Parcel ID	Property Owner Name	Parent Tract Size (SF)	Current Use
27-26-07-7012-6100-0030	Kismet II LLC	83,339	Commercial - Hotel
27-26-18-7044-5000-0012	Polk County	61,855	Central Florida Visitor’s Center
27-26-18-0000-0001-4130	Racetrac Petroleum Inc	44,867	Commercial – Gas Station
27-26-18-0000-0001-4110	Racetrac Petroleum Inc	56,628	Commercial – Gas Station/Convenience Store
27-26-18-0000-0001-4050	Ashish Hospitality LLC	30,056	Commercial – Convenience Store

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

Properties for Lease			
Name and/or Location	Property Type	Rental Rate	Space Available/ Size
Ridgeview Plaza, Davenport, FL	Neighborhood Center	Negotiable	1,000 SF
Deer Creek Crossings, Davenport, FL	Neighborhood Center	Negotiable	1,400 SF
Deer Creek Outparcel, Davenport, FL	Retail - Pad (land)	Negotiable	0.75 – 1.51 Ac.
Co-Operative Enterprises 1+/- Acre, Davenport, FL	Retail (land)	\$0.74/SF/year	48,500 SF
42725 US Highway 27	Office Building	\$21/SF/year	4,136 SF
Heart of Florida Shopping Center, Haines City, FL	Strip Center	\$17.50 SF/year	2,400 – 3,750 SF
Properties for Sale			Size
Shoppes at Deer Creek, Davenport, FL	Strip Center	\$3,100,000	11,250 SF
FDC Grove Road Development, Davenport, FL	Commercial/ Other (land)	\$225,000	4.88 Ac.
I-4 and US 27, Davenport, FL	Commercial/ Other (land)	\$850,000	6.60 Ac.
US 27 and Holly Hill Road, Davenport, FL	Commercial/ Other (land)	\$2,000,000	3.80 – 13.59 Ac.
651 E. Main Street, Haines City, FL	Strip Center	\$550,000	8,446 SF
Marathon Gas/Convenience Store, Haines City, FL	Service/ Gas Station	\$149,000	3,200 SF
US 27 & Dunson Road, Davenport, FL	Commercial/ Other (land)	\$1,795,000	1.79 Ac.
Notes: Commercial real estate search conducted using LoopNet.com in September, 2015. Abbreviations: SF = square feet, Ac. = acres			

6.0 ON PREMISE SIGNS

The proposed improvements for the I-4 Segment 5 Recommended Alternative are anticipated to impact on premise business signs on six (6) parcels within the project study area. 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. No impacts to billboards are anticipated with the proposed improvements for the I-4 Segment 5 Recommended Alternative.

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Table 12: On Premise Sign Impacts in Project Study Area

Parcel ID Number	Property Owner Name	County	Current Use
27-26-07-0000-0001-2030	Ritchie Bros Properties Inc	Polk	Commercial - Auction Center
27-26-18-7044-5500-0010	City Center Property Holdings LLC	Polk	Entry Wall With Sign
27-26-18-7044-5500-0021	TC MET Orlando LLC	Polk	Commercial - Strip Retail/Multiple Tenants
27-26-18-7044-5000-0012	Polk County	Polk	Central Florida Visitor's Center
27-26-18-0000-0001-4130	Racetrac Petroleum Inc	Polk	Commercial - Gas Station
27-26-18-0000-0001-4050	Ashish Hospitality LLC	Polk	Commercial - Convenience Store

7.0 COMMUNITY SERVICES

Community services resources exist within Polk County to facilitate relocation needs to potential displacees. Table 13 provides a listing of the services available within the County.

Table 13: Community Services in Project Study Area

Community/Social Services	Address	Contact Information
Salvation Army	1898 Highway 17 N. Winter Haven, FL 2620 Kathleen Rd, Lakeland, FL 33810	http://www.salvationarmyusa.org/ 863-294-7493 863-940-9696
Citrus Center Boys and Girls Club	704 Ave. C Haines City, FL 32839	863-422-7014
Winter Haven Housing Authority	2653 Avenue C SW, Winter Haven, FL 33881	http://www.winterhavenhousing.com/ 863-294-7369
America Red Cross of Central Florida	147 Avenue A NW, Winter Haven, FL 33881	http://www.redcross.org/local/central-florida/chapters/mid-florida 863-294-5941
Polk County Social Services	3300 N. Beaumont Ave., Kissimmee, FL 34741	http://www.polk-county.net/boccsite/Departments/Social-Services/ 863-534-5200
The Agricultural and Labor Program, Inc.	P.O. Box 3126, Winter Haven, Florida 33885	863-956-3491
Habitat for Humanity of East Polk County	3550 Recker Highway Winter Haven FL. 33880	http://habitateastpolk.org/ 863-292-2257

Table 13: Community Services in Project Study Area

Community/Social Services	Address	Contact Information
Hospitals		
Heart of Florida Regional Medical Center	40100 N. US Highway 27 Davenport, FL 33837	http://www.heartofflorida.com/ 863-422-4971
Winter Haven Hospital	200 Avenue F NE Winter Haven, FL 33881	https://baycare.org/whh 863-293-1121

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, including modifications at the US 27 interchanges. There may be five (5) 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/lighting 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 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 14.

Conceptual Stage Relocation Plan
Segment 5 - West of SR 25/US 27 to West of CR 532 (Polk/Osceola County Line)

Table 14: Potential Contamination Sites

Facility/Site Name	Location	Contamination Risk Rating	ROW Purpose
Racetrack # 2338	43250 US 27	Low	US 27 ROW
7-11 # 21260	43332 US 27	Low	US 27 ROW
Groundwater Contamination Plume # 53263279	I-4 West of US 27	Medium	I-4 ROW, Ponds 500, 506
I-4 Auto-Truck Plaza	US 27/Frontage Rd Southwest Quadrant	Medium	US 27 ROW
BP, formerly Quality/ Amoco # 117	43568 US 27	Low	US 27 ROW
Former Hardees	US 27/Frontage Rd Southeast Quadrant - within existing ROW of pond site # 503A	Medium	US 27 ROW/ Pond Site 503A
Former Chevron #47333	Formerly 5025 US 27	Medium	US 27 ROW
Former Exxon RAS #45536 & Exxon # 5536	Formerly 5033 US 27	Low	US 27 ROW
Bob Evans Restaurant	43701 US 27	Medium	US 27 ROW
Four Corners Shell, formerly Starr Enterprise	43750 US 27	Medium	US 27 ROW
Marathon Baseball City	43804 US 27	Medium	US 27 ROW
Groundwater Contamination Plume # 53263278	US 27 South of I-4	Medium	I-4 ROW, US 27 ROW, Ponds 501A, 501B, 502, 503A, 503B, 503C, 503D
Kenan Transport Spill	Existing ROW, I-4 EB off-ramp to US 27	Low	I-4 ROW, US 27 ROW, Pond 503B
Sunoco, Sunshine Food Mart # 296	44009 US 27	High	US 27 ROW
Chevron Davenport # 154	44039 US 27	Medium	US 27 ROW
7-11 # 16188	44249 US 27	Medium	US 27 ROW

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 Polk 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 Davenport and Polk City area. Lot sizes range from 5,227 square feet to 1,281,971 square feet and are priced from \$12,950 to \$320,000.¹

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