
MEMORANDUM

FLORIDA DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY ADMINISTRATION

DISTRICT FIVE

DELAND, FLORIDA 32720-6834

DATE: August 18, 2006

TO: Bill Walsh, Project Manager

FROM: Paul Horn, District Right of Way Relocation Administrator

COPIES: Carlos A. Asturrizaga, Project Engineer Transportation
Mac McGough, Right of Way Agent

SUBJECT: Conceptual Stage Relocation Plan
SR 426(CR419) from North Pine Avenue to Lockwood Road
Financial Identification No. 415030-1
County: Seminole

Attached is the Conceptual Stage Relocation plan for the above referenced project.

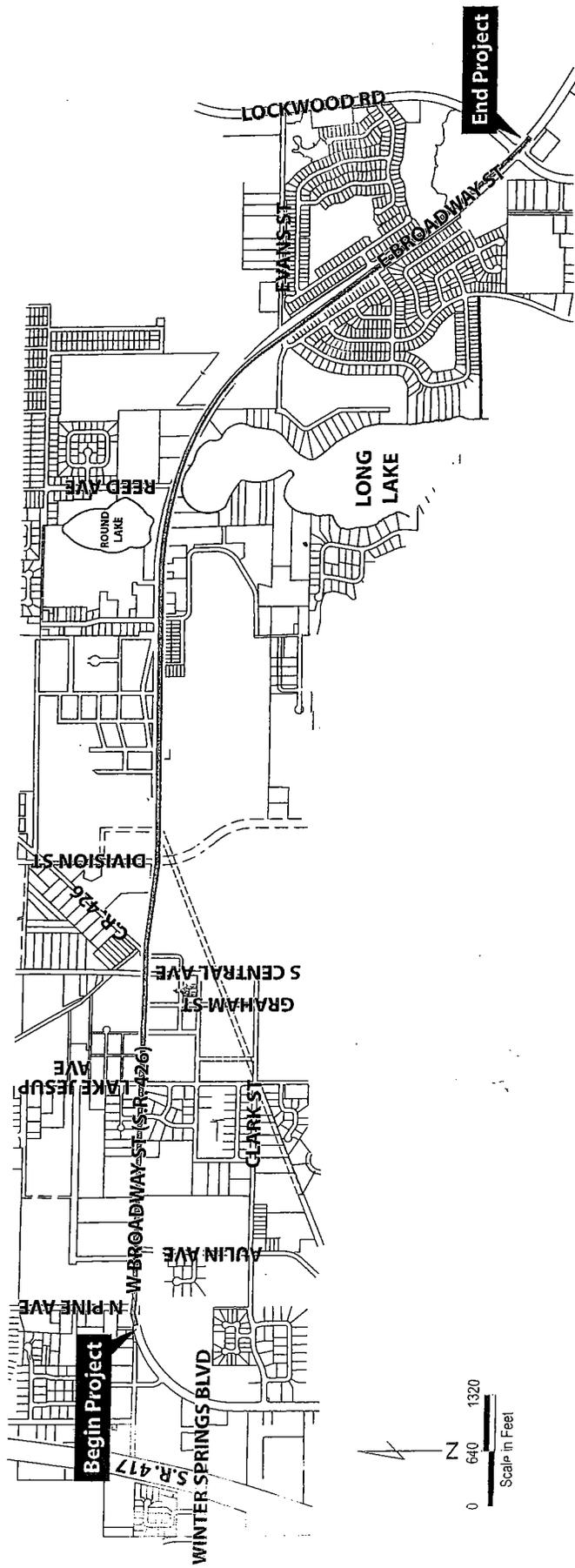
Conceptual Stage Relocation Plan

**SR 426/CR 419 From North Pine Avenue to Lockwood
Road**

FIN 415030-1

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SR 426 (CR 419)
 PROJECT DEVELOPMENT &
 ENVIRONMENT (PD&E) STUDY
 From Pine Avenue to Lockwood Boulevard
 City of Oviedo

STATES OF FLORIDA
 DEPARTMENT OF TRANSPORTATION
 ROAD NO. COURT FINANCIAL PROJECT ID

Project Location



REVISIONS

DATE	BY	DESCRIPTION

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III.

Introduction

This Conceptual Stage Relocation Plan (CSRP Addendum) is submitted in compliance with Florida Statute 339.09 (2) and 421.55 to comply with the Uniform Assistance and Real Property Acquisition Policies Act of 1970, (Public Law 91-646).

Recommended Project Alternative

The Proposed typical section for the recommended project alternative is a four-lane highway with a 22-foot wide raised median. A curb and gutter system will convey storm water runoff for the impervious surface of the roadway. A four-foot wide bicycle lane adjacent to the outside edge of pavement will be provided along both sides adjacent to a three-foot grass strip that will provide a safe separation for pedestrians and vehicles. This typical section will be accommodated within 100-foot wide right-of-way corridor.

IV.

Relocation Overview

The current plans will require the displacement of three residences.

V.

Neighborhood Study Area

The Demographics for this population are as follows:

White (including 6% Hispanic)	92%
Black	3%
Other	5%
Under age of 5	5%
Age 65 and up	14%

Total of 505 households (55% owner cure)

From this data it can be expected that 13.62% of the households in Seminole County will be minorities. Age demographics estimate that 10.7% of households in Seminole County

have a member which is 65 years of age or older. Persons 65 years of age or older make up 10.7% of the population. Persons five years of age or younger make up 6.3% of the population and persons under the age of nineteen (19) make up 27.8% of the population and of that number .75% are below the poverty level.

According to the 2000 Census, one fifth of all Americans are affected by a disability. It can be assumed from this data that over 90,000 residents in Seminole County are affected by a disability. Relocation resources are available to all relocates without discrimination.

The major industries in Seminole County are education, retail and manufacturing.

VI.

Residential Overview

The current plans will require the displacement of three (3) residences.

A Search of the surrounding area revealed the following houses for sale:

Address:	Price:
3470 Harrow Lane, Oviedo, FL 32765	\$219,000
181 Reed Avenue, Oviedo, FL 32765	\$199,900
1026 McCully Court, Oviedo, FL 32765	\$225,500
924 Pecan Street, Oviedo, FL 32765	\$229,500
1092 Dees Drive, Oviedo, FL 32765	\$229,900
1003 Whitter Circle, Oviedo, FL 32765	\$234,900
1008 McCully Court, Oviedo, FL 32765	\$235,000
1021 Alpug Avenue, Oviedo, FL 32765	\$239,000
1015 Kasell Place, Oviedo, FL 32765	\$239,000
1017 Barlett Court, Oviedo, FL 32765	\$239,500
1003 Wainwright Drive, Oviedo, FL 32765	\$239,900
3401 Foxcroft Circle, Oviedo, FL 32765	\$314,900

1021 Providence Lane, Oviedo, FL 32765	\$314,990
1222 E Harrison Street, Oviedo, FL 32765	\$169,900
1010 Long Branch Lane, Oviedo, FL 32765	\$320,000
1034 Long Branch Lane, Oviedo, FL 32765	\$319,000
1717 Tealbriar Avenue, Oviedo, FL 32765	\$334,900
2351 Kimberwicke Court, Oviedo, FL 32765	\$359,000
5435 White Heron Place, Oviedo, FL 32765	\$365,900
1592 Bay Club Road, Oviedo, FL 32765	\$374,900

VII.

Business Overview

Twenty-one business operations will require relocation of some or all of the business. A summary of the business relocations:

Type of Business	Number of Employees
Inlet 1	2
Espirit Mortgages	4
Antiqua Pool Co.	6
British Stone (English Aisles)	3
Sewing School	4
City Cleaners	4
Cabbage Rose Furniture Store	4
Lee's Karate	4
Pizza Restaurant	4
Pet Store	5
Crystal Photo	3
Curio Shop	2
Barber Shop	3
Eye Glasses	2
Consignment Shop	2
Acupuncture	4
Sheriff Community Service Center	8
Nelsons	4

Townhouse Restaurant	10
Staley Consulting	6
Citgo Service Station	6

It should be noted that seven additional business properties will be severely impacted to the point that a relocation option maybe made available at the will of the business owner.

The following is a list of businesses and investment properties for sale in the project area:

Address	Price
159 N. Dean Rd., Orlando, FL 32825	\$8,592,000
4831 Colonial Drive, Orland, FL 32803	\$7,200,000
9269 S. Orange Ave., Orlando, FL 9269	\$875,000
6832 Seminole Dr., Orlando, FL 32827	\$669,000
8281 McCoy Rd., Orlando, Fl 32822	\$1,300,000
5430 International Dr., Orlando, FL 32819	\$5,800,000
1817 Crescent Blvd., Orlando, FL 32817	\$699,000
6000 Metrowest Blvd., Suite 205, Orlando, FL 32835	\$395,950
2608 Westmoreland Dr., Orlando, FL 32805	\$490,000
2008 E. Colonial Dr., Orlando, FL 32803	\$650,000
2551 S. Mills Ave., Orlando, FL 32806	\$840,000
213 Clear Lake Way, Orlando, FL 32805	\$150,000
43 N Westmoreland Dr., Orlando, FL 32805	\$1,300,000
4890 Edgewater Dr., Orlando, FL 32804	\$375,000
10405 Vista Oaks Ct., Orlando, FL 32836	\$10,000,000
8210 Presidents Dr., Orlando, FL 32809	\$6,500,000
521 N. Kirkman Rd., Orlando, FL 32808	\$985,000

3975 S. Orange Blossom Trail, Orlando, FL 32839	\$432,000
5824 Precision Dr., Orlando, FL 32819	\$1,500,000
12151 Research Parkway, Orlando, FL 32826	\$6,950,000

VIII.

On Premise Signs

Eleven (11) business signs have been identified in the area of acquisition that will be acquired within the appraisal.

IX.

Community Social Services

Relocation assistance is required on all federal and federally funded projects with residential and non-residential displacements. The following relocation services must be provided.

- . • Adequately assess needs of displaced entities and attempt to offer proper assistance in all relocation matters.
- . • Provide advisory assistance in accordance with needs of each displacee in order to minimize hardship of relocating.
- . • Provide information concerning Federal and State housing programs, Federal loan programs and all other government programs offering relocation assistance to displaced individuals.

Services Available to Residential Displacees:

- A. Department of Children and Families 400 W. Robinson Street Orlando, Florida (407)245-0531
- B. Seminole County Health Department 832 W. Central Avenue Orlando, Florida (407)836-2600
- C. Public Library
101 E. Central Avenue
Orlando, Florida
(407)425-4694
- D. U.S. Post Office
46 E. Robinson Street
Orlando, Florida
(407)425-6464
- E. Social Security
Administration
80 N. Hughey
Avenue Orlando,
Florida (407)648-
6673
- F. Department of
Elderly Affairs
(407)245-0640
- G. Department of
Veteran's Affairs
5001 S. orange
Avenue Orlando,
Florida (407)857-
2800
- H. Healthcare Administration Agency 400 W. Robinson Street Orlando, Florida (800)342-0828

X.

Community Impact

At this time it is believed that there will be no adverse impacts to the community.

XI.

Hazardous Waste

No potential hazardous waste sites were noticed by the agent during the field work for this report.

XII.

Acquisition and Relocation Assistance

Residential Relocation Assistance

In researching the surrounding residential area, it has been determined that adequate decent, safe and sanitary housing is available to support the residential displacement incurred on any of the proposed alternatives.

To date, no displacements have been identified as requiring special considerations. However, as more information is gathered on residential and non-residential impacts along this corridor all special needs shall be identified and addressed as required per the Uniform Relocation Act and Chapter Nine (9) of the Department's Right of Way Procedures Manual.

Examples of groups or individuals with special needs are:

ELDERLY	PHYSICALLY HANDICAPPED
LOW INCOME HOUSEHOLDS	LARGE FAMILIES
SERIOUSLY/TERMINALLY ILL	POORLY MANAGED DEBT
ALCOHOL/DRUG ADDICTS	WELFARE RECIPIENTS
MENTALLY HANDICAPPED	UNEMPLOYED
LANGUAGE BARRIERS	TRANSPORTATION INACCESSIBLE
	BUSINESS PROPRIETORS

Last Resort Housing consideration ensures that comparable decent, safe and sanitary replacement housing will be made available to a displaced person when such housing cannot otherwise be provided within the person's financial means.

Last Resort Housing designation for a residential tenant displace may result from a rental payment less than what is required to secure adequate replacement housing in the open

real estate market; and/or payment of rent and utilities totaling more than 30% of the gross monthly income of the household. Long term tenants who have not encountered rental increases commensurate with the surrounding rental market may also require a Last Resort Housing designation.

A residential owner/occupant may enter Last Resort Housing designation as a result of living in a substandard dwelling that derives a low valuation in comparison to available decent, safe and sanitary replacement dwellings. Also, internal/external obsolescence value determinants may have negatively affect the acquired property's value relative to available housing in the surrounding area.

In both tenant and owner/occupant displacements Last Resort Housing may be required when:

- . • The number of bedrooms in the subject dwelling is not considered adequate to support the number of occupants of the dwelling under decent, safe and sanitary guidelines.
- . • There is a lack of available decent, safe and sanitary replacement housing at the time of title transfer.
- . • Consideration for special needs, such as handicap accessibility in a residence, is required.

A determination of the need for last resort housing on this project has not been made at this time. However, primary sources of information derived from the compilation of the Needs Assessment Survey will help identify any need for last resort housing.

The acquisition and relocation services for this project will be provided in accordance with the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended. Relocation assistance is available to all residential and non-residential occupants located within the project corridor.

Non-Residential Relocation Assistance

Seminole County is preparing for growth with numerous infrastructure improvements as well as pre-approved development sites, specialized job training as well as by extending business incentives. Also, the State of Florida and Small Business Administration offer numerous programs and financing assistance to allow for the growth and development of businesses in Florida. These incentives and financing opportunities vary and would potentially be available to any and all commercial enterprises impacted by the potential roadway improvement.

Currently the Board of County Commissioners for Seminole County has established a Job Growth Incentive Trust Fund for both new and existing companies. Seminole County considers providing incentive monies for items such as training, relocation expenses, selected development costs. Also, Seminole County is willing to partner with the cities of Casselberry, Lake Mary, Sanford and Winter Springs to create incentive packages for

projects on a case-by-case basis.

The State of Florida offers tax incentives in the form of:

- . • No state personal income tax
- . • No sales tax on food and medicine
- . • No state-level ad valorem tax
- . • No inventory tax
- . • No ad valorem tax on goods-in-transit
- . • Exemptions from sales tax on manufacturing machinery and equipment used in production
- . • Exemptions from sales tax on electricity used during the manufacturing process
- . • Sales and use tax exemptions for research and development costs
- . • No sales tax on containers, packing, and materials incorporated into a final product
- . • No sales tax on boiler fuels
- . • Sales tax exemptions for motion picture, television, and recording industries
- . • Tax refunds up to \$3,000 per job for qualified target industries

The State of Florida also offers financing incentives, such as:

- . • Industrial Revenue Bond Financing
- . • Enterprise Bonds
- . • Enterprise Florida provides capital for start-ups, expansions, technology-transfer and businesses seeking to export goods and services
- . • Florida First Capital Finance Corporation is a non-profit corporation certified to issue SBA debentures

Regarding small business resources:

- . • The Florida First Capital Finance Corporation (FFCFC) has been established to assist companies in the package of various SBA loans
- . • The Florida Black Business Investment Board Franchise Finance and Development Board (FFDP) makes loans and investments in franchise businesses that are at least 51% owned, controlled, and operated by an ethnic minority
- . • Minority/Women Business Enterprise Alliance, Inc. offers assistance to businesses owned and operated by a woman and/or minority
- . • Front Porch Microcredit Loan Program was established to increase the capital that will provide funding assistance to stimulate minority small business entrepreneurship
- . • Small Business Innovation Research Program (SBIR) is a competitive program that encourages small business to explore technological advancement

Workforce development programs available in the area include:

- . • Florida One-Stop Career Center – part of a national labor exchange
 - . • Incumbent Worker Training Program provides training to workers in an effort to keep Florida’s workforce competitive
 - . • Quick Response Training Program is a customer-driven training program designed to assist with necessary training for expansion
 - . ▪ Relocation resources are available to all relocatees without discrimination.
- Information on the above listed programs and/or incentives can be secured from a number of sources including:

The Metro Orlando Economic Development Commission 1230 N. Douglas Avenue Suite 116 Longwood, Florida 32779 405-665-2903 telephone 407-665-2920 fax www.OrlandoEDC.com

Seminole County Economic Development County Services Complex 1101 East 1st Street Sanford, Florida 407-665-7222 407-830-8919 (toll free if outside of Sanford in South Seminole and Orange Counties)

XIII.

Pond Sites

Of the proposed pond sites and alternates, site C3 will result in the displacement of one business.