

CONCEPTUAL STAGE RELOCATION PLAN

Florida Department of Transportation

District Seven

Branch Forbes Road Project Development and Environment (PD&E) Study

Limits of Project: From South of US 92 to North of I-4

Hillsborough County, Florida

Work Program Item Segment Number: 447159-1

ETDM Number: 14470

Date: October 2024

The environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, carried out by the Florida Department of Transportation (FDOT) pursuant to 23 U.S.C. § 327 and a Memorandum of Understanding dated May 26, 2022, and executed by the Federal Highway Administration and FDOT.

Draft

Branch Forbes Road

Project Development & Environment (PD&E) Study
From south of US 92 to north of I-4

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Hillsborough County, Florida

Prepared for:



Florida Department of Transportation
District Seven

In Coordination with:



**Hillsborough
County** Florida

October 2024

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Executive Summary

The Florida Department of Transportation (FDOT) District 7, in coordination with Hillsborough County, is conducting a Project Development and Environment (PD&E) study along Branch Forbes Road from south of US 92 to north of Interstate 4 (I-4), in Hillsborough County. The study focuses on widening the existing two-lane undivided facility to a four-lane divided facility road and includes pedestrian and bicycle accommodations. The proposed improvements will include construction of stormwater management facility (SMF) and floodplain compensation (FPC) sites. The study evaluates traffic operations, safety, access management and freight movements. Operational improvements are also being evaluated for the I-4 interchange ramps.

This Conceptual Stage Relocation Plan was prepared to evaluate relocation and displacement needs for the widening along Branch Forbes Road from south of US 92 to north of I-4. Recent field reviews and evaluation of impacts have shown the need for relocation of businesses and residences as part of this project. The results of the study estimate six (6) residences, and five (5) businesses may be impacted and require relocation. None of the business relocatees appear to present unusual conditions that would prevent their successful relocation. Three of the residential relocations involve tenants renting from a business landlord. Two of the business parcels involving relocations are owned by a separate landlord business.

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Acronyms

ETDM	Efficient Transportation Decision Making
ETAT	Environmental Technical Advisory Team
FDOT	Florida Department of Transportation
FPC	Floodplain Compensation Site
FT	Foot (feet)
I-4	Interstate 4
LA ROW	Limited Access Right-of-Way
L RTP	Long Range Transportation Plan
NEPA	National Environmental Policy Act
OEM	Office of Environmental Management
PD&E	Project Development and Environment
ROW	Right-of-Way
SFR	Single Family Residential
SMF	Stormwater Management Facility
TIP	Transportation Improvement Program
TPO	Transportation Planning Organization
US 92	U.S. Highway 92

Section 1 Introduction

The objective of the PD&E study is to assist the FDOT's Office of Environmental Management (OEM) in reaching a decision on the type, location, and conceptual design of the proposed improvements for the widening of Branch Forbes Road and operational improvements at the I-4 interchange, including SMF and FPC sites. This PD&E study documents the need for the improvements as well as the procedures utilized to develop and evaluate various improvements, including elements such as proposed typical sections, preliminary horizontal alignments, intersection enhancement alternatives, and interchange operational improvements. The PD&E study satisfies all applicable requirements, including the National Environmental Policy Act (NEPA), to qualify for federal-aid funding of subsequent development phases [design, right of way (ROW) acquisition, and construction].

1.1 Project Description

The project consists of reconstructing Branch Forbes Road to widen the roadway to accommodate future capacity needs from south of US Highway 92 (US 92) to north of Interstate 4 (I-4), in Hillsborough County, a distance of approximately 0.86 miles. A project location map is provided as **Figure 1-1**. Improvements will include widening the roadway to a four-lane divided facility and also include adding curb and gutter and a 10-foot (ft) wide shared use path on both sides to accommodate bicycles and pedestrians. The project also includes operational improvements at the I-4 interchange and construction of stormwater management facilities (SMF) and floodplain compensation (FPC) sites. Within the project limits, Branch Forbes Road, named Forbes Road south of US 92, is a two-lane undivided facility. Branch Forbes Road/Forbes Road is a Hillsborough County roadway and functionally classified as collector road with an existing posted speed limit of 35 miles per hour along most of the project limits.

This project was screened through the FDOT's Efficient Transportation Decision Making (ETDM) process as ETDM Project No. 14470. The ETDM Programming Screen Summary Report was published on September 23, 2021, containing comments from the Environmental Technical Advisory Team (ETAT) on the project's effects on various natural, physical, and social resources. A Type 2 Categorical Exclusion is the class of action for this PD&E study.

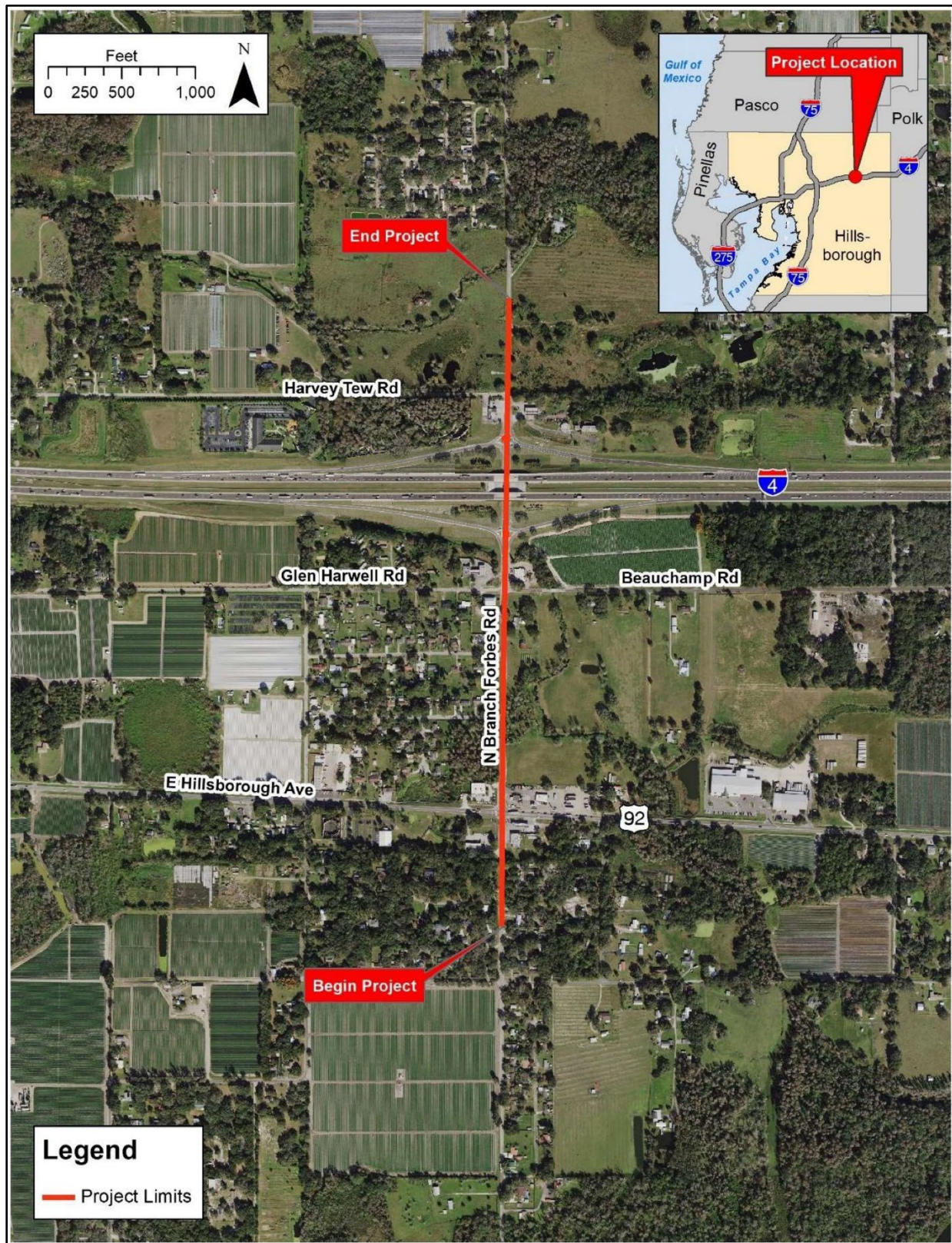
1.2 Existing Facility and Proposed Improvements

1.2.1 Existing Facility

Branch Forbes Road is owned and maintained by Hillsborough County, except for just south of the I-4 interchange ramps to just north of the ramps where the limited access is maintained by FDOT. Within the project area Branch Forbes Road is currently a two-lane undivided facility functionally classified as a County Collector and has a posted speed limit of 35 mph within the project and 45 mph at the south and north of the project limits.

The existing lanes vary in width from 10 to 11 ft along the corridor, and there are unpaved shoulders on both sides of the road that are approximately 2 to 5 ft wide. Existing Branch Forbes Road within the project limits has no bicycle lanes, sidewalks or other facilities for pedestrians and bicyclists, except for two small segments of sidewalk on the west side of Branch Forbes Road, one north of the US 92 intersection and the other south of I-4. North and south of the I-4 interchange area, the existing right of way (ROW) varies from 46.5 to 76 ft wide. The existing limited access ROW (LA ROW) ranges from 100 to 190 ft wide.

Figure 1-1 | Project Location Map



1.2.2 Proposed Improvements

The proposed typical section includes a four-lane divided curb and gutter facility with a 22-ft wide raised median. There will be two 11-ft travel lanes in each direction with a 10-ft wide shared use path on both sides of the road. The proposed ROW will vary along the corridor, with a minimum of 106 feet. The proposed typical section is provided as **Figure 1-2** and through the I-4 interchange are as **Figure 1-3**. Operational improvements are proposed along the I-4 interchange ramps, at the I-4 interchange ramp terminal intersections and at the US 92 intersection. The improvements include signaling the ramp intersections, adding turn lanes, providing access management and other safety and operational enhancements. No improvements to the I-4 mainline are included as part of this study.

Figure 1-2 | Branch Forbes Road – Proposed Typical Section

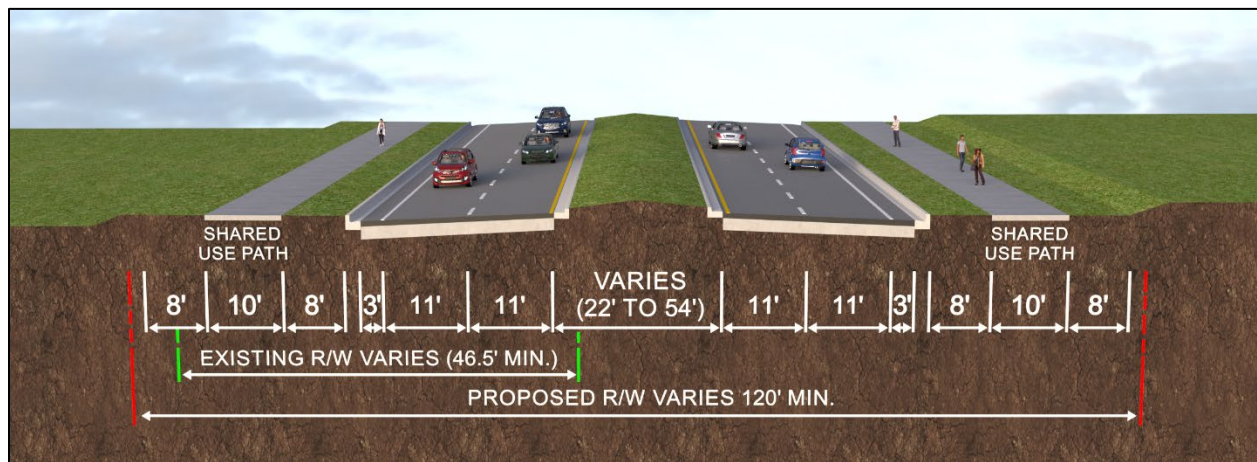
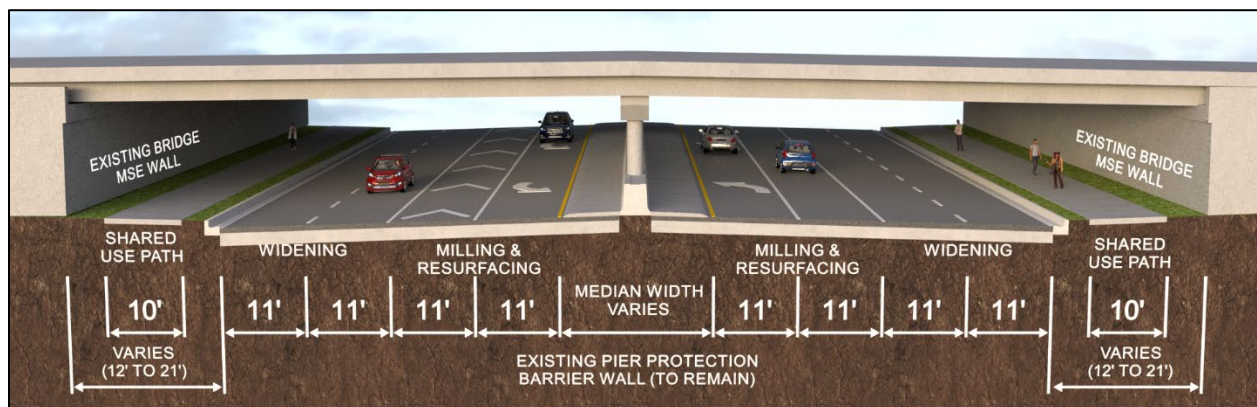


Figure 1-3 | Branch Forbes Road – Proposed Typical Section Under I-4



1.3 Report Purpose

This Conceptual Stage Relocation Plan (CSRP) is submitted in accordance with Florida Statutes 339.09(2); 339.09(3); and 421.55; 49 CFR Part 24; and 23 CFR Part 710 to comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646) as amended. The purpose of the CSRP is to evaluate the number and type of relocations resulting from the proposed project and to identify any socio-economic impacts to the surrounding neighborhoods that might occur as a result of implementing the Preferred Alternative. The acquisition and relocation program will be conducted in

accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Relocation advisory services and resources are available to all residential and business relocatees without discrimination.

Section 2 Relocation

2.1 Relocation Overview

The CSR documents anticipated relocations associated with implementing the Preferred Alternative. The results of the study estimate three residences and four businesses (three of which are landlord businesses) may be impacted. None of the businesses proposed for acquisition are considered to be major employers and do not appear to present any unusual relocation issues. Sufficient comparable replacement sites are available or will be made available for residences and businesses alike.

Table 2-1 represents the summary of anticipated relocations for the Preferred Alternative. A list of the names and/or addresses of the displaced residences and businesses can be found in Chapters 4.0 and 5.0, respectively.

Table 2-1 | Summary of Anticipated Relocations

Build Alternative	Business Relocations	Business (Landlords)	Residential Relocations	Personal Property Only	Total Relocations
Preferred Alternative	5	5	6	0	16

Source: Field Inspection

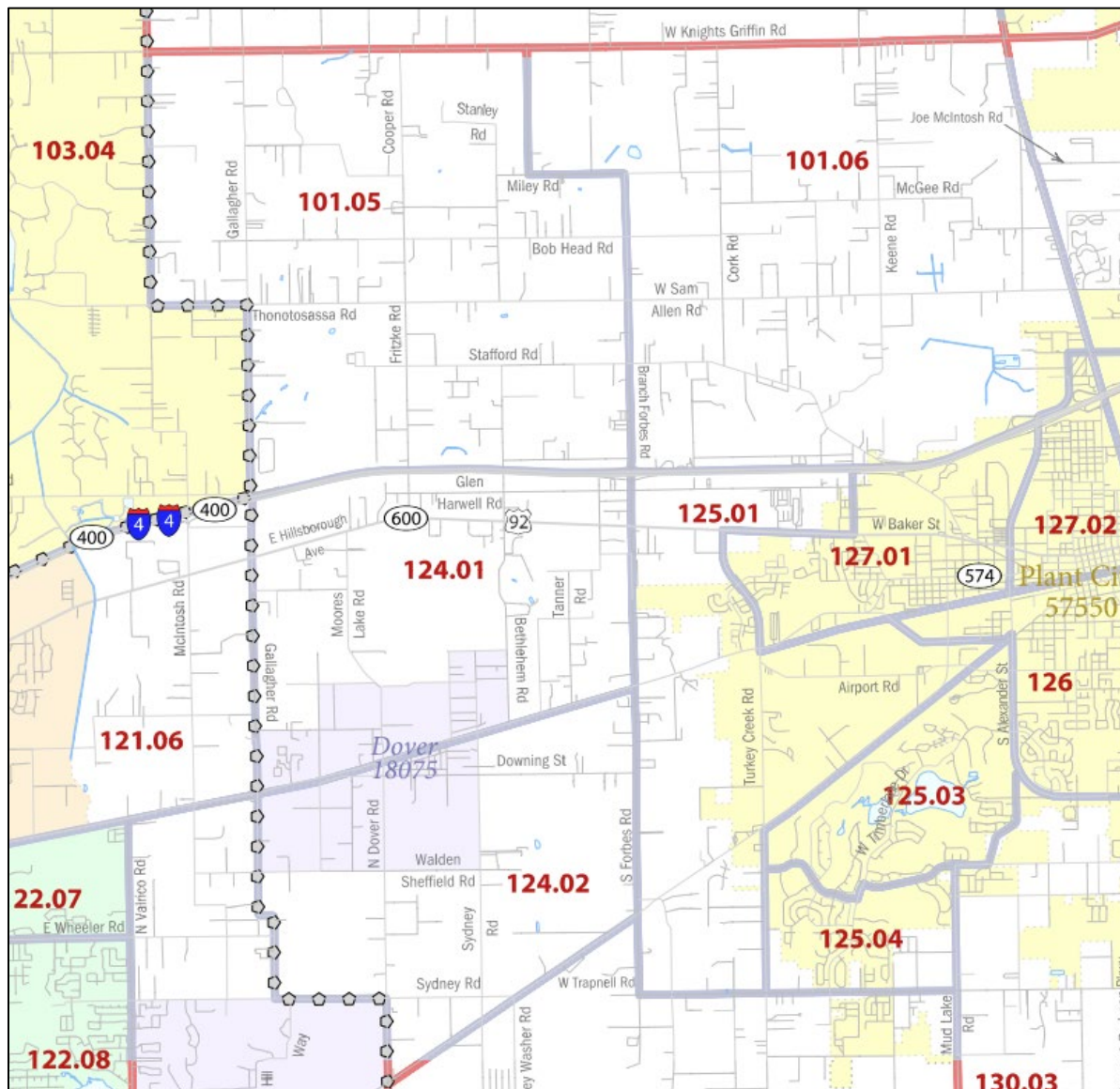
This project impacts ten (10) parcels involving relocation, four (4) improved commercial properties involving five (5) businesses and six (6) residential properties. Three of the residential properties consist of one single-family owner-occupied home, and two involve tenant-occupied homes (meaning these two involve a landlord business). Two of the business parcels are owned by the operating business. Three of the business parcels are owned by a landlord business. Relocation benefits provided in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended (as described in Chapter 14.0) appear to be adequate.

Section 3 Study Area

3.1 Study Area Characteristics

The 2020 US Census data for Hillsborough County and Census Tracts 124.01 and 125.01 were the primary sources used for this statistical analysis. The information was obtained from the US Census Bureau. **Figure 3-1** shows the location of the affected Census Tracts.

Figure 3-1 | Census Tract Map



Source: (https://www2.census.gov/geo/maps/DC2020/PL20/st12_fl/censustract_maps/c12057_hillsborough/DC20CT_C12057.pdf)

The US Census data for 2020 for Hillsborough County and the affected census tracts are found in the following tables:

Table 3-1 | Estimated Percentages of Minority, Racial, National Origin, or Ethnic Households

Race	Hillsborough County	Plant City CCD	Census Tract 124.01	Census Tract 125.01
Caucasian	63.4%	73.0%	83.1%	73.4%
Black	16.5%	8.7%	2.2%	1.1%
Other	20.1%	18.3%	14.7%	25.50%
Hispanic*	29.6%	33.3%	38.2%	34.3%

*Hispanics are not considered a race, and as an ethnic group are also included in the other categories.
Source: Census.Gov DP05 ACS Demographics and Housing Estimates: 2021

Table 3-2 | Estimated Income Ranges (in USD)

Household Income	Hillsborough County	Plant City CCD	Census Tract 124.01	Census Tract 125.01
< \$25,000 Per Year	17.5%	18.3%	31.4%	20.8%
\$25,000 - \$49,999	21.7%	25.4%	23.1%	27.1%
\$50,000 - \$74,999	17.6%	17.2%	18.0%	19.2%
\$75,000 - \$99,999	12.6%	12.8%	8.6%	16.4%
> \$100,000	30.6%	26.3%	19.1%	16.4%
Median HH Income	\$64,164	\$57,278	\$41,687	\$51,033

Source: Census.Gov DP03 Selected Economic Characteristics 2021 American Community Survey

Table 3-3 | Estimated Tenure (or age) of Structures

Housing Stock	Hillsborough County	Plant City CCD	Census Tract 124.01	Census Tract 125.01
1969 or Earlier	18.6%	18.4%	31.8%	25.8%
1970-1989	32.7%	36.2%	30.8%	50.1%
1990-1999	16.5%	17.8%	12.0%	12.7%
2000 and Newer	32.3%	27.5%	25.4%	11.4%

Source: Census.Gov DP04 Selected Housing Characteristics American Community Survey 5-year Estimates 2021

According to the Hillsborough County Property Appraiser, the chronological age of the residential and commercial structures being displaced is between 13 years and 72 years. Based upon the rehabilitation efforts observed in the field, the effective age of the houses is estimated to be 30 to 40 years.

Table 3-4 | Estimated Percentage of Elderly Households in Relationship to the Total Households

Age	Hillsborough County	Plant City CCD	Census Tract 124.01	Census Tract 125.01
Under 25 Yrs.	31.2%	32.0%	29.5%	28.6%
25-44 Yrs.	29.1%	27.3%	23.7%	26.6%
45-64 Yrs.	25.6%	26.6%	30.7%	23.1%
65 Yrs. Or Older	14.3%	14.1%	16.1%	21.6%
Median Age	37.6	38.8	42.2	40.4

Source: Census.Gov DP05 ACS Demographic and Housing Estimates 2021 American Community Survey 5-year Estimates

According to the 2021 US Census, 14.3% of the population of Hillsborough County are 65 years or older. The area within Census Tracts indicates 14.1% to 21.6% are over the age of 65.

Table 3-5 | Estimated Percentage of Households Containing Five or More Family Members

Criteria	Hillsborough County	Plant City CCD	Census Tract 124.01	Census Tract 125.01
No. of Households	547,578	31,072	1,838	1,510
Average HH Size	2.60	2.84	2.52	2.88
% HH ≥ 5	0.08%	0.13%	0.12%	0.10%

Source: Census.Gov B11016 Household Type by Household Size and S1101 Households and Families 2021

According to the 2021 US Census, the average household in Hillsborough County contains 2.6 family members. The percentage of households that have five (5) or more family members in the study area ranges between 0.08% and 0.13%. Households with 5 or more family members is an indication of possible Last Resort Housing.

Table 3-6 | Estimated Disabled Residential Occupants for Whom Special Assistance Services May Be Necessary

Criteria	Hillsborough County	Plant City CCD	Census Tract 124.01	Census Tract 125.01
% Population Disabled	11.6%	12.1%	12.0%	18.4%

Source: Census.Gov S1810 Disability Characteristics 2021 American Community Survey 5-Year Estimates

Due to the fact that personal interviews are not a part of the scope for a CSRP, we were unable to determine the actual number of handicapped or disabled occupants that will be potentially displaced.

Table 3-7 | Estimated Occupancy Status – Owner/Tenant

Criteria	Hillsborough County	Plant City CCD	Census Tract 124.01	Census Tract 125.01
No. of Housing Units	595,841	33,799	1,923	1,751
% Occupied	91.9%	91.9%	95.6%	86.2%
% Owner Occupied	59.8%	69.1%	64.6%	74.8%
% Renter Occupied	40.2%	30.9%	35.4%	25.2%

Source: Census.Gov DP04 Selected Housing Characteristics: 2021

According to the 2021 US Census data in the study area, there was a range between 59.8% and 74.8% owner occupied rate and 25.2% to 40.2% renter occupied rate.

Section 4 Residential Overview

4.1 Potential Residential Impacts

The potential residential relocations are identified in Table 4-1. SFR refers to a single-family residence.

Table 4-1 | Estimated Occupancy Status – Owner/Tenant

Parcel #	Address	Description	Heated Area	Household Type	Year Built	Lot Size	*Owner/Tenant
3	1009 N Forbes Rd Plant City, FL	2 Bed, 1 Bath	982 SF	SFR	1957	12,632 SF	Tenant
5	1011 N Forbes Rd Plant City, FL	2 Bed, 1 Bath	856 SF	SFR	1956	10,890 SF	Owner
8	1013 N Forbes Rd Plant City, FL	2 Bed, 1 Bath	1,014 SF	SFR	1960	10,890 SF	Owner
10	1080 N Forbes Rd Plant City, FL	2 Bed, 1 Bath	892 SF	SFR	1952	20,910 SF	Tenant
25	1422 Branch Forbes Rd Plant City, FL	5 Bed, 2 Bath	2,356 SF	SFR	1965	385,942 SF	Owner
28	1423 N Forbes Rd Plant City, FL	1 Bed, 1 Bath	720 SF	SFR	1966	15,246 SF	Tenant

*Owner/Tenant status determined by whether a homestead exemption was being claimed per the Hillsborough County Property Appraiser's website. At the right of way acquisition phase additional information will be gathered in regard to the relationship between the occupants and the owner. Their eligibility will be determined at that time.

4.2 Comparison of Available Housing

Both residential and residential landlord business displacements are anticipated. Internet websites, MLS listings (multiple listing service), and contacts with local realtors indicate that there are an adequate number of residential properties for sale (**Table 4-2**) and for lease (**Table 4-3**) currently available as potential replacement sites

Table 4-2 | Residential Properties for Sale

Address	Description	List Price	Heated Area	Year Built	Lot Size	Household Type
1503 N. Spencer Avenue Plant City, FL	1 Bed 1 Bath	\$249,000	983 SF	2001	9,583 SF	SFR
2406 N. Giddens Avenue Seffner, FL	3 Bed 1.5 Bath	\$289,900	989 SF	1972	8,175 SF	SFR
1501 E. Spencer Street Plant City, FL	3 Bed 1 Bath	\$339,900	1,075 SF	1956	20,038 SF	SFR
605 Avocado Drive Seffner, FL	3 Bed 2 Bath	\$329,000	1,100 SF	1978	6,970 SF	SFR
4601 Summerwind Court Plant City, FL	3 Bed 2 Bath	\$309,900	1,187 SF	1985	10,454 SF	SFR
3305 Hickman Avenue Plant City, FL	3 Bed 2 Bath	\$325,000	1,310 SF	1955	22,216 SF	SFR
1110 W. Madison Street Plant City, FL	3 Bed 2 Bath	\$315,000	1,350 SF	2007	6,250 SF	SFR
1108 N. Pennsylvania Avenue Plant City, FL	3 Bed 2 Bath	\$399,999	1,372 SF	1959	16,553 SF	SFR
1502 E. Mimosa Drive Plant City, FL	3 Bed 2 Bath	\$325,000	1,409 SF	1957	11,326 SF	SFR
1702 W. Lowery Avenue Plant City, FL	3 Bed 1 Bath	\$310,000	1,428 SF	1988	7,245 SF	SFR
1007 N Palm Drive Plant City, FL	3 Bed 2 Bath	\$249,000	1,447 SF	1955	7,500 SF	SFR
2041 Ronald Circle Seffner, FL	3 Bed 2 Bath	\$324,900	1,502 SF	1976	11,326 SF	SFR
3790 Moores Lake Road Dover, FL	3 Bed 2 Bath	\$710,000	1,555 SF	1979	112,385 SF	SFR
406 E. Young Street Plant City, FL	3 Bed 2 Bath	\$340,000	1,669 SF	1957	8,260 SF	SFR
1411 Fernwood Place Seffner, FL	3 Bed 2 Bath	\$365,000	1,698 SF	1972	11,761 SF	SFR
802 W. Pinedale Drive Plant City, FL	3 Bed 2 Bath	\$420,000	1,904 SF	1963	15,682 SF	SFR
1702 Williams Road Plant City, FL	3 Bed 2.5 Bath	\$599,000	2,388 SF	1997	49,658 SF	SFR
2407 Clubhouse Drive Plant City, FL	5 Bed 3 Bath	\$645,000	3,026 SF	1995	14,810 SF	SFR

Address	Description	List Price	Heated Area	Year Built	Lot Size	Household Type
4412 Holloway Meadow Lane Plant City, FL	6 Bed 3 Bath	\$680,000	3,018 SF	2004	43,560 SF	SFR
2409 Clubhouse Drive Plant City, FL	5 Bed 3 Bath	\$637,500	3,038 SF	1995	14,810 SF	SFR
2101 Country Club Court Plant City, FL	5 Bed 4.5 Bath	\$559,900	4,172 SF	1979	18,731 SF	SFR

Source: Realtor.com September 2024

Table 4-3 | Residential Properties for Rent

Address	Description	Rent/Month	Area	Year Built	Household Type
11605 Valencia Drive Apt A Seffner, FL	2 Bed 1 Bath	\$1,695	872 SF	1980	Duplex
12720 E US Hwy 92 # 2032 Dover, FL	2 Bed 2 Bath	\$1,700	900 SF	1967	Tri-Plex
904 E. Tomlin Street Plant City, FL	2 Bed 2 Bath	\$1,595	988 SF	1939	SFR
703 Chadsworth Avenue Seffner, FL	3 Bed 2 Bath	\$2,200	1,100 SF	1979	SFR
115 Oakhill Street Seffner, FL	3 Bed 2 Bath	\$1,819	1,100 SF	1981	SFR
1004 N. Gordon Street Plant City, FL	3 Bed 2 Bath	\$1,750	1,198 SF	1947	SFR
1303 N. Ferrell Street Plant City, FL	3 Bed 1.5 Bath	\$1,695	1,208 SF	1953	SFR
1605 E. Warren Street Plant City, FL	3 Bed 1 Bath	\$1,595	1,210 SF	1964	SFR
511 Cocoplum Drive Seffner, FL	3 Bed 2 bath	\$2,100	1,235 SF	1978	SFR
4666 Copper Lane Plant City, FL	3 Bed 2 Bath	\$1,850	1,246 SF	2000	SFR
11818 Mango Groves Blvd. Seffner, FL	3 Bed 2 Bath	\$1,900	1287 SF	2003	SFR
4412 Country Hills Blvd. Plant City, FL	3 Bed 2 Bath	\$2,050	1,293 SF	2002	SFR
1003 Park Street Seffner, FL	3 Bed 2 Bath	\$1,955	1,352 SF	1976	SFR
5008 Trapnell Road Dover, FL	3 Bed 2 Bath	\$2,000	1,404 SF	1996	Mobile Hm
4714 Westwind Drive Plant City, FL	3 Bed 2 Bath	\$2,235	1,455 SF	1988	SFR
447 Maple Pointe Drive Seffner, FL	3 Bed 2 Bath	\$2,130	1,498 SF	2003	SFR

Address	Description	Rent/Month	Area	Year Built	Household Type
804 Heidi Road Seffner, FL	3 Bed 2 Bath	\$1,929	1,420 SF	1971	SFR

Source: Realtor.com September 2024

4.3 Discussion of Special Relocation Advisory Services for Unusual Conditions of Unique Problems

Relocation advisory services are central to the success of this project in order to effectively accomplish relocation goals. There does not appear to be any unusual or unique relocation issues on this project. A copy of the various Community Resources and Services for the Hillsborough County area has been provided in **Section 13** of this document. Based on the research obtained from various sources, any special need that may arise can be addressed by the appropriate service provider.

4.4 Last Resort Housing

Last Resort Housing is used when a highway project cannot proceed to construction because suitable, comparable and/or adequate replacement sale or rental housing is not available and cannot otherwise be made available to displacees within the payment limits. While the current Hillsborough County real estate market is not experiencing a shortage of comparable replacement housing, in order to assure all displacees are placed in decent, safe and sanitary replacement dwellings, Last Resort Housing will be used in the manner necessary to fulfill the requirements of the Uniform Relocation Act such as, but not limited to:

- A) Rehabilitation of and/or additions to an existing replacement dwelling.
- B) Construction of a new replacement dwelling.
- C) A replacement housing payment which exceeds the maximum payment amounts known as “super supplement payments”.
- D) The relocation and, if necessary, rehabilitation of a dwelling.
- E) The purchase of land and/or replacement dwelling by the Department which then provides it to the displaced person through a sale, lease or exchange.

Section 5 Business Overview

5.1 Potential Business Impacts

Table 5-1 | Potential Business Impacts

Parcel #	Observed Business Name and Address	Zoning	Year Built	Building Area	# of Employees	# of Businesses	Business Type
15	Citgo 5117 W US Hwy 92 Plant City, FL	Commercial General	1981	4,200 SF	10	1	Convenience Store / Fuel Station
15	Used Appliances 5117 W US Hwy 92 Plant City, FL	Commercial General	N/A	Open area	4	2	Used appliance storage
17	Bennett Service Station 5112 W US Hwy 92 Plant City, FL	Commercial General	1963	1,408 SF	6	1	Auto Service / Repair Garage
32	Shell Service Station 1665 N Branch Forbes Rd Plant City, FL	Commercial General	1967	1,620 SF	8	1	Convenience Store / Fuel Station
FPC 1A	Inglesia De Dios Torre Fuerte 5335 Tanner Rd & Hwy 92 Plant City , FL	Commercial General	2011	8,000 SF	8	1	Religious Facility

Section 6 Available Business Sites Where Affected Businesses May Relocate

Internet websites, MLS listings (multiple listing service), and contacts with local realtors indicate there is a limited number of compatible commercial properties for sale at this time. In the immediate market, there is a total of 17 commercial properties for sale. When extending beyond the market area a few additional properties could be considered, and of those there are only 7 properties available that are of similar use (**Table 6-1**) and 4 commercial vacant land properties (**Table 6-2**) and 4 properties for lease (**Table 6-3**) currently available as potential replacement sites.

Table 6-1 | Commercial Properties for Sale

Address	Use	Year Built	Building Area	List Price	Comments
2911 Thonotosassa Road Plant City, FL	Indus/Service	1986	1,987 SF	\$1,200,000	Current Auto Service
1732 Elise Marie Drive Seffner, FL	Auto Workshop	1976	1,225 SF	\$514,900	Auto repair
11611 E. Old Hillsborough Avenue Seffner, FL	Indus/Service	1956	6,096 SF	\$799,900	Warehouse Service
211 Easton Drive Lakeland, FL	Church	1984 1992	18,278 SF	\$2,500,000	Former Church
5701 McDuffie Avenue Mulberry, FL	Church	1950	2,700 SF	\$289,985	Current Church
15115 N. 19 th Street Lutz, FL	Church	1967	6,976 SF	\$1,950,000	Rural Church
320 S. Florida Avenue Bartow, FL	Tuscan Lodge	1927	12,000 SF	\$800,000	Historical

Source: Realtor.com September 2024

Table 6-2 | Commercial /Land for Sale

Address	Use	Area (SF)	List Price
12946 Gore Road Dover, FL	Commercial	28,750 SF	\$299,000
11909 E. Dr. Martin Luther King, Jr. Boulevard Seffner, FL	Commercial	18,295 SF	\$650,000
1506 Parsons Avenue Seffner, FL	Commercial	48,352 SF	\$790,000
453 W. Dr. Martin Luther King, Jr. Boulevard Seffner, FL	Commercial	65,340 SF	\$575,000

Source: LoopNet and Realtor.com September 2024

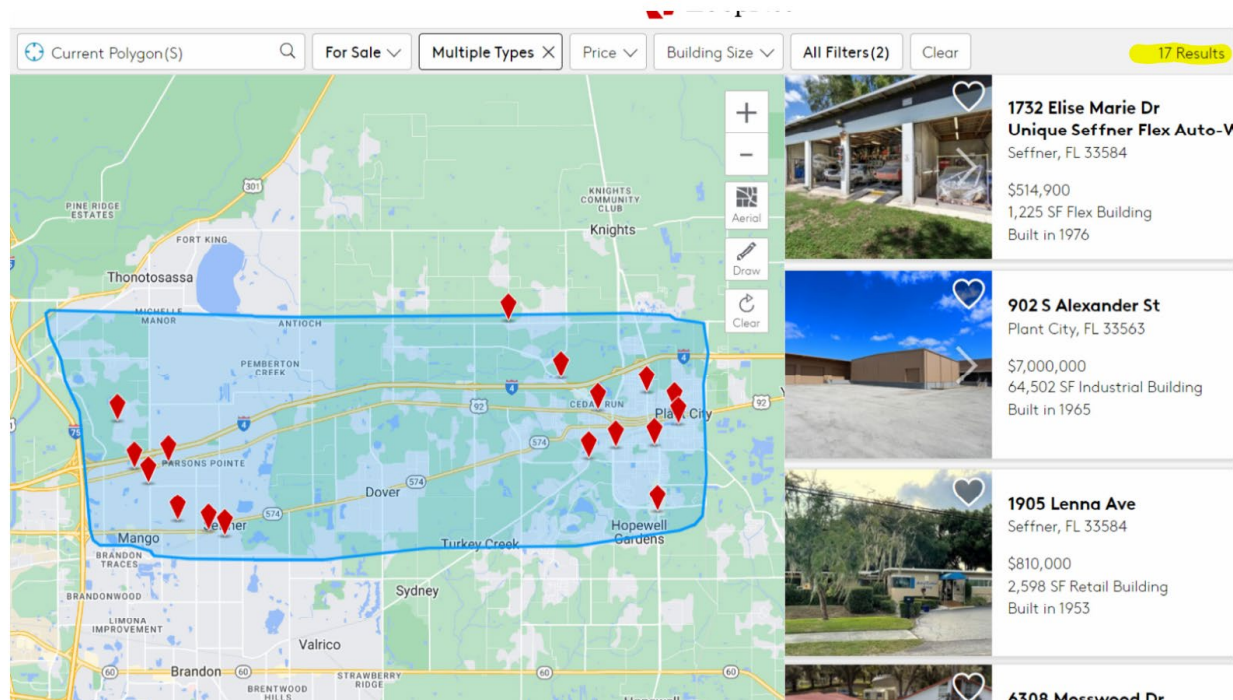
Table 6-3 | Commercial /Properties for Lease

Address	Use	Year Built	Area (SF)	Price per SF per year	Comments
10909 E. US 92 Highway Seffner, FL	Flex	1970-1990	9,778 SF	\$9.24	
201 Alexander Street Plant City, FL	Retail	1991	2,759 SF	Undisclosed	Former Popeyes Restaurant

Source: LoopNet and Realtor.com September 2024

Section 7 Likelihood of Such Relocation and Impacts on the Remaining Business Community

Based on the selected alternative, it is estimated that a maximum of five businesses will potentially be displaced. There are five other involved businesses that are landlord type businesses. Based on internet website listings from LoopNet and Realtor.com there may be an inadequate number of similar properties for sale or lease within the immediate market area at this time. Businesses would have to consider relocating a greater distance or build new on available vacant land. It appears that there will be no impact on the remaining business community as a result of this displacement. The remaining business community will still be able to operate and do not appear to be dependent on the businesses that will be displaced.



Section 8 Personal Property Only Relocations

There are no personal property only moves noted on this project

Section 9 On Premise Signs

On premise signs are handled during the appraisal and acquisition phase. The owner will be compensated for the value of the signs through the appraisal process.

Section 10 Potential Contamination Concerns

The *Contamination Screening Evaluation Report* (CSER) for this project has identified 14 sites that have some risk of contamination impacts to this project. There are 8 Low, 5 Medium and 1 High Risk rated sites. Three of the sites with Medium Risk involved business relocations (Parcels 15, 17 and 32). These sites are shown as Sites 3, 5 and 12 respectively in the CSER.

Table 10-1 | Potential Risk Sites

CSER Site No	Site Address	Parcel #	Risk Potential
3	Citgo & Used Appliances 5117 W US Hwy 92 Plant City, FL	15	Medium
5	Bennett Service Station 5112 W US Hwy 92 Plant City, FL	17	Medium
12	Shell Service Station 1665 N Branch Forbes Rd Plant City, FL	32	Medium

Section 11 Publicly Owned Lands

When lands, buildings or other improvements are needed for transportation purposes, but are held by a governmental entity and utilized for public purposes other than transportation, the acquiring body may compensate the entity for such properties by providing functionally equivalent replacement facilities. Based on this study, there are no public facilities requiring functional replacement.

Section 12 Discussion Results of Contacts with Local Governments, Organizations, Groups and Individuals Regarding Residential and Business Relocation Impacts

The FDOT conducted extensive public outreach for this project, including coordination with representatives from Hillsborough County. The District invited representatives from the County to public meetings and provided one-on-one briefings for these representatives.

Several government agencies were contacted to inquire about specific resources available to the businesses impacted by the acquisition. A list of organizations located in the Hillsborough County area that could potentially serve as an additional source of information to a displacee was compiled and included in **Table 13-1**.

Section 13 Community and Social Services

There are numerous economic and social service organizations in the area that are available to assist displaced individuals and businesses. The following list highlights those services available within the area. While no unusual conditions or unique problems were apparent during our field observations, advisory services will be made available, should they arise.

Table 13-1 | Community and Social Services

Organization	Service
Senior Connection Center 813-740-3888 8928 Brittany Way Tampa, FL 33619	Aging and disability resource centers
Phoenix House Florida 813-957-9637 510 Vonderburg Drive Brandon, FL 33511	Addiction & Substance Abuse Assistance
Boys & Girls Club of Tampa Bay 813-259-9101 1301 North Boulevard Tampa, FL 33607	Childcare & Youth Services
Catholic Charities 813-631-4370 2021 E. Busch Boulevard Tampa, FL 33612	Counseling & Mental Health Assistance`
Florida Department of Health Hillsborough County 813-307-8074 1158 Bell Shoals Rd. Unit 101 Brandon, FL 33511	Childrens Programs
CareerSource Tampa Bay 813-930-7400 9215 N. Florida Avenue Tampa, FL 33612	Employment Services
Florida Department of Health in Hillsborough County 813-307-8074 2313 E. 29 th Avenue Tampa, FL 33605	Financial Assistance Women, Infants & Children
Tampa Bay Mission of Hope 813-716-3996 212 S. Saint Cloud Avenue Valrico, FL 33594	Food Pantry and Shelter

Organization	Service
Tampa Housing Authority 813-341-9101 5301 W. Cypress Street Tampa, FL 33607	Housing/Housing Counseling
Hope for Her 813-309-3357 140 Yarbrough Road Brandon, FL 33510	Housing Basic Needs/Legal Assistance
Persons With Disabilities Agency 813-233-4300 1313 N. Tampa Street, #515 Tampa, FL 33602	Disabilities Assistance
US Veterans Affairs Department 813-972-2000 13000 Bruce B. Downs Boulevard Tampa, FL 33612	Veteran & Military Services
Tampa Bay Workforce Alliance 813-930-7400 9215 N. Florida Avenue Tampa, FL 33612	Employment Services
Habitat for Humanity of Hillsborough County 813-239-2242 509 E. Jackson Street Tampa, FL 33602	Housing Assistance
Metropolitan Ministries 813-209-1000 2002 N. Florida Avenue Tampa, FL 33602	Food, Housing & Employment Assistance
Peoples Life Institute 813-468-0133 4305 James L. Redman Parkway Plant City, FL 33602	Emergency Assistance Homelessness/Transitional Services
USF Children's Medical Services 813-974-2201 13101 Bruce B. Downs Boulevard Tampa, FL 33567	Medical Services
Family Promise of Hillsborough County 813-681-6170 121 Carver Avenue Brandon, FL 33511	Housing Assistance
Ascendus 866-245-0783 Nationwide	Small Business Loan Assistance Entrepreneur Services and information

Organization	Service
Florida Small Business Development Center at Hillsborough County 813-272-5900 601 E. Kennedy Boulevard Tampa, FL 33602	Financial, marketing and planning assistance
Manufacturing Alliance of Hillsborough County 813-272-5900 601 E. Kennedy Boulevard Tampa, FL 33602	Training access and talent resources
Accion Opportunity Fund 888-720-3215 Nationwide https://aofund.org/small-businessloans	Disadvantaged Minority/Disadvantaged Women and Small Business Enterprise
Tampa Metropolitan YMCA 813-685-5402 3097 S. Kingsway Road Seffner, FL 33584	Local business support resources
South Florida Small Business Administration 305-536-5527 777 S. Harbor Island Boulevard Suite 215 Tampa, FL 33602	Small business counseling, funding, and support

Section 14 Acquisition and Relocation Assistance Program

In order to minimize the unavoidable effects of right-of-way acquisition and displacement of people, the FDOT 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 FDOT provides advance notification of impending right-of-way acquisition. Before acquiring right-of-way, all properties are appraised to determine the market value. Owners of property to be acquired will be offered and paid fair market value for their property rights.

To ensure that relocatees receive adequate time to relocate, the FDOT hereby assures that they will not be required to move from the subject property before at least ninety (90) days have elapsed from the date of receipt of our 90 Day Letter of Assurance. This assurance applies to individuals, families, businesses, or farm operations; or personal property they may own. Further, the relocatee will be given a written notice which will specify the actual date by which the property must be vacated and surrendered to the FDOT. They will receive this latter notice at least thirty (30) days prior to the date specified 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 the FDOT 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 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 residential 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; and (3) purchase of replacement housing.

Financial assistance is available to the eligible residential relocatee to:

- Reimburse the relocatee for the actual reasonable costs of moving from homes acquired for a highway project.
- Provide a supplementary reimbursement payment, when required as per the Uniform Relocation Act, for the cost of a comparable decent, safe and sanitary dwelling available on the private market.
- Provide reimbursement of expenses incidental to the purchase of a replacement dwelling.
- 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 \$41,200 combined total.

A displaced tenant may be eligible to receive a payment, not to exceed \$9,570, to rent a replacement dwelling or room, or to use as a down payment, including closing costs, on the purchase of a replacement dwelling.

Financial assistance is available to the eligible business relocatee to:

- Reimburse the relocatee for the actual reasonable and necessary costs of moving from businesses, and farm operations acquired for a highway project.
- Provide reimbursement for related expenses, such as personal property losses, expenses in locating a replacement site, and certain re-establishment costs.

In certain instances, a business may be eligible for reimbursement as a fixed payment (based on the average annual net earnings of their operation payment may not exceed \$53,200, nor be less than \$1,000) in lieu of the payments for actual moving and related expenses; actual, reasonable re-establishment expenses; and search expenses. To qualify for this payment the business must vacate or relocate from its displacement site.

The brochures that describe in detail the FDOT's Relocation assistance Program are "Residential Relocation Under the Florida Relocation Assistance Program", "Relocation Assistance Business, Farms and Non-profit Organizations", "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.

Section 15 Conclusion

This project will have relocation impacts that will include business and residential displacements. The results of the study estimate six (6) residences, and five (5) businesses may be impacted and require relocation. None of the residential relocatees appear to present unusual conditions that would prevent their successful relocation. Having less than a desirable number of suitable resources available for the business relocations, could impact relocation efforts. Three of the residential relocations involve tenant renting from a business landlord. Two of the business parcels involving relocations are owned by a separate landlord business.

The research obtained from this study as well as consultations with local government agencies reveals programs to assist business development and relocation. Relocation benefits provided in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended appear to be adequate.

APPENDICES

APPENDIX A Concept Plans

APPENDIX B Photos of Affected Properties

APPENDIX A Concept Plans

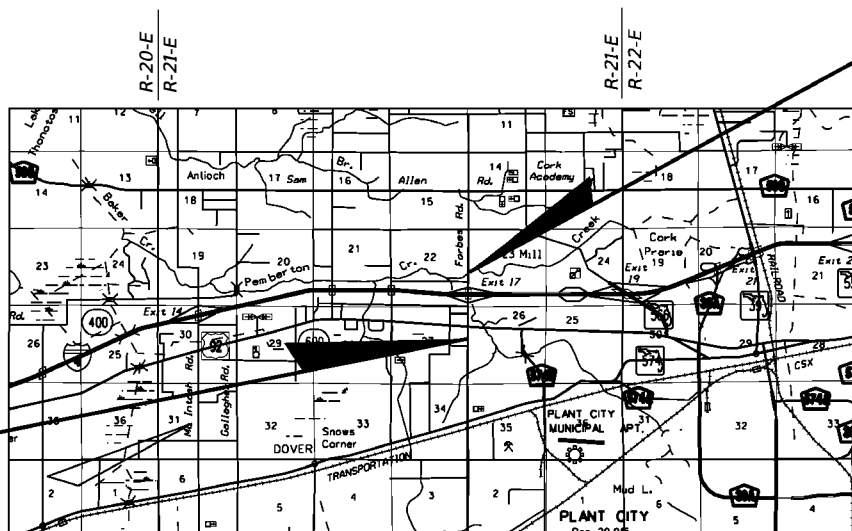
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAPS

FINANCIAL PROJECT ID 447159-1-22-01
HILLSBOROUGH COUNTY

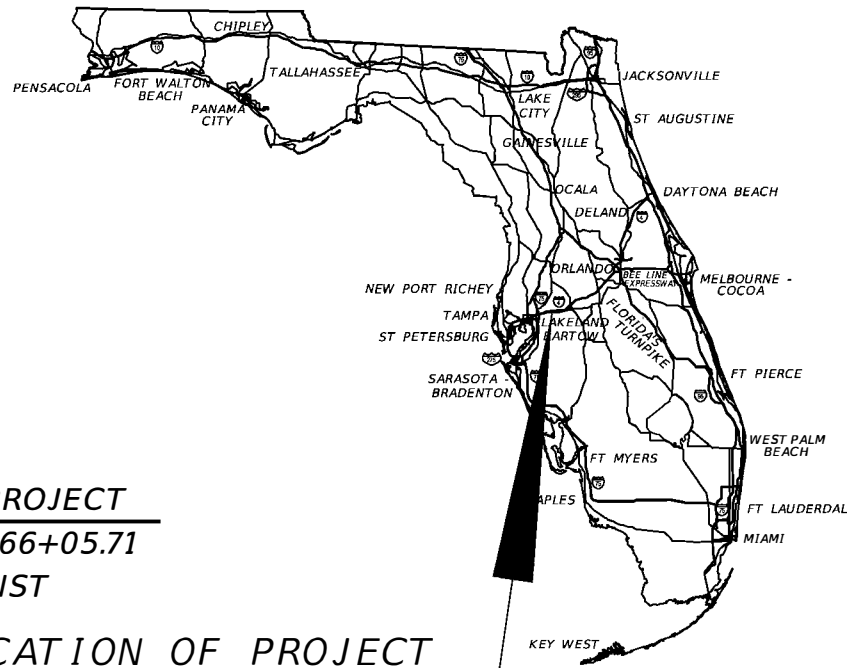
BRANCH FORBES ROAD
From south of US 92 (SR 600) to north of Interstate 4 (SR 400)

BEGIN PROJECT
STA 1120+57.95
Q CONST



END PROJECT
STA 1166+05.71
Q CONST

LOCATION OF PROJECT



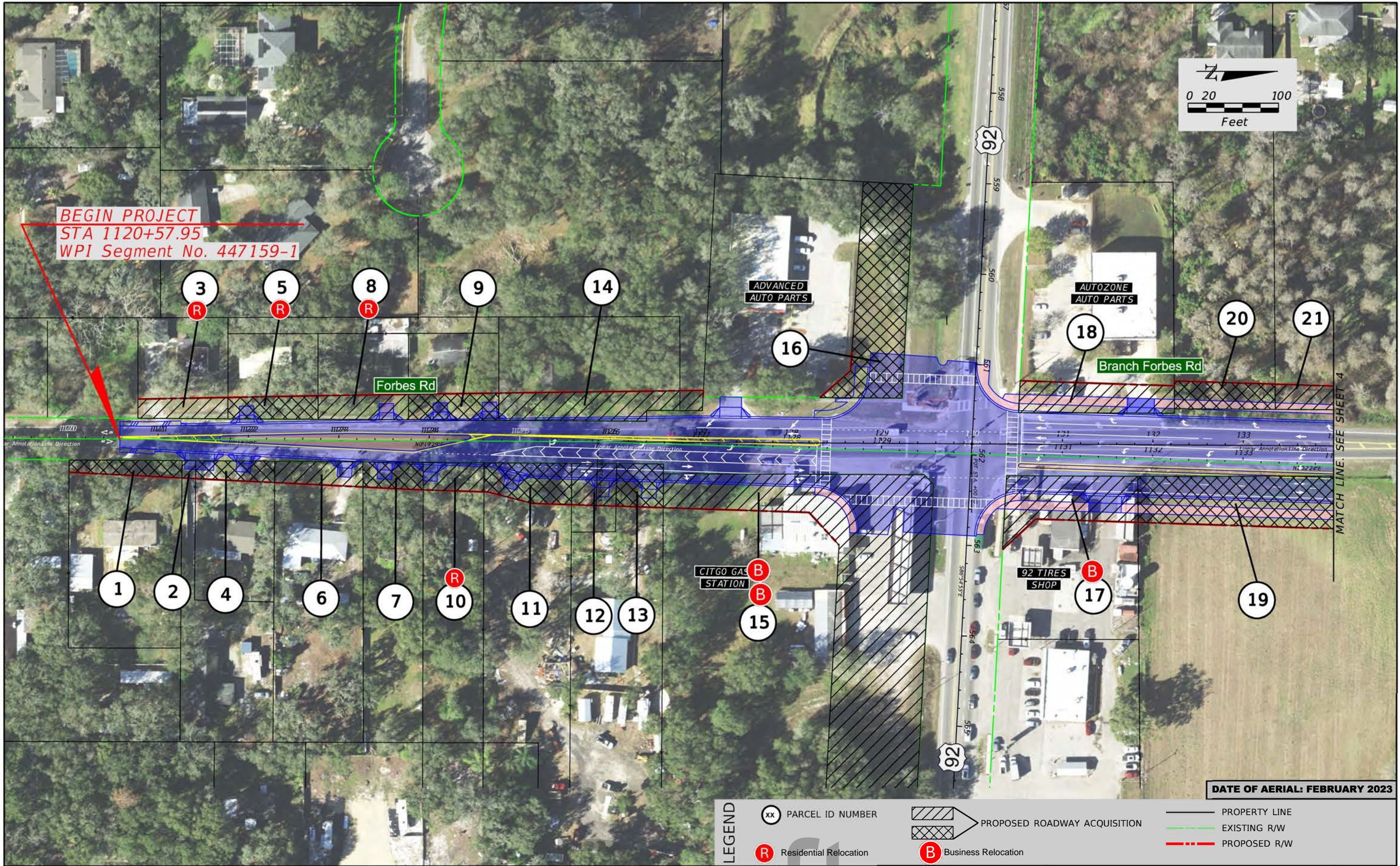
RIGHT OF WAY PLANS
ENGINEER OF RECORD:

JEFFREY S. NOVOTNY, P.E., AICP, RSP1
P.E. LICENSE NUMBER 51083
CONSOR ENGINEERS, LLC
2818 CYPRESS RIDGE BLVD., SUITE 200
WESLEY CHAPEL, FLORIDA 33544
ENGINEERING BUSINESS NO.: EB71110

FDOT PROJECT MANAGER: CRAIG FOX, P.E.

Draft

CONSTRUCTION CONTRACT NO.	FISCAL YEAR	SHEET NO.
		1

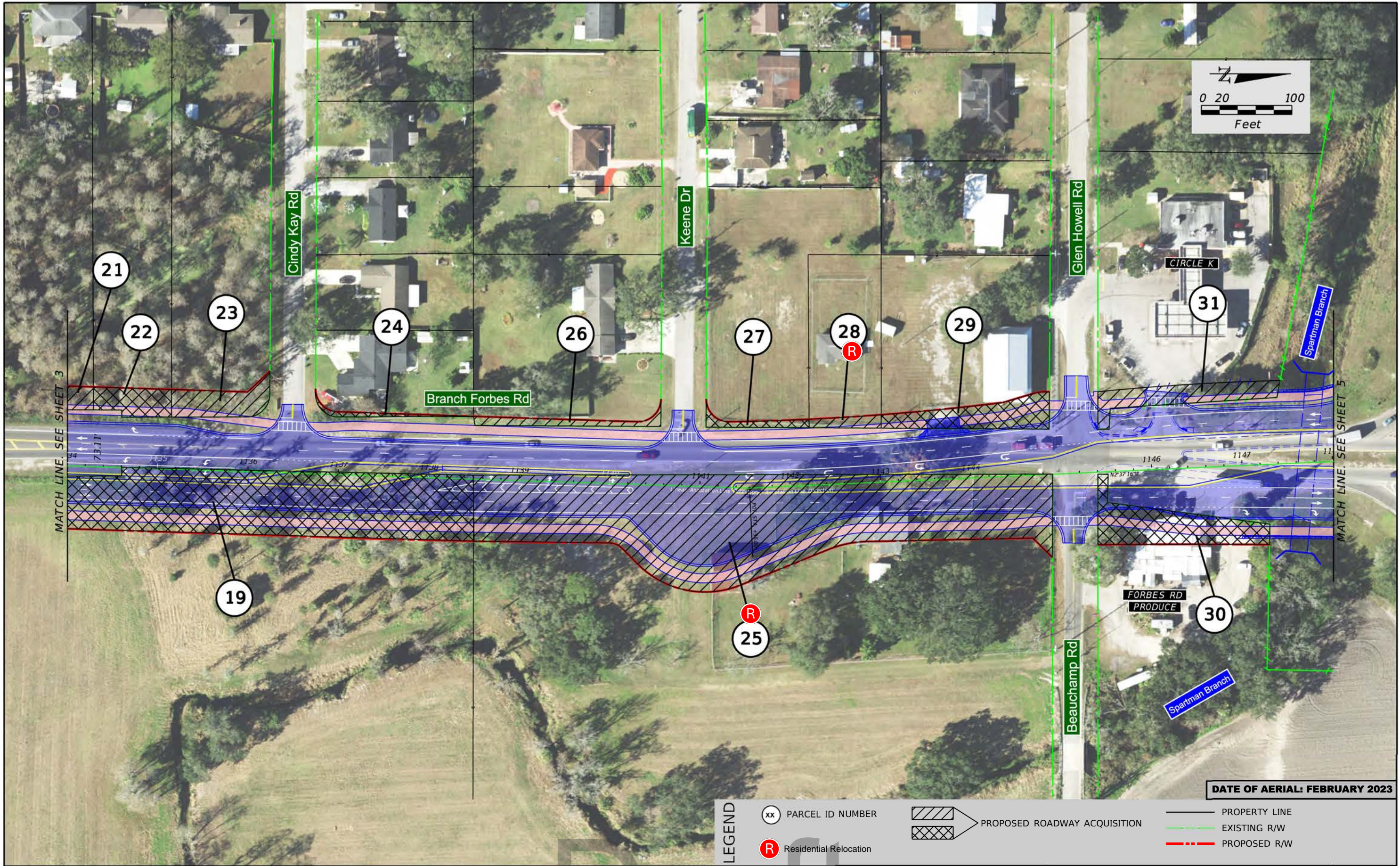


CONSOR ENGINEERS, LLC
2818 Cypress Ridge Blvd, Suite 200
Wesley Chapel, Florida 33544
Phone: (813) 435-2600 Fax: (813) 435-2601
Engineering Business No. EB7110

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	HILLSBOROUGH	447159-1-22-01

Branch Forbes Road PD&E STUDY
From South of US 92 to
North of Interstate 4 (SR 400)
Right-of-Way Map
WPI Segment No.: 447159-1

SHEET NO.
3



DATE OF AERIAL: FEBRUARY 2023

LEGEND

- xx PARCEL ID NUMBER
- R Residential Relocation

- PROPOSED ROADWAY ACQUISITION
- EXISTING R/W
- PROPOSED R/W

- PROPERTY LINE
- EXISTING R/W
- PROPOSED R/W

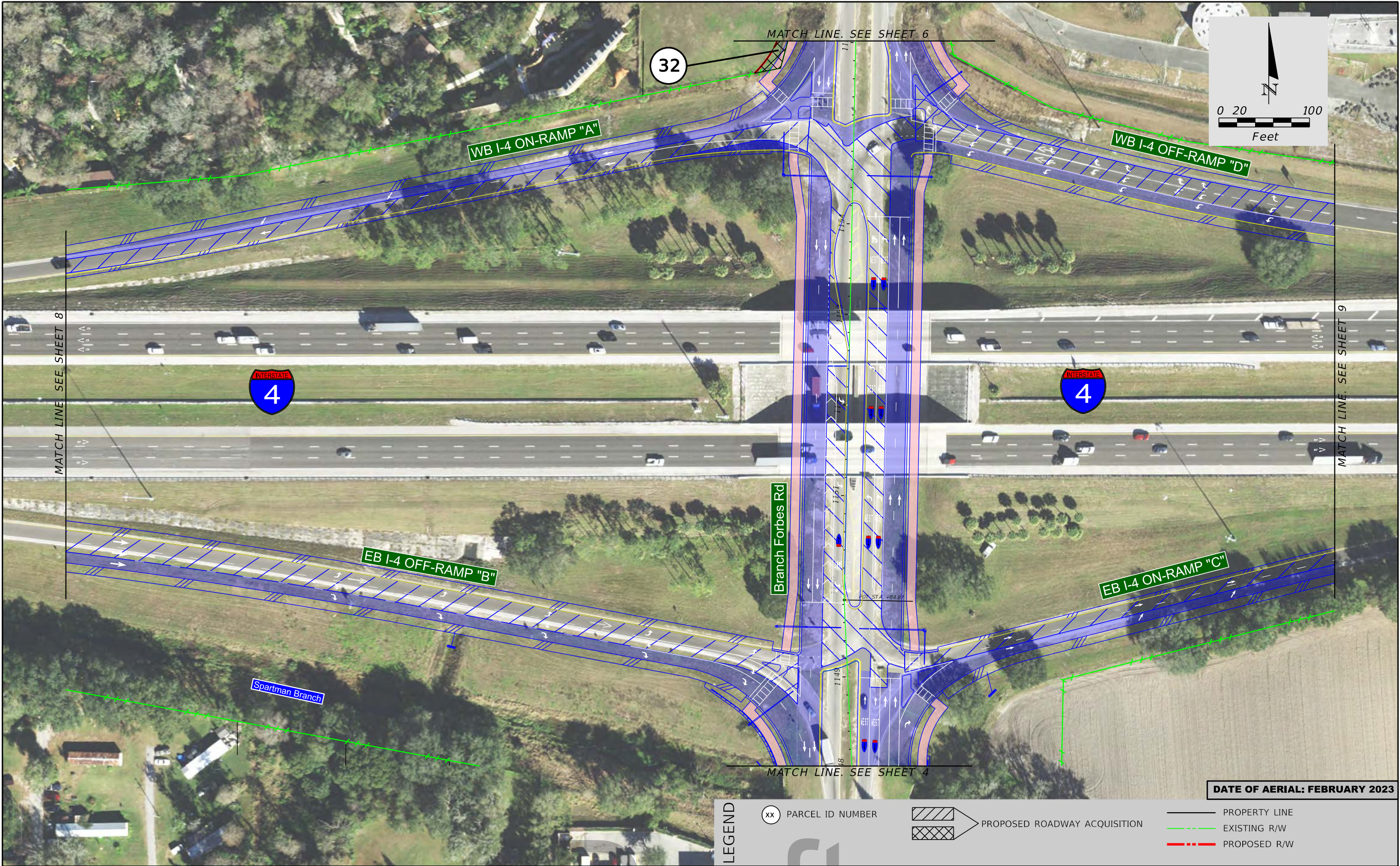
CONSOR ENGINEERS, LLC
2818 Cypress Ridge Blvd, Suite 200
Wesley Chapel, Florida 33544
Phone: (813) 435-2600 Fax: (813) 435-2601
Engineering Business No. EB7110

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	HILLSBOROUGH	447159-1-22-01

Branch Forbes Road PD&E STUDY
From South of US 92 to
North of Interstate 4 (SR 400)
Right-of-Way Map
WPI Segment No.: 447159-1

SHEET NO.
4

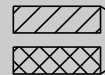
Draft



LEGEND

xx

PARCEL ID NUMBER



PROPOSED ROADWAY ACQUISITION

PROPERTY LINE
EXISTING R/W
PROPOSED R/W

CONSOR ENGINEERS, LLC

2818 Cypress Ridge Blvd, Suite 200
Wesley Chapel, Florida 33544
Phone: (813) 435-2600 Fax: (813) 435-2601
Engineering Business No. EB7110

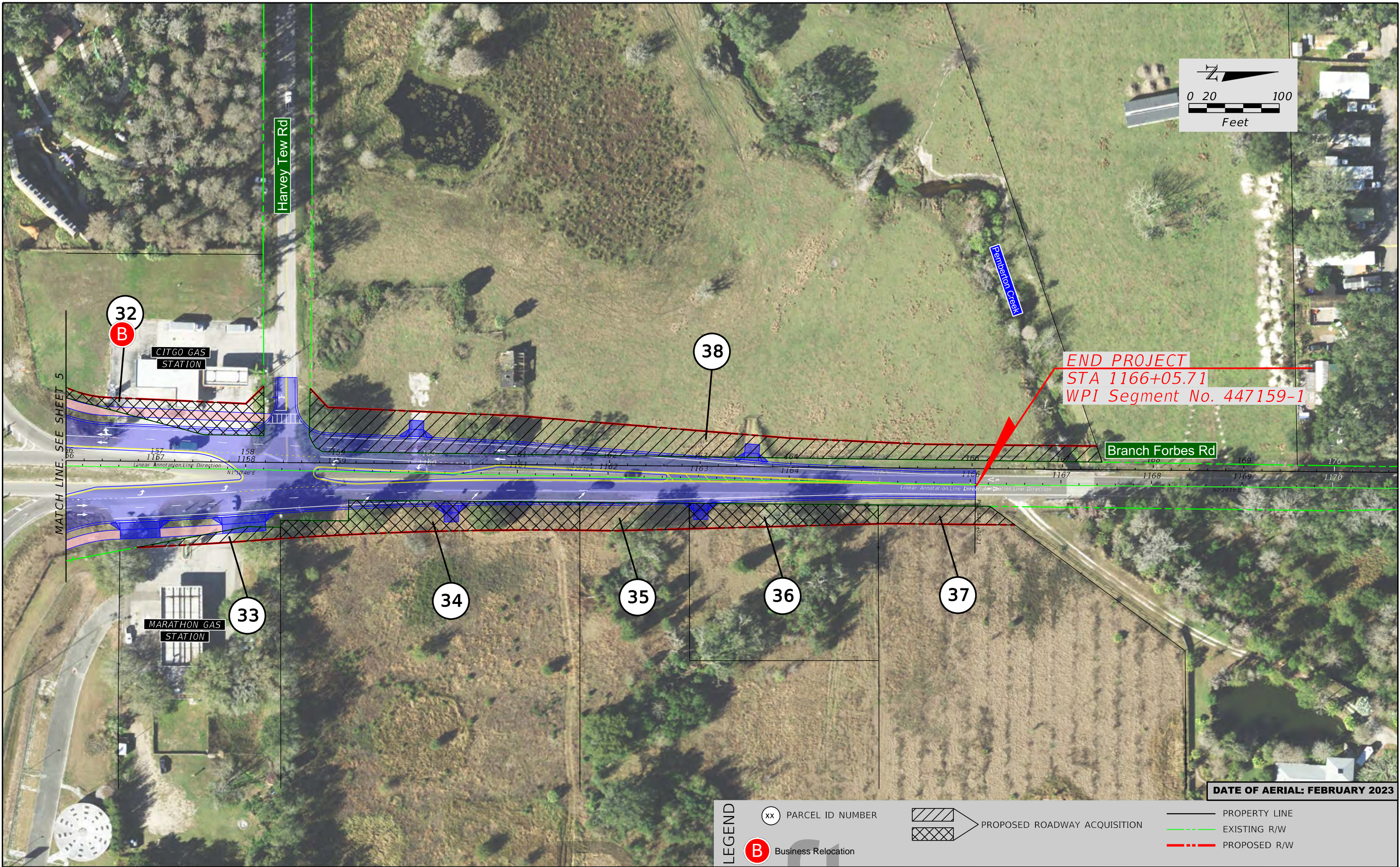
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	HILLSBOROUGH	447159-1-22-01

Branch Forbes Road PD&E STUDY
From South of US 92 to
North of Interstate 4 (SR 400)
Right-of-Way Map
WPI Segment No.: 447159-1

SHEET
NO.

5



DATE OF AERIAL: FEBRUARY 2023

LEGEND

xx

PARCEL ID NUMBER

B

Business Relocation



PROPOSED ROADWAY ACQUISITION

PROPERTY LINE

EXISTING R/W

PROPOSED R/W

CONSOR ENGINEERS, LLC

2818 Cypress Ridge Blvd, Suite 200
Wesley Chapel, Florida 33544
Phone: (813) 435-2600 Fax: (813) 435-2601
Engineering Business No. EB7110

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.

COUNTY

FINANCIAL PROJECT ID

HILLSBOROUGH

447159-1-22-01

Branch Forbes Road PD&E STUDY
From South of US 92 to
North of Interstate 4 (SR 400)
Right-of-Way Map
WPI Segment No.: 447159-1

SHEET
NO.

6

APPENDIX B

Photos of Affected Properties



**Mainline PARCEL 3
1009 N. Forbes Road**



Mainline PARCEL 5
1011 N. Forbes Road



**Mainline PARCEL 8
1013 N. Forbes Road**



**Mainline PARCEL 10
1080 N. Forbes Road**



Mainline PARCEL 25
1422 Branch Forbes Road



**Mainline PARCEL 28
1423 N. Forbes Road**



Mainline PARCEL 15 (Citgo)
5117 W. US Highway 92



**Mainline PARCEL 15 (Used Appliances)
5117 W. US Highway 92**



Mainline PARCEL 17
5112 W. US Highway 92



Mainline PARCEL 32
1665 N. Branch Forbes Road



FPC-1A PARCEL 1
5335 Tanner Road and US Highway 92