

Final Conceptual Stage Relocation Plan

Florida Department of Transportation - District VII

County Line Road (C.R. 578) Project Development and Environment Study From U.S. 19 (S.R. 55) to U.S. 41 (S.R. 45)

*Work Program Item Segment Number: 257298 1
Federal-Aid Program Number: 7822 001 S
Pasco and Hernando Counties, Florida*

The proposed project involves improving County Line Road (C.R. 578) to a multi-lane facility from U.S. 19 (S.R. 55) to east of U.S. 41 (S.R. 45) in Pasco and Hernando Counties, a distance of approximately 12.0 miles (19.3 kilometers). The project includes a segment of roadway along a new alignment. This segment is referred to as the Ayers Road Extension and extends from the interchange of C.R. 578 and the Suncoast Parkway to east of U.S. 41, a distance of approximately 3.5 miles (5.6 kilometers).



**Revised
January 2003**

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Prepared by:

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January 2003*

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
1.0 INTRODUCTION	1-1
2.0 PROJECT DESCRIPTION	2-1
2.1 Project Setting.....	2-1
2.1.1 Area Overview	2-1
2.1.2 Existing Land Use.....	2-1
2.1.3 Future Land Use	2-2
2.2 Existing Roadway Facility.....	2-3
2.3 Project Alternatives	2-3
2.4 Summary.....	2-5
2.4.1 Recommendation.....	2-5
3.0 PROJECT APPROACH	3-1
4.0 DEMOGRAPHICS.....	4-1
4.1 Population.....	4-1
4.2 Housing.....	4-2
4.3 Income and Employment	4-7
5.0 RELOCATION IMPACTS	5-1
5.1 Residential Impacts.....	5-2
5.2 Business Impacts	5-3
5.3 Sign Relocations	5-4
5.4 Publicly Owned Facilities	5-4
5.5 Potential Contamination Concerns	5-5
5.6 Potential Relocations - Recommended Alignment	5-5
5.6.1 Residential Impacts.....	5-6
5.6.2 Business Impacts	5-6
6.0 RELOCATION RESOURCES	6-1
6.1 Available Housing	6-1
6.2 Housing of Last Resort	6-2
6.3 Business Space and Sites	6-3
7.0 RELOCATION ASSISTANCE.....	7-1
7.1 Relocation Assistance Process.....	7-1
7.2 Community Organizations Providing Assistance	7-3
8.0 Bibliography	8-1

APPENDICES

Appendix A	Plan Sheets
Appendix B	Site Photos

LIST OF TABLES

<u>Table</u>	<u>Page</u>
4-1	Population Densities 4-1
4-2	Hernando County Census Tract Population by Race and Gender 4-2
4-3	Pasco County Census Tract Population by Race and Gender 4-2
4-4	Hernando County Household Information by Census Tract 4-3
4-5	Pasco County Household Information by Census Tract 4-3
4-6	Hernando County Households with Persons Over the Age of 65 4-3
4-7	Pasco County Households with Persons Over the Age of 65 4-3
4-8	Hernando County Households Containing Five or More Occupants 4-4
4-9	Pasco County Households Containing Five or More Occupants 4-4
4-10	Disabled Residential Occupants 4-4
4-11	Total Housing Units and Percentage of Home Ownership 4-5
4-12	Hernando County Owner Occupied Housing Units by Census Tract 4-5
4-13	Pasco County Owner Occupied Housing Units by Census Tract 4-5
4-14	Tenure of Structures Being Displaced 4-6
4-15	Income Range for Hernando and Pasco Counties and the State of Florida 4-7
4-16	Employment Status for Hernando and Pasco Counties and the State of Florida 4-7
5-1a	Potential Right-of-Way Impacts – Alignment S-5 5-1
5-1b	Potential Right-of-Way Impacts – Alignment S-8 5-1
5-2	Potential Residential Relocations 5-2
5-3	Potential Business Displacements 5-3
5-4	Potential Sign Relocations 5-4
5-5	Potential Relocations - Recommended Alignment 5-5
5-6	Potential Residential Relocations - Recommended Alignment 5-6
5-7	Potential Business Displacements - Recommended Alignment 5-7
6-1	Real Estate Listings for Two-Bedroom or Greater Homes 6-1
6-2	Real Estate Listings for Rental Properties 6-2
6-3	Business Floor Space 6-3
7-1	Community Organizations Available for Relocation Assistance 7-3

LIST OF FIGURES

<u>Figure</u>	<u>Page</u>
1-1	Project Location Map 1-1
2-1	Suburban Typical Section 2-4

Section 1.0

INTRODUCTION

The Florida Department of Transportation (FDOT) in partnership with Pasco and Hernando Counties is conducting a Project Development and Environment (PD&E) Study to evaluate capacity improvement alternatives for County Line Road (C.R. 578) in Pasco and Hernando Counties, as shown in Figure 1-1. The proposed project involves improving C.R. 578 from a primarily two-lane roadway to a multi-lane facility from the vicinity of U.S. 19 (S.R. 55) to the vicinity of U.S. 41 (S.R. 45), a distance of approximately 12.0 miles (mi) [19.3 kilometers (km)]. A segment of roadway on new alignment, referred to as the Ayers Road Extension, is being proposed from the C.R. 578/Suncoast Parkway interchange to the vicinity of U.S. 41 and Ayers Road (C.R. 576), a distance of approximately 3.5 mi (5.6 km). The Ayers Road Extension provides for a continuous travel route between U.S. 19 and C.R. 581 and it also would improve access to the Hernando County Airport with a new connection to the airport.

FIGURE 1-1
PROJECT LOCATION MAP



The objective of the PD&E Study is to provide documented environmental and engineering analyses that will assist the FDOT and the Federal Highway Administration (FHWA) in reaching a decision on the location and conceptual design for improvements to C.R. 578. This Study will also comply with the requirements of the National Environmental Policy Act (NEPA) and other Federal laws to qualify the proposed project for Federal-aid funding.

The Preliminary Engineering Report, published separately, documents the need for the project and presents the procedures used to develop and evaluate the Build and No-Build Alternatives as they relate to the proposed project.

Section 2.0

PROJECT DESCRIPTION

2.1 PROJECT SETTING

The C.R. 578 corridor is an east/west facility with a functional classification of a major collector. The project is located within Sections 1 through 6 of Township 24 South, Range 17 East and Sections 1 through 6 of Township 24 South, Range 18 East in Pasco County, and Sections 31 through 36 of Township 23 South, Range 17 East; Sections 25, 26, 31 through 36 of Township 23 South, Range 18 East; and Section 30 of Township 23 South, Range 19 East in Hernando County.

2.1.1 AREA OVERVIEW

Both Pasco and Hernando Counties are located on the west coast of Central Florida in one of the fastest growth areas in the state. This is primarily due to their location immediately north of the west coast's major employment centers located in Tampa and St. Petersburg, and the lower cost of housing compared to their neighboring counties to the south. This rapid growth rate is reflected in the Year 2000 Census that shows growth over 1990 of 26.4 percent in Pasco County and 29.4 percent in Hernando County. In addition, access to four major highway corridors, U.S.19 in the west, the new Suncoast Parkway in the center, U.S. 41 and I-75 in the east provide convenient access to the employment centers and two major airports, Tampa International and St. Petersburg-Clearwater International.

The cost of living in both counties is relatively low compared to their southern neighbors. For this reason, both counties have large retiree populations, especially in Hernando County where the percentage of elderly residents is above 40 percent. The majority of residences are made up of single-family homes in a variety of styles and prices ranging from mobile homes to luxury houses. These homes can be found in planned developments or on rural land. The average price for the vast majority of these homes is less than \$200,000.

The primary source of income for Pasco and Hernando Counties is agriculture and farming (citrus, cattle, and dairy). In addition to the growth in population, there has been an expansion in the business economy with several new industrial parks under development, primarily in southern Pasco County and at the Hernando County Airport located north of the eastern project area. It is anticipated that industry will grow rapidly as the number of potential employees increases and with the development of supporting infrastructure.

2.1.2 EXISTING LAND USE

Primary land uses along the C.R. 578 corridor include numerous residential subdivisions, individual residences, commercial and industrial development, numerous religious and community facilities, and undeveloped land. Existing land uses are similar on both the Pasco County and Hernando County sides of C.R. 578. The project corridor can be divided into eastern

and western sections based on existing land use patterns: U.S. 19 to Mariner Boulevard/Shady Hills Road and Mariner Boulevard/Shady Hills Road to U.S. 41.

The land uses in the western section of C.R. 578, between U.S. 19 and Mariner Boulevard/Shady Hills Road, consist of a mixture of medium-density single-family residential, commercial, and several religious facilities. Residential development consists of numerous individual residences directly adjacent to C.R. 578 as well as single-family subdivisions. The subdivisions include Oakwood Village, Arlington Woods, Heritage Pines, Rolling Oaks Estates, Spring Hill, El Pico, Rainbow Hills, Seven Hills, Autumn Oaks, and Oak Lake Estates. Numerous commercial uses are scattered along this section with the greatest concentrations being located at U.S. 19, Mariner Boulevard/Shady Hills Road, and the County Line Industrial Park. Major commercial centers include the UHL Plaza shopping center at U.S. 19 and the Publix Shopping Center and Seven Hills Business Park at Mariner Boulevard/Shady Hills Road intersection. Other commercial uses include automotive service and sales establishments, retail stores, and restaurants. The four churches located along this section of the project corridor are The Father's House, Church of the Nazarene Calvary Community, New Hope Baptist Church, and Faith Baptist Church.

The eastern section of the C.R. 578 project corridor, between Mariner Boulevard/Shady Hills Road and U.S. 41 is characterized by lower residential densities and undeveloped land. Land uses consist of a mixture of low- and medium-density single-family residential, commercial, industrial, religious and community facilities, and undeveloped land. Residential uses are concentrated in the Preston Hollow subdivision, the Topics RV Community, Leisure Hills, Highland Ten Country Hills, Linden Retreats, Arkay Park, and an area of rural non-subdivision homes in the southeast quadrant of Shady Hills Road and C.R. 578. Masaryktown, located north of C.R. 578 and west of U.S. 41, is an established residential community consisting of single-family residences and one church.

Commercial land uses are concentrated in the vicinity of the Mariner Boulevard/Shady Hills Road intersection and consist of automotive service establishments, retail stores, and restaurants. Keys Concrete Industries, located on the south side of the project corridor between Mariner Boulevard/Shady Hills Road and the Suncoast Parkway, is the only industrial use located within this section. At the eastern terminus of the project corridor, commercial uses are scattered along U.S. 41 between C.R. 578 and Ayers Road and consist of retail sales and automotive service establishments. The Hernando County Airport, a regional general aviation facility, is located north of the proposed Ayers Road Extension and west of U.S. 41.

Community facilities in this section include the Spring Hill Regional Hospital, Suncoast Elementary School, Spring Hill Assisted Living Facility, VFW Post 8681, and Slovene National Benefit Society Lodge #778. The three religious facilities located in this section of the project corridor are Hosanna Assembly of God, Cornerstone Christian Center, and First Baptist Church of Masaryktown.

2.1.3 FUTURE LAND USE

The *Pasco and Hernando County Comprehensive Plans* indicate that future land uses within the project corridor will follow the established trends of the existing land uses.

The Pasco County Future Land Use Map indicates that land uses south of the project corridor are primarily designated as residential combined with scattered commercial uses. A Walgreens Drug Store was recently developed on the southeast corner of Mariner Boulevard/Shady Hills Road and C.R. 578. The western half of the project corridor is characterized by medium residential densities, while the eastern half of the project corridor is characterized by low residential densities.

According to the Hernando County Future Land Use Map, land uses north of the project corridor will continue to be designated as residential with scattered commercial uses at the major intersections. Additional commercial uses have been designated for the areas in the vicinity of the Suncoast Parkway Interchange. Approved future commercial development includes two assisted care living facilities on C.R. 578 east of Mariner Boulevard/Shady Hills Road. Land on the northwest corner of Mariner Boulevard/Shady Hills Road and C.R. 578 is part of the Seven Hills Development of Regional Impact (DRI) and has been designated for future commercial development. Vacant land on the northeast corner of Mariner Boulevard/Shady Hills Road and C.R. 578 has also been designated for future commercial development. A 50-acre site on C.R. 578 approximately 1.5 mi (2.4 km) east of Mariner Boulevard/Shady Hills Road is currently being considered as a potential site for a new Pasco/Hernando Community College Campus. The Hernando County Board of County Commissioners will ultimately determine whether to locate the school on the C.R. 578 site or an alternate site in the Airport Industrial Park.

The *Hernando County Comprehensive Plan* calls for the creation of an Airport Planned Development District in order to "...maximize the use of the Hernando County Airport and surrounding lands by providing for aviation related activities, industrial uses, and other land use not incompatible with the airport." Relevant policies associated with this airport planned development district include the identification of "runway approach surfaces at the end of each runway, which shall be protected from encroachment from residential development and other non-compatible land uses."

2.2 EXISTING ROADWAY FACILITY

C.R. 578 is currently a two-lane rural roadway from U.S. 19 to Callaway Avenue and from Hallow Avenue to U.S. 41. From the vicinity of Callaway Avenue to Hallow Avenue, C.R. 578 has been expanded to a four-lane divided suburban facility with an open drainage system. In addition, for 0.5 miles west and east of the interchange at the Suncoast Parkway, C.R. 578 has been expanded to a four-lane divided facility. The existing posted speed limit along C.R. 578 ranges from 40 to 55 miles per hour (mph). The existing ROW width ranges from 50 feet (ft) to 170 ft except at the Suncoast Parkway interchange where the ROW width is 254 ft.

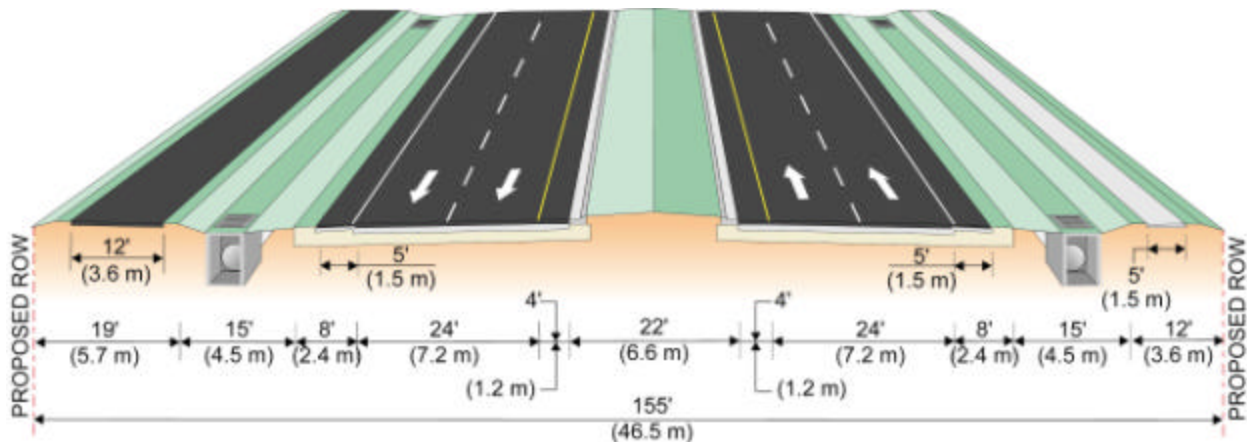
2.3 PROJECT ALTERNATIVES

The C.R. 578 project corridor was broken into four segments to effectively assess and compare the effects of the proposed roadway improvements. The four segments, shown on Figure 1-1, consist of the following:

- Segment A U.S. 19 to East Road - 2.4 mi (3.9 km)
- Segment B East Road to Mariner Boulevard/Shady Hills Road - 3.2 mi (5.1 km)
- Segment C Mariner Boulevard/Shady Hills Road to Suncoast Parkway - 3.9 mi(6.3 km)
- Segment D Suncoast Parkway to U.S. 41 (Ayers Road Extension) - 3.5 mi (5.6 km)

Southern (S-1), centered (S-2), and northern (S-3) roadway alignments were developed for Segments A, B, and C utilizing a suburban typical section, shown below as Figure 2-1. In Segment D, also referred to as the Ayers Road Extension, two brand new alignments utilizing the suburban typical section were developed, S-5 and S-8, which begin at the Suncoast Parkway and transition north then east intersecting U.S. 41 at the Ayers Road intersection.

**FIGURE 2-1
SUBURBAN TYPICAL SECTION**



Following a Public Workshop for the project held on December 14, 2000, FDOT was requested to optimize the proposed alignments from U.S. 19 to the Suncoast Parkway. As a result, the optimized alignments for that segment of the roadway were determined to be the following:

- | | |
|---------------------------------|--|
| US 19 to Hamlet Circle | North Alignment |
| Hamlet Circle to Fountain Court | Centered Alignment within Existing ROW |
| Fountain Court to Kelley Road | South Alignment |
| Kelley Road to Suncoast Parkway | North Alignment |

For the Ayers Road Extension from the Suncoast Parkway to U.S. 41, Alignment S-5 was selected for further analysis. Since that time, and in response to cultural resource issues associated with Alignment S-5, a new Alignment S-8 has also been developed for the Ayers Road Extension.

2.4 SUMMARY

The recommended project involves improving C.R. 578, to a four-lane suburban facility from the vicinity of U.S. 19 (S.R. 55) to the vicinity of U.S. 41 (S.R. 45), a distance of approximately 12.0 miles (mi) [19.3 kilometers (km)]. A segment of roadway on new alignment, referred to as the Ayers Road Extension, is being recommended from the C.R. 578/Suncoast Parkway interchange north then east to the vicinity of U.S. 41 and Ayers Road (C.R. 576). The recommended route extends northward through mostly undeveloped pasture then east for a distance of approximately 3.5 mi (5.6 km) terminating at the U.S. 41/Ayers Road intersection north of Masaryktown.

The portion of the project from East Road to the Suncoast Parkway is include in the *Pasco County Metropolitan Planning Organization's (MPO's) 2025 Long Range Transportation Plan (LRTP)* as a four-lane divided facility. The portion of the project from U.S. 19 to the Suncoast Parkway is included in the Hernando County MPO's 2025 LRTP and is recommended for improvement to a four-lane divided facility. The recommended new roadway alignment, Ayers Road Extension, from the interchange of C.R. 578 and Suncoast Parkway to the vicinity of U.S. 41 and Ayers Road is also identified in the Hernando county MPO's 2025 LRTP as a four-lane divided facility.

2.4.1 Recommendation

Both the existing and design year conditions were evaluated, and various improvement alternative alignments were developed and are documented in the *Preliminary Engineering Report (PER), Section 8.0*. After a thorough technical analysis and a comprehensive public involvement process, the study recommended the following optimized alternative for C.R. 578 (Alignment S-8) and Ayers Road Extension (Alignment S-5).

- U.S. 19 to Hamlet Circle North Alignment
- Hamlet Circle to Fountain Court Within existing right-of-way (ROW)
- Fountain Court to Kelley Road South Alignment
- Kelly Road to Suncoast Parkway North Alignment
- Suncoast Parkway to U.S. 41
 (Ayers Road Extension) New Alignment

The typical section proposed and approved by Pasco and Hernando Counties, is a four-lane divided suburban facility with a 30 ft (9.0 m) median in which 22 ft (6.6 m) are raised, there are two 12 ft (3.6 m) travel lanes in each direction, 8 ft (2.4 m) outside shoulders with 5 ft (1.5 m) paved, and 15 ft (4.5 m) drainage swales. A 12 ft (3.6 m) multi-use facility on the north side of the roadway and a 5 ft (1.5 m) sidewalk on the south side of the roadway are also being recommended.

Section 3.0

PROJECT APPROACH

The purpose of this Conceptual Stage Relocation Plan is twofold: 1) to identify community characteristics and analyze the impact of the project on the community, and 2) to identify residences and businesses potentially impacted by the project and any special relocation needs.

Community characteristics are determined by analyzing and comparing the demographics of the state, county, and study area. The neighborhood study area for this Conceptual Stage Relocation Plan is defined by the census tracts adjoining the Optimized Alternative. These census tracts are: 409.01, 409.02, 414.01, 414.02 in Hernando County and 318.01, 318.02 and 318.03 in Pasco County. The official census for 1990 and 2000 and the Florida Statistical Abstract (2000) are the sources for much of the baseline demographic data used in developing this Conceptual Stage Relocation Plan.

The demographic information that was analyzed includes: total population, male/female population, elderly population, minority composition, income, household size, owner/tenant occupancy, employment status, and housing costs. This information allows for comparisons that provide a reasonable representation of community impacts. For example, if 50 percent of the households to be displaced are occupied by the elderly, this may seem high. However, if 75 percent of the total households in the study area are elderly, then the percentage of elderly displacees no longer seems to be disproportionate.

Although every effort has been made to minimize the impact of the proposed project on existing land uses, some residential and business relocations associated with project ROW acquisition are unavoidable.

Section 4.0

DEMOGRAPHICS

This section of the report presents population, housing, and income information for the State of Florida, Hernando, and Pasco Counties, and the neighborhood study areas along the C.R. 578 project corridor.

4.1 POPULATION

The following population data was developed based on information gathered from the United States Census Bureau 2000 Census and the University of Florida, Bureau of Economics and Business Research, Florida Statistical Abstract 2000. Based on the 2000 Census data, a population of 130,802 resides in Hernando County, an increase of 29.4 percent over the 1990 Census. Residents of Pasco County total 344,765 persons, an increase of 26.8 percent over 1990.

Table 4-1 shows the population densities for Florida, Hernando, and Pasco Counties. Hernando County is slightly less densely populated than the statewide average while Pasco County is much more densely populated than the statewide average.

**TABLE 4-1
POPULATION DENSITIES**

Area	Persons Per Square Mile
State of Florida	296.4
Hernando County	273.6
Pasco County	462.8

U.S. Census, 2000.

Tables 4-2 and 4-3 present population data by race and gender for the individual census tracts along the C.R. 578 project corridor in Hernando and Pasco Counties.

The female population in Hernando County study area is slightly higher than the statewide average (51.2 percent). There is no significant difference in the numbers of males and females in each of the census tracts within the project study area, with the female population only slightly larger than the male population. The racial composition shows that the study area neighborhoods are predominately white (non-Hispanic). Blacks, Hispanics, and other minorities are significantly lower than their respective statewide averages of 14.6 percent, 16.8 percent, and 5 percent, respectively, but slightly higher than that of Pasco County.

**TABLE 4-2
HERNANDO COUNTY CENSUS TRACT POPULATION BY RACE AND GENDER**

Race	Census Tract 409.01		Census Tract 409.02		Census Tract 414.01		Census Tract 414.02	
	Number	%	Number	%	Number	%	Number	%
Total Population	3,925		7,339		5,396		4,355	
White	3,457	88.0	6,695	91.2	4,737	87.8	4,032	92.6
Black	97	2.5	186	2.5	100	1.9	66	1.5
Hispanic	321	8.1	366	5.0	444	8.2	193	4.4
Other	53	1.4	92	1.3	115	2.1	64	1.5
Gender								
Male	1,850	47.1	3,566	48.6	2,566	47.5	2,056	47.2
Female	2,075	52.9	3,773	51.4	2,830	52.5	2,299	52.8

U.S. Census, 2000.

**TABLE 4-3
PASCO COUNTY CENSUS TRACT POPULATION BY RACE AND GENDER**

Race	Census Tract 318.01		Census Tract 318.02		Census Tract 318.03	
	Number	%	Number	%	Number	%
Total Population	5,169		5,413		6,369	
White	4,833	93.5	5,069	93.6	5,975	93.8
Black	25	0.5	27	0.5	65	1.0
Hispanic	167	3.2	204	3.8	233	3.7
Other	144	2.8	113	2.1	96	1.5
Gender						
Male	2,662	50.7	2,701	49.9	3,158	49.6
Female	2,547	49.3	2,712	50.1	3,211	50.4

U.S. Census, 2000.

By comparison, the study area neighborhoods in Pasco County are even more predominately white (non-Hispanic) than the Hernando County neighborhoods and Florida as a whole. The male/female gender split is nearly even with census tract 318.01 showing a slightly larger male population. Although the percentages for the white population reflect the countywide percentages for this group, the percentages of the Black population are less than a third of the countywide Black population.

4.2 HOUSING

The family status of households located within the study area is presented in Tables 4-4 and 4-5. The neighborhoods with the highest percentages of Family Households are Census Tract 409.02 in Hernando County and Census Tract 318.02 in Pasco County. Average number of persons per household range from 2.27 in Census Tract 414.02 in Hernando County to 2.75 in Census Tract 318.03 in Pasco County.

**TABLE 4-4
HERNANDO COUNTY
HOUSEHOLD INFORMATION BY CENSUS TRACT**

Demographic Category	Census Tract 409.01		Census Tract 409.02		Census Tract 414.01		Census Tract 414.02	
	Number	%	Number	%	Number	%	Number	%
Total Number of Households	1,663		2,768		2,241		1,916	
Persons per Household	2.36		2.64		2.40		2.27	
Non-Family Households	371	22.3	441	15.9	714	31.9	565	29.5
Family Households	1,292	77.7	2,327	84.1	1,527	68.1	1,351	70.5

U.S. Census, 2000.

**TABLE 4-5
PASCO COUNTY
HOUSEHOLD INFORMATION BY CENSUS TRACT**

Demographic Category	Census Tract 318.01		Census Tract 318.02		Census Tract 318.03	
	Number	%	Number	%	Number	%
Total Number of Households	2,097		2,30		2,316	
Persons per Household	2.46		2.66		2.75	
Non-Family Households	642	30.6	470	23.2	589	25.4
Family Households	1,455	69.4	1,560	76.8	1,727	74.6

U.S. Census, 2000.

The numbers of households containing an elderly member are presented in Tables 4-6 (Hernando) and 4-7 (Pasco). For the purpose of this study, an elderly person is defined as an individual 65 years of age or older. By comparison, the neighborhoods in Hernando County contain a higher percentage of elderly members than those in Pasco County.

**TABLE 4-6
HERNANDO COUNTY
HOUSEHOLDS WITH PERSONS OVER THE AGE OF 65**

Demographic Category	Census Tract 409.01		Census Tract 409.02		Census Tract 414.01		Census Tract 414.02	
	Number	%	Number	%	Number	%	Number	%
Total Households	1,663	100	2,768	100	2,241	100	1,916	100
Elderly Households	867	52.1	1,125	40.1	961	42.9	1,055	55.1

U.S. Census, 2000.

**TABLE 4-7
PASCO COUNTY
HOUSEHOLDS WITH PERSONS OVER THE AGE OF 65**

Demographic Category	Census Tract 318.01		Census Tract 318.02		Census Tract 318.03	
	Number	%	Number	%	Number	%
Total Households	2,097	100	2,030	100	2,316	100
Elderly Households	737	35.1	554	27.3	593	25.6

U.S. Census, 2000.

Tables 4-8 and 4-9 show the number of households containing five or more occupants regardless of family status. The low numbers in both Hernando and Pasco Counties reflect the higher than average percentage of elderly and retired persons residing there.

**TABLE 4-8
HERNANDO COUNTY
HOUSEHOLDS CONTAINING FIVE OR MORE OCCUPANTS**

Demographic Category	Census Tract 409.01		Census Tract 409.02		Census Tract 414.01		Census Tract 414.02	
	Number	%	Number	%	Number	%	Number	%
Total Households	1,663	100	2,768	100	2,241	100	1,916	100
Households with Five or More Members	95	5.7	258	9.3	189	8.4	110	5.7

U.S. Census, 2000.

**TABLE 4-9
PASCO COUNTY
HOUSEHOLDS CONTAINING FIVE OR MORE OCCUPANTS**

Demographic Category	Census Tract 318.01		Census Tract 318.02		Census Tract 318.03	
	Number	%	Number	%	Number	%
Total Households	2,097	100	2,030	100	2,316	100
Households with Five or More Members	193	9.2	198	9.7	296	12.8

U.S. Census, 2000.

Table 4-10 provides an estimate of disabled or handicapped residential occupants in Hernando and Pasco Counties as compared to Florida as a whole. This table is a projected estimate from the 1990 Census data since 2000 Census data for this category was unavailable at the time of this report. Pasco County and the statewide percentages are virtually the same; however, Hernando County has a slightly higher percentage of disabled residents.

**TABLE 4-10
DISABLED RESIDENTIAL OCCUPANTS**

Area	Number	%
State of Florida	3,011,307	29.8
Hernando County	47,141	36.1
Pasco County	103,141	29.9

Florida Statistical Abstract, Table 7.12

Table 4-11 presents home ownership rates for Hernando and Pasco Counties, the state of Florida and nationally. Both Hernando and Pasco Counties have home ownership rates significantly higher than those of the state and nation.

**TABLE 4-11
TOTAL HOUSING UNITS AND PERCENTAGE OF HOME OWNERSHIP**

	Hernando	Pasco	Florida	United States
Total Housing Units	62,727	173,717	7,302,947	115,904,641
Home Ownership Percentage	86.5%	82.4%	70.1%	66.2%

U.S. Census, 2000.

Home ownership for each of the Census Tracts located within the project study area is presented in Tables 4-12 and 4-13. The percent of total housing units is based on the number of units within the tract as a percentage of the county total. The owner occupied percentage is based on the total owner occupied homes compared to the total housing units for each tract. Although census tract 414.01 has a slightly lower percentage of ownership than Hernando County as a whole, the tracts within the project study area have significantly higher ownership rates than the state. Similarly, census tract 318.01 has a lower owner occupancy rate than Pasco County as a whole, but is still higher than the state rate.

**TABLE 4-12
HERNANDO COUNTY
OWNER OCCUPIED HOUSING UNITS BY CENSUS TRACT**

Demographic Category	Census Tract 409.01		Census Tract 409.02		Census Tract 414.01		Census Tract 414.02	
	Number	%	Number	%	Number	%	Number	%
Total Housing Units	1,663	2.7	2,768	4.4	2,241	3.6	1,916	3.1
Owner Occupied Homes	1,540	92.6	2,626	94.9	1,843	82.2	1,721	89.8

U.S. Census, 2000.

**TABLE 4-13
PASCO COUNTY
OWNER OCCUPIED HOUSING UNITS BY CENSUS TRACT**

Demographic Category	Census Tract 318.01		Census Tract 318.02		Census Tract 318.03	
	Number	%	Number	%	Number	%
Total Housing Units	2,097	1.2	2,030	1.2	2,316	1.3
Owner Occupied Homes	1,664	78.4	1,788	88.1	1,971	85.1

U.S. Census, 2000.

Table 4-14 shows the structures proposed for displacement within the project limits and the year that each structure was constructed.

**TABLE 4-14
TENURE OF STRUCTURES BEING DISPLACED**

Structure Being Displaced	Year Constructed
18937 Rolling Oaks Drive (2 structures)	1980
18936 Rolling Oaks Drive	1980
18930 Wellwood Court	1979
18937 Maple Leaf Drive	1989
12426 Ramfis Road	1991
12434 Ramfis Road	2001
13016 County Line Road	1973
13028 County Line Road	1985
13306 County Line Road	1982
13429 Morrow Lane	1982
13435 Morrow Lane (2 structures)	1972
14226 County Line Road	1988
14236 County Line Road (2 Structures)	1985
102 Darcoca Avenue	1987
101 Darcoca Avenue	1990
5165 Hamlet Circle	1987
110 Callaway Avenue	1979
115 Callaway Avenue	1980
116 Dandelion Court	1980
115 Dandelion Court	1978
5083 County Line Road	1979
5061 County Line Road	1979
5053 County Line Road	1984
5047 County Line Road	1979
5039 County Line Road	2000
118 Austin Road	1981
4489 County Line Road	1983
4475 County Line Road	1983
10 Commercial Way	1983
89 Cabot Avenue	1988
10249 County Line Road (3 structures)	1977
10377 County Line Road	2002
15320 County Line Road	1987
13365 County Line Road	1972
13338 County Line Road	1972
12299 County Line Road	1960
12279 County Line Road	1964
11465 County Line Road	1950
9214 Lake Cypress Boulevard	2002
9067 County Line Road	2002
100 Mariner Boulevard	1998
15165 County Line Road	1947
1235 Broad Street	1988
260 Korbus Road*	1968
220 Korbus Road*	1985
327 Korbus Road*	1978
345 Jackson Avenue*	1974
387 Jackson Avenue*	2000
527 Jackson Avenue*	1983
15561 Wilson Boulevard*	1986

* Applies only to Alternate S-8, Segment 5.

4.3 INCOME AND EMPLOYMENT

Table 4-15 compares the estimated income ranges of Hernando and Pasco Counties to that of the State of Florida and each other. Both counties show income ranges that are considerably lower than that of the state. Pasco County's income range is slightly higher than Hernando's. This is likely due to the number of people in Pasco County that work in Hillsborough and Pinellas Counties where salaries and wages are higher on average.

**TABLE 4-15
INCOME RANGE FOR HERNANDO AND PASCO COUNTIES
AND THE STATE OF FLORIDA**

Area	1990	1999
State of Florida	\$19,855	\$28,023
Hernando County	\$15,832	\$22,412
Pasco County	\$15,742	\$23,435

Florida Statistical Abstract, 2000.

Employment data for Hernando and Pasco Counties and the State of Florida is compared in Table 4-16. The data shows that the vast majority of persons residing in these counties are currently employed. The table also shows that the unemployment rate in both counties is slightly lower than the statewide rate.

**TABLE 4-16
EMPLOYMENT STATUS FOR HERNANDO AND PASCO COUNTIES
AND THE STATE OF FLORIDA**

Area	Employed	Unemployed
State of Florida	7,082,000	284,000 (3.9%)
Hernando County	46,189	1,588 (3.3%)
Pasco County	131,716	4,249 (3.1%)

Florida Statistical Abstract, 2000.

Section 5.0

RELOCATION IMPACTS

This section of the plan identifies potential ROW impacts and displacements anticipated as a result of the optimized alignments proposed for Segments A, B, and C and Alignments S-5 and S-8 in Segment D. In the tables below, the potential impacts in Segments A, B, and C are identical. Impacts differ in Segment D depending on the alignment selected: S-5 or S-8. The potential residential and business impacts are summarized in Table 5-1a for Alignment S-5 and Table 5-1b for Alignment S-8.

TABLE 5-1a
POTENTIAL RIGHT-OF-WAY IMPACTS - ALIGNMENT S-5

Type of Right-of-Way Impact	Segment A	Segment B	Segment C	Segment D	Total
Residential Relocations	17	4	5	3	29
Business Relocations	10	10	5	0	25
Personal Property Relocations	5	22	20	3	50
Sign Relocations	8	27	19	0	54
Parcel Impacts	32	61	33	24	150

TABLE 5-1b
POTENTIAL RIGHT-OF-WAY IMPACTS - ALIGNMENT S-8

Type of Right-of-Way Impact	Segment A	Segment B	Segment C	Segment D	Total
Residential Relocations	17	4	5	10	36
Business Relocations	10	10	5	0	25
Personal Property Relocations	5	22	20	8	55
Sign Relocations	8	27	19	0	54
Parcel Impacts	32	61	33	31	157

In addition to the potential residential and business impacts, the project will result in damages to a number of additional parcels. The location of each residential and business impact is shown on the project plan sheets contained in Appendix A. The total estimated ROW and relocation cost for the project is \$97.6 million for the optimized alignments in Segments A-C and Alignment S-5 in Segment D, and \$99.5 million for the optimized alignments in Segments A-C and Alignment S-8 in Segment D. This estimate includes ROW acquisition, administrative and support costs, severance and business damages, accountant and attorney fees, and relocation costs.

5.1 RESIDENTIAL IMPACTS

All 29 proposed residential displacements associated with the optimized alignment and Alignment S-5 are single-family residences of which 17 are owner-occupied and 12 are tenant-occupied. All 36 proposed residential displacements associated with the optimized Alignment S-8 are single-family residences of which 20 are owner-occupied and 16 tenant-occupied. The address of each home is provided in Table 5-2 and a photograph of each site is contained in Appendix B. It is anticipated that the majority of the persons to be relocated by the proposed project will relocate within the project vicinity.

**TABLE 5-2
POTENTIAL RESIDENTIAL RELOCATIONS**

18937 Rolling Oak Drive	89 Cabot Avenue
18936 Rolling Oak Drive	13429 Morrow Lane
18930 Wellwood Court	13435 Morrow Lane (2)
18937 Maple Leaf Drive	13365 County Line Road
102 Darcoca Avenue	13338 County Line Road
101 Darcoca Avenue	12299 County Line Road
5165 Hamlet Circle	12279 County Line Road
110 Callaway Avenue	11465 County Line Road
115 Callaway Avenue	15165 County Line Road
116 Dandelion Court	1235 Broad Street
115 Dandelion Court	260 Korbus Road*
5083 County Line Road	220 Korbus Road*
5061 County Line Road	327 Korbus Road*
5053 County Line Road	345 Jackson Avenue*
5047 County Line Road	527 Jackson Avenue*
5039 County Line Road	387 Jackson Avenue*
118 Austin Avenue	15561 Wilson Boulevard*

* These residences are displaced by Alignment S-8 only. All other displacements are common to Alignments S-5 and S-8.

Based on the demographics of the project study area by census tract and observations made during field surveys, potential relocatees may include minority and elderly residents as well as disabled individuals. It is anticipated that the project will have a minimal effect on minority residents as the combined minority population averages less than 10 percent within the census tracts adjacent the project corridor. On the other hand, households with elderly residents account for approximately 40 percent of the population in the census tracts adjacent to the project area and it is anticipated that this percentage will be reflected in the relocation population. The proposed project has not been planned to impact specific groups or individuals but rather to improve the east/west mobility in southern Hernando and northern Pasco Counties.

The proposed relocations are located immediately adjacent to the C.R. 578 project corridor. Since the proposed improvements take advantage of the existing roadway corridor that runs along the county line for most of its length, existing neighborhoods adjoining this corridor will not be further divided or isolated. No specific ethnic groups or minority populations will become socially or culturally isolated because of the proposed improvements.

As many as 139 residential properties and vacant properties along the proposed project corridor will experience some acquisition of ROW. In these instances, some property will be acquired for roadway ROW, but not so much that access will be adversely affected or displacement of the property is required. The owners of these locations will be compensated for their loss of property.

5.2 BUSINESS IMPACTS

Regardless of the alignment selected in Segment D, 25 businesses of various types will be potentially displaced by the proposed project. The address of each of the potential businesses relocations is contained in Table 5-3 and a photograph of each site is contained in Appendix B. Sun Bank & Trust is the largest employer with approximately 20 employees. The remaining businesses are gas station/convenience stores (8-12 employees each), a barber shop (4-8 employees), real estate office (10-20), two landscaping/nursery businesses (8-12 each), a pawn shop (2-4), three auto repair shops (10-12 each), and a used auto sales (4-6). Additionally, the project will affect two medical offices (5 each) and shopping center out parcels (10-15). No schools or hospitals will be directly affected by the project. However, one church, New Hope Mission Baptist Church, may have to be relocated. The anticipated impact of potential relocations on the local economy and community is minimal.

**TABLE 5-3
POTENTIAL BUSINESS DISPLACEMENTS**

Business Relocations	Number Affected
12426 Ramfis Road	2
12434 Ramfis Road	3
13016 County Line Road	1
13028 County Line Road	2
13306 County Line Road	1
14226 County Line Road	1
14236 County Line Road	1
15320 County Line Road	1
4489 County Line Road	1
4475 County Line Road	3
9067 County Line Road*	1
10 Commercial Way	1
10249 County Line Road	2
9214 Cypress Lakes Loop*	1
10377 County Line Road*	1
100 Mariner Boulevard	3

*Recent construction

As many as 18 businesses along the proposed project corridor will experience some acquisition of ROW from their property. In these instances, some property will be acquired for roadway ROW, but not so much that access, parking, on-site traffic circulation, or other site improvements required to sustain the functional utility of the business will be adversely affected. These businesses may remain in operation and may experience a mitigation plan to remedy the property.

5.3 SIGN RELOCATIONS

There are 54 commercial signs located along the project corridor that will potentially be displaced. Of these, 23 are lighted signs and the remaining 31 are unlighted. The address of each site is contained in Table 5-4. Most of the unlighted signs are “For Sale” signs on vacant properties with no physical address. Their location is described referencing nearby street intersections where possible.

**TABLE 5-4
POTENTIAL SIGN RELOCATIONS**

Sign Relocations	Sign Relocations
No address: S side of County Line Road across from Parma Lane (2 Unlit)	8345 County Line Road (1 Lit)
4489 County Line Road (1 Lit)	7211 County Line Road (1 Lit)
4475 County Line Road (1 Lit)	No Address. SE Corner County Line Road and Montverde Drive (1 Unlit)
10 Commercial Way (4 Unlit)	No address. NE corner County Line Road and Sparks Road (1 Unlit)
13016 County Line Road (2 Lit)	13383 County Line Road (1 Lit)
13028 County Line Road (1-Lit)	13063 County Line Road (1 Lit, 1 Unlit)
13018 County Line Road (3 Unlit)	No address. NW Corner County Line Road and Josie’s Drive (1 Unlit)
13306 County Line Road (1 Unlit)	No address. NE Corner County Line Road and Preston Hollow Road (1 Lit)
13720 County Line Road (1 Lit, 2 Unlit)	No address. NW Corner County Line Road and Preston Hollow Road (1 Lit)
No address. SW Corner County Line Road and Winding Oaks Way (1 Unlit)	12295 County Line Road (1 Unlit)
14226 County Line Road (1 Lit)	11465 County Line Road (2 Unlit)
No Address. NW Corner County Line Road and Mariner Boulevard (1 Lit, 1 Unlit)	11291 County Line Road (1 Unlit)
10249 County Line Road (1 Lit, 1 Unlit)	10599 Fairchild (1 Unlit)
No address. NE Corner County Line Road and Spring Time Street (1 Unlit)	10451 County Line Road (1 Lit, 2 Unlit)
111 Peach Tree Drive (1 Lit)	138 Mariner Boulevard (1 Lit)
9227 County Line Road (1 Lit, 1 Unlit)	138 Mariner Boulevard (1 Lit)
No address. Ming’s Restaurant (1 Lit)	100 Mariner Boulevard (1 Unlit)
No address. NE corner County Line Road and Suncoast Boulevard (2 Unlit)	

5.4 PUBLICLY OWNED FACILITIES

No publicly owned facilities will be impacted by the proposed project.

5.5 **POTENTIAL CONTAMINATION CONCERNS**

Of the residential and business properties identified within the Plan as relocations, four have been identified in the Draft Contamination Screening Evaluation Report, published separately, as a potential source of contamination. They comprise: the automobile sales and repair business at 12426 Ramfis Road; the CITGO gasoline station and convenience/liquor store located at 13016 County Line Road; Mikes Auto Body at 15320 County Line Road; the HESS gasoline station at 100 Mariner Boulevard; and a property containing a pawnshop, convenience store, and a vacant commercial building at 10249 County Line Road. Photographs of each site are contained in Appendix B.

Other potentially contaminated properties will be potentially affected by ROW acquisition associated with the project. In these instances, some property including improvements will be acquired for roadway ROW, but not so much that the access, parking, on-site traffic circulation, or other improvements required to sustain the functional utility of the business will be adversely affected. These properties include: Armor Pest control at 7211 County Line Road; a residential property and farm at 11395 County Line Road; Roy Shuster Pest Control at 100 Oak Lake Drive; Seven Hills Business Park at 10451 County Line Road; and the Chervat property at 1219 Broad Street. Information about each identified potential contamination site is contained in the Draft Contamination Screening Evaluation Report.

5.6 **POTENTIAL RELOCATIONS - RECOMMENDED ALIGNMENT**

This section identifies potential residential and business displacements anticipated from the recommended alignment proposed for Segments A, B, C and D, including proposed pond sites. The potential residential and business impacts are summarized in Table 5-5 for the recommended alignment.

**TABLE 5-5
POTENTIAL RELOCATIONS – RECOMMENDED ALIGNMENT**

Type of Right-of-Way Impact	Segment A	Segment B	Segment C	Segment D	Total
Residential Relocations	17	1	5	3	26
Business Relocations	10	8	5	0	23
Personal Property Relocations	5	22	20	3	50
Sign Relocations	8	27	19	0	54
Parcels Affected	32	61	33	24	150

In addition to the potential residential and business relocations, the recommended project alignment will result in damages to a number of additional parcels. The location of each residential and business parcel affected is shown on the project plan sheets contained in Appendix A. The total estimated ROW and relocation costs for the recommended project alignment is \$97.6 million (Optimized Segments A-C and alignment S-5 in Segment D). This includes ROW acquisition, administrative and support costs, severance and business damages, accountant and attorney fees, and relocation costs.

5.6.1 Residential Impacts

Three residences, located on previously proposed pond site 6A, will no longer require relocation. These residences are located at 13429 Morrow Lane and 13435 Morrow Lane (2). The remaining 26 proposed residential displacements associated with the recommended alignment are single-family residences of which 17 are owner-occupied and 10 are tenant-occupied. The address of each home is provided in Table 5-6 and a photograph of each site is contained in Appendix B. It is anticipated that the majority of the persons to be relocated by the proposed project will relocate within the project vicinity.

**TABLE 5-6
POTENTIAL RESIDENTIAL RELOCATIONS –
RECOMMENDED ALIGNMENT**

18937 Rolling Oak Drive	5053 County Line Road
18936 Rolling Oak Drive	5047 County Line Road
18930 Wellwood Court	5039 County Line Road
18937 Maple Leaf Drive	118 Austin Avenue
102 Darcoca Avenue	89 Cabot Avenue
101 Darcoca Avenue	13365 County Line Road
5165 Hamlet Circle	13338 County Line Road
110 Callaway Avenue	12299 County Line Road
115 Callaway Avenue	12279 County Line Road
116 Dandelion Court	11465 County Line Road
115 Dandelion Court	15165 County Line Road
5083 County Line Road	1235 Broad Street
5061 County Line Road	327 Korbus Road

The proposed relocations are located immediately adjacent to the C.R. 578 project corridor. Since the proposed improvements take advantage of the existing roadway corridor that runs along the county line for most of its length, existing neighborhoods adjoining this corridor will not be further divided or isolated. No specific ethnic groups or minority populations will become socially or culturally isolated because of the proposed improvements.

Additionally, as many as 132 other residential and vacant properties along the project corridor will experience some acquisition of right-of-way. In these instances, some property will be acquired for roadway right-of-way, but not so much that access will be adversely affected or displacement of the property is required. The owners of these locations will be compensated for their loss of property.

5.6.2 Business Impacts

Two businesses, located on previously proposed pond sites 7B and 8C, will no longer require relocation. The addresses of these businesses are 9067 County Line Road and 15320 County Line Road. The recommended alignment will result in the displacement of 23 businesses, of various types, which are described in Section 5.2. The address of each of the anticipated businesses relocations is contained in Table 5-7 and a photograph of each site is contained in

Appendix B. The anticipated impact of potential relocations on the local economy and community is minimal.

**TABLE 5-7
POTENTIAL BUSINESS DISPLACEMENTS –
RECOMMENDED ALIGNMENT**

Business Relocations	Number Affected
12426 Ramfis Road	2
12434 Ramfis Road	3
13016 County Line Road	1
13028 County Line Road	2
13306 County Line Road	1
14226 County Line Road	1
14236 County Line Road	1
4489 County Line Road	1
4475 County Line Road	3
10 Commercial Way	1
10249 County Line Road (3 structures)	2
9214 Cypress Lakes Loop*	1
10377 County Line Road*	1
100 Mariner Boulevard	3

*Recent construction

Additionally, as many as 18 businesses along the proposed project corridor will experience some acquisition of right-of-way from their property. In these instances, some property will be acquired for roadway right-of-way, but not so much that access, parking, on-site traffic circulation, or other site improvements required to sustain the functional utility of the business will be adversely affected. These businesses may remain in operation and may experience a mitigation plan to remedy the property.

Section 6.0

RELOCATION RESOURCES

In addition to the relocation services provided by the FDOT, numerous real estate and social service resources are available for those whose households and businesses are displaced by the proposed project. These resources are available to all relocatees without regard to race, color, religion, sex, or national origin.

6.1 AVAILABLE HOUSING

It is anticipated that the abundance of existing and planned new housing in the immediate vicinity of the project can absorb any displaced residents who choose to remain in the area. Comparable replacement housing units for sale are abundant and available throughout the project study area. An internet search of properties listed in the Multiple Listing Service (MLS) of both Hernando and Pasco Counties for single-family homes for sale within the project study area revealed 1092 listings on December 18, 2001. Listings included homes with one bedroom to more than four bedrooms and ranged in price from \$25,000 to \$809,000. Table 6-1 presents the categories of the homes listed for sale in the MLS by zip code in the project area on December 18, 2001. Additional housing is available for sale by owner and listed in the newspaper and various “For Sale by Owner” publications. It is assumed that resale housing of equal quality will continue to be available in similar quantities throughout the project study area.

**TABLE 6-1
REAL ESTATE LISTINGS FOR TWO-BEDROOM OR GREATER HOMES**

Zip Code	34606	34608	34609	34667	34669	Total
Total Listings*	244	208	300	274	66	1092
2-BR Listings/ Percent	117 48%	71 34%	70 24%	97 35%	21 32%	376 34%
Price Range	\$28,500- 235,000	\$28,500- 99,900	\$36,000- 135,900	\$25,000- 174,900	\$29,900- 126,499	
3-BR Listings/ Percent	100 41%	115 55%	169 56%	136 49%	37 56%	557 51%
Price Range	\$44,000- 239,000	\$49,900- 290,000	\$38,000- 309,995	\$44,444- 749,900	\$55,000- 229,900	
4+ BR Listings/ Percent	27 11%	22 11%	60 20%	37 14%	8 12%	154 14%
Price Range	\$76,000- 379,000	\$120,000- 500,000	\$63,500- 809,000	\$79,900- 485,000	\$89,900- 253,900	

Realtor.com, December 18, 2001.

* Includes 1-bedroom homes

With several residential communities currently planned and under construction within a few miles of the project area, there are and will be literally hundreds of new homes for sale over the next several years. Among the residential developments under construction or planned adjacent to the project are Fox Wood Farms, East Linden Estates, South Linden Hills, West Linden Estates, portions of Seven Hills, Pristine Place, Silverthorne, and The Meadows in Hernando County. New developments under construction or planned in Pasco County include Heritage Pines and Sunset Lakes in addition to numerous building lots available in the Shady Hills area. Most of the new homes on the Pasco County side are non-subdivision homes. Pre-construction prices for new homes in these developments range from \$120,000 to \$200,000.

There are three types of available rental properties located in proximity to the project corridor: Houses, mobile homes, and apartments. A review of the Pasco and Hernando County MLS and newspaper advertisements for the area produced a number of possible rental properties described in Table 6-2. Advertisements for houses and mobile homes were for individual properties. Advertisements for apartments did not list the total number of apartments available in each complex. Instead, a range of sizes (1-3 bedrooms) and either the lowest rental rate or a range of rental rates was listed. Non-apartment rentals normally are on the market for a minimal amount of time. Most are not listed with a realtor and many are not advertised except for a sign on the property.

**TABLE 6-2
REAL ESTATE LISTINGS FOR RENTAL PROPERTIES**

Type	Number of Bedrooms			
	1	2	3	4+
House	0	2	7	0
Rent Range	NA	\$600	\$500 - \$1,500	NA
Mobile Home	3	9	2	1
Rent Range	\$425 - \$460	\$350 - \$500	\$375 - \$475	\$625
Apartment	1-3 Bedrooms (15 advertisements; number of available not listed)			
Rent Range	\$300 (1 bedroom) - \$850 (3 bedroom)			

Source: Tampa Tribune, July 25, 2002; Realtor.com, July 25, 2002.

Based on the wide availability of both existing and new homes for sale as well as properties for rent, it is assumed that there will be an abundance of available housing for all relocatees prior to project construction. Information obtained from real estate sources indicate the existing inventory of replacement housing is typical and will likely increase. The replacement resources are all considered Equal Opportunity Housing. All potential relocatees will be eligible for relocation assistance as described in Section 7.0 of this Plan.

6.2 HOUSING OF LAST RESORT

Comparable replacement housing for sale and rent is available throughout the project study area. 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. Should last resort housing be constructed, the housing would be made available before displacees are required to vacate their current dwellings. There

are numerous residential lots available throughout the project study area ranging in size from 4,000 square feet to several acres. Prices vary by location and size. Presently, housing of last resort is not anticipated for the project.

6.3 BUSINESS SPACE AND SITES

Twenty-five businesses will potentially be displaced by the proposed project. The location of the impacted sites and the number of businesses associated with each site are located in Section 5.0, Table 5-3.

The Maddux Report for Tampa Bay (January 2002) describes the total inventory, vacant available floor space, and floor space under construction as depicted in Table 6-3 for Hernando and Pasco Counties. The total available vacant floor space in Hernando County is only one half of one percent of the total inventory. In Pasco County, the amount of vacant available floor space is 7.3 percent. There is very little new floor space under construction at this time and 100 percent of it is pre-leased. However there is plenty of vacant land available for building along C.R. 578 that can accommodate the affected businesses.

**TABLE 6-3
BUSINESS FLOOR SPACE**

County	Leaseable Floor Space	Existing Vacant Floor Space	Under Construction	
			New Floor Space	Pre-Leased (%)
Hernando	2,360,000 sq ft	10,000 sq ft	9,000 sq ft	100
Pasco	1,730,000 sq ft	126,000 sq ft	10,000 sq ft	100

Tampa Bay Maddux Report, December 2001.

The Pasco and Hernando Planning Departments as well as Building, Zoning, and Economic Development Departments were contacted regarding displacement of businesses along the project corridor. Neither county offered any additional incentives to displaced businesses such as short-term tax incentives, or permitting flexibility regarding the construction of new facilities.

Section 7.0

RELOCATION ASSISTANCE

7.1 RELOCATION ASSISTANCE PROCESS

In order to minimize the unavoidable effects of ROW acquisition and displacement of people, the FDOT will carry out a ROW and relocation program in accordance with FS 339.09 and the Uniform Relocation Assistance and real Property Acquisition Policy Act of 1970 (Public Law 91-646 as amended by Public Law 100-17).

The FDOT provides advance notification of impending ROW acquisition. Before acquiring ROW, all properties are appraised on the basis of comparable sales and land use values. 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 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 desires, and to provide information, answer questions, and give help in finding replacement property. Relocations services and payments are provided without regard to race, color, religion, sex, or national origin.

All tenants and owner-occupant displaces will receive an explanation regarding all options available to the, such as: 1) varying methods of claiming reimbursement for moving expenses; 2) rental of 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:

- Reimburse the relocatee for the actual reasonable costs of moving from homes, businesses, and farm operations acquired for a highway project;
- 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;
- Provide reimbursement of expenses, incidental to the purchase of a replacement dwelling; and

- 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 \$22,500 combined.

A displaced tenant may be eligible to receive a payment, not to exceed \$5,250, to rent a replacement dwelling or room, or to use as down payment, including closing costs, on the purchase of a replacement dwelling.

Any business, farm operation, or non-profit organization displaced by the Department for a highway program shall be offered relocation assistance services for the purpose of locating a suitable replacement property, as well as reimbursement of eligible moving costs and other advisory services. Business owners or business tenants may choose to be reimbursed on the basis of actual reasonable moving costs and related expenses; or, under certain circumstances, a fixed payment in lieu of actual moving expenses.

Actual reasonable moving expenses may be paid when the move is performed by a commercial mover or if the relocatees elect to move themselves. In some cases, two move costs may be necessary to establish reasonable costs. Related expenses, such as personal property losses, expenses in locating a replacement site, and hazardous substances and hazardous waste removal and disposal may also be reimbursable. Finally, certain other re-establishment costs up to a maximum of \$10,000 may also be reimbursable such as:

- Repairs or improvements to the replacement of real property as required by federal, state, or local authorities;
- Modifications to the property which are necessary to accommodate the business;
- Estimated increased cost of operation during the first two years at the replacement site; and
- Impact fees.

Fixed payments in lieu of actual moving expenses, searching expenses, re-establishment expenses, and actual direct losses of tangible personal property may be paid in a sum between \$1,000 and \$20,000. To be eligible for a fixed payment, a business or non-profit organization must either move from the site or terminate its operation. The Department must determine that the business cannot be relocated without a substantial loss of its existing patronage and is not part of an enterprise with more than three similar establishments not being acquired by the Department. For the owner of a farm to be eligible for a fixed payment, the Department must determine that the acquisition caused a *substantial change* in the nature of the operation.

The brochures which describe in detail the FDOT's relocation assistance program and ROW acquisition program are: Residential Relocation Under the Florida Relocation Assistance Program; Relocation Assistance Businesses, Farms, and Nonprofit Organizations; Your Relocation: Signs; and The Real Estate Acquisition Process. All of these brochures are distributed at all public hearings and made available upon request to any interested persons.

7.2 **COMMUNITY ORGANIZATIONS PROVIDING ASSISTANCE**

In addition to the relocation assistance provided by FDOT, a number of community and service organizations, in Hernando County and Pasco County, are available for assistance as listed in Table 7-1.

**TABLE 7-1
COMMUNITY ORGANIZATIONS AVAILABLE FOR RELOCATION ASSISTANCE**

Organization Name	Telephone Number
Hernando County	
Hernando County Chamber of Commerce	352-796-0697
United Way of Hernando County	352-688-2026
Hernando County Social Services	352-540-4338
Helping Hands United	352-683-9666
Mid Florida Community Services	352-796-1425
HUD for Seniors	202-708-1112
Hernando Meals on Wheels	352-796-1425
First Call for Help	352-684-2273
Consumer Credit Counseling Services	800-720-9537
Pasco County	
Pasco Chamber of Commerce	727-842-7651
Pasco County Social Services	352-521-4274 x5231
United Way Pasco County	727-862-6270
Community Aging and Retirement Services	727-862-9291
Consumer Credit Counseling Services	800-720-9537
First Call For Help	727-869-6677
HUD for Seniors	202-708-1112
Mid-Florida Community Services	352-796-1425

Section 8.0

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County Planning Commission, Pasco County Administrator and Florida Land Design &
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County, Florida; Amended December 22, 1998.
- Tampa Bay Maddux Report. [Online]. <http://maddux.com/2001/December/realestate.asp>
[January 4, 2002].
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[January 29, 2002].
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[January 29, 2002].
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and December 18, 2001].
- United Way of Hernando County. Agencies We Support [Online].
<http://eog.state.fl.us/dms/hrm/fsecc/hernand.html> [January 29, 2000].
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<http://eog.state.fl.us/dms/hrm/fsecc/pasco.html> [January 29, 2002].
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APPENDIX A

Plan Sheets

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

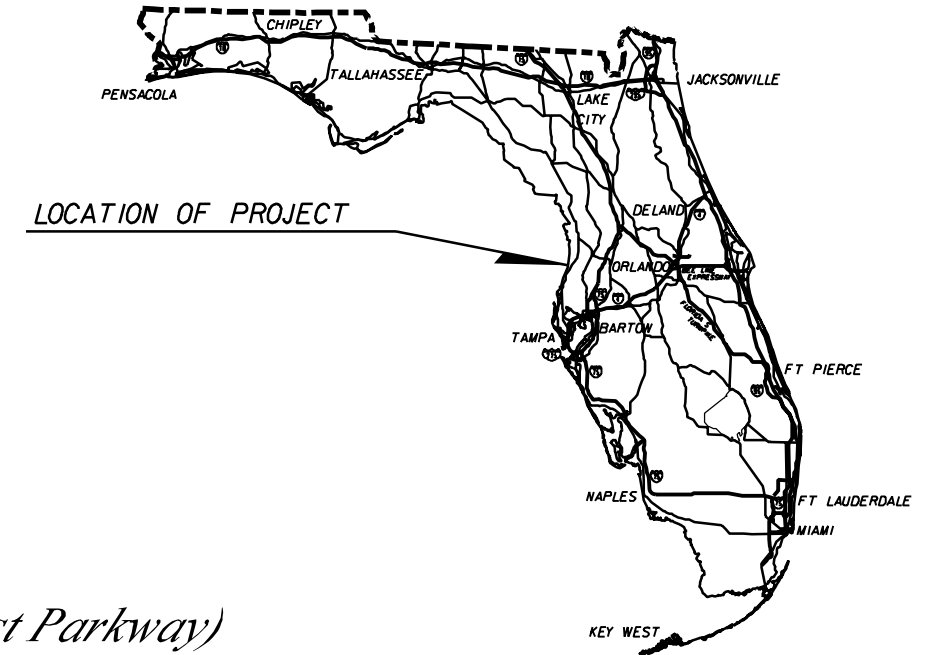
CONCEPT PLANS

FINANCIAL PROJECT ID 257298 1 22 01
FEDERAL-AID PROGRAM NUMBER 7822 001 S
PASCO AND HERNANDO COUNTIES

COUNTY ROAD NO. 578

From U.S. 19 (S.R. 55) to U.S. 41 (S.R. 45)

ALIGNMENT S-8 (C.R. 578 From U.S. 19 (S.R. 55) to Suncoast Parkway)
ALIGNMENT S-5 (Ayers Road Extension From Suncoast Parkway to U.S. 41 (S.R. 45))

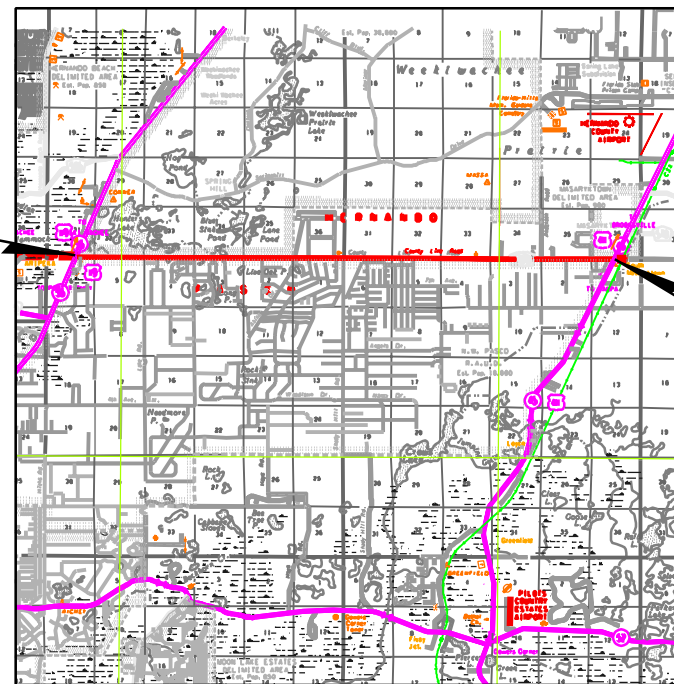


A DETAILED INDEX APPEARS ON THE
KEY SHEET OF EACH COMPONENT

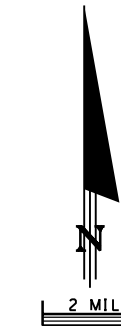
INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	TYPICAL SECTIONS/LEGEND
3	PROJECT LAYOUT
4 - 28	ROADWAY PLAN SHEETS
4 - 20	ROADWAY PROFILE SHEETS
1 - 198	CROSS SECTION SHEETS

BEGIN PROJECT
STA. 84+05.96



END PROJECT
STA. 721+84.90



PLANS PREPARED BY:



URS Corporation Southern
7650 West Courtney
Campbell Causeway
Tampa, FL 33607-1462
No. 00000002

GOVERNING STANDARDS AND SPECIFICATIONS:
FLORIDA DEPARTMENT OF TRANSPORTATION,
ROADWAY AND TRAFFIC DESIGN STANDARDS
DATED JANUARY 2000, AND
STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE
CONSTRUCTION DATED 1999,
AS AMENDED BY CONTRACT DOCUMENTS.

LENGTH OF PROJECT		
	LIN. FT.	MILES
ROADWAY		
BRIDGES (W.B.)		
NET LENGTH OF PROJ.		
EXCEPTIONS		
GROSS LENGTH OF PROJ.		






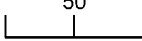


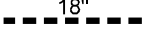




FDOT PROJECT MANAGER : MIKE SEIFERT, PLS, PE

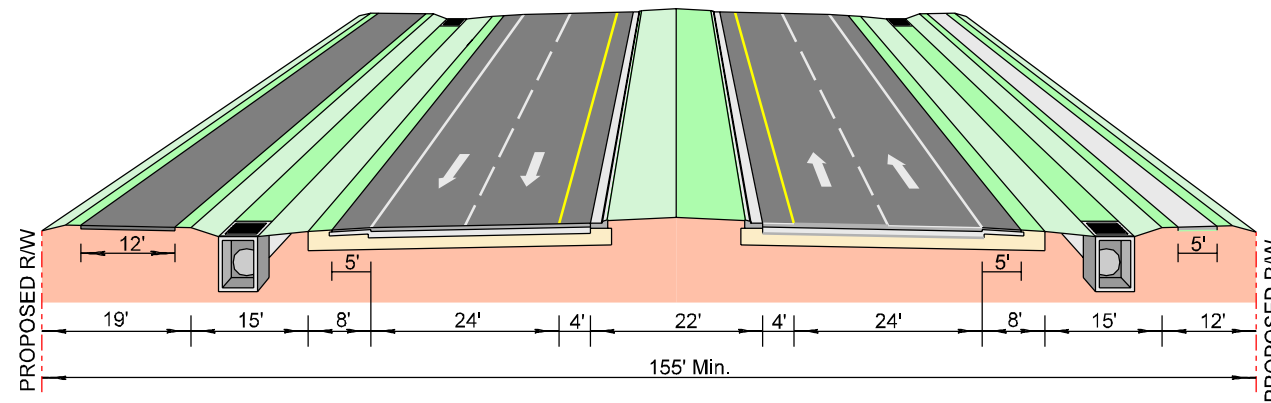
CONCEPT PLANS
ENGINEER OF RECORD: LISA D. HEIMBURG, P.E.

P.E. NO. 47231

FISCAL YEAR	SHEET NO.
01	1

LEGEND

-  EXISTING RIGHT-OF-WAY
-  EXISTING L/A RIGHT-OF-WAY
-  PROPOSED RIGHT-OF-WAY
-  PROPERTY LINES
-  PROPOSED EDGE OF PAVEMENT
-  CENTERLINE OF CONSTRUCTION
-  WETLAND BOUNDARY
-  POTENTIAL CONTAMINATION SITE
-  EXISTING CROSS DRAINS
-  PROPOSED POND SITE
-  RESIDENTIAL RELOCATION
-  BUSINESS RELOCATION
-  INSTITUTIONAL OR NON PROFIT



SUBURBAN TYPICAL SECTION
From U.S. 19 to U.S. 41 (S.R. 45)

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
09/13/99		DATE OF FLIGHT			

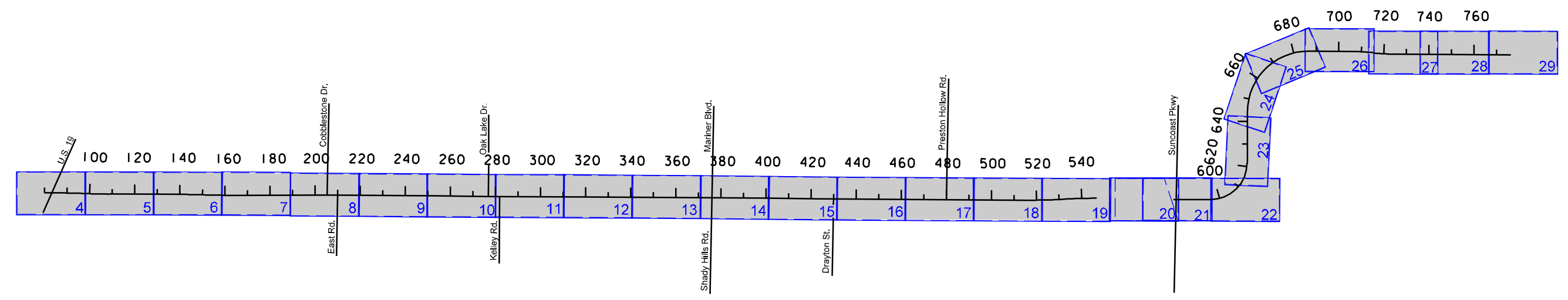
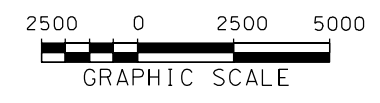
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No. 00000002

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
C.R. 578	PASCO & HERNANDO	257298 1 22 01

COUNTY LINE ROAD (C.R. 578)
PROJECT DEVELOPMENT & ENVIRONMENT STUDY
From U.S. 19 (S.R. 55) to U.S. 41 (S.R. 45)

SHEET NO.
2


NORTH

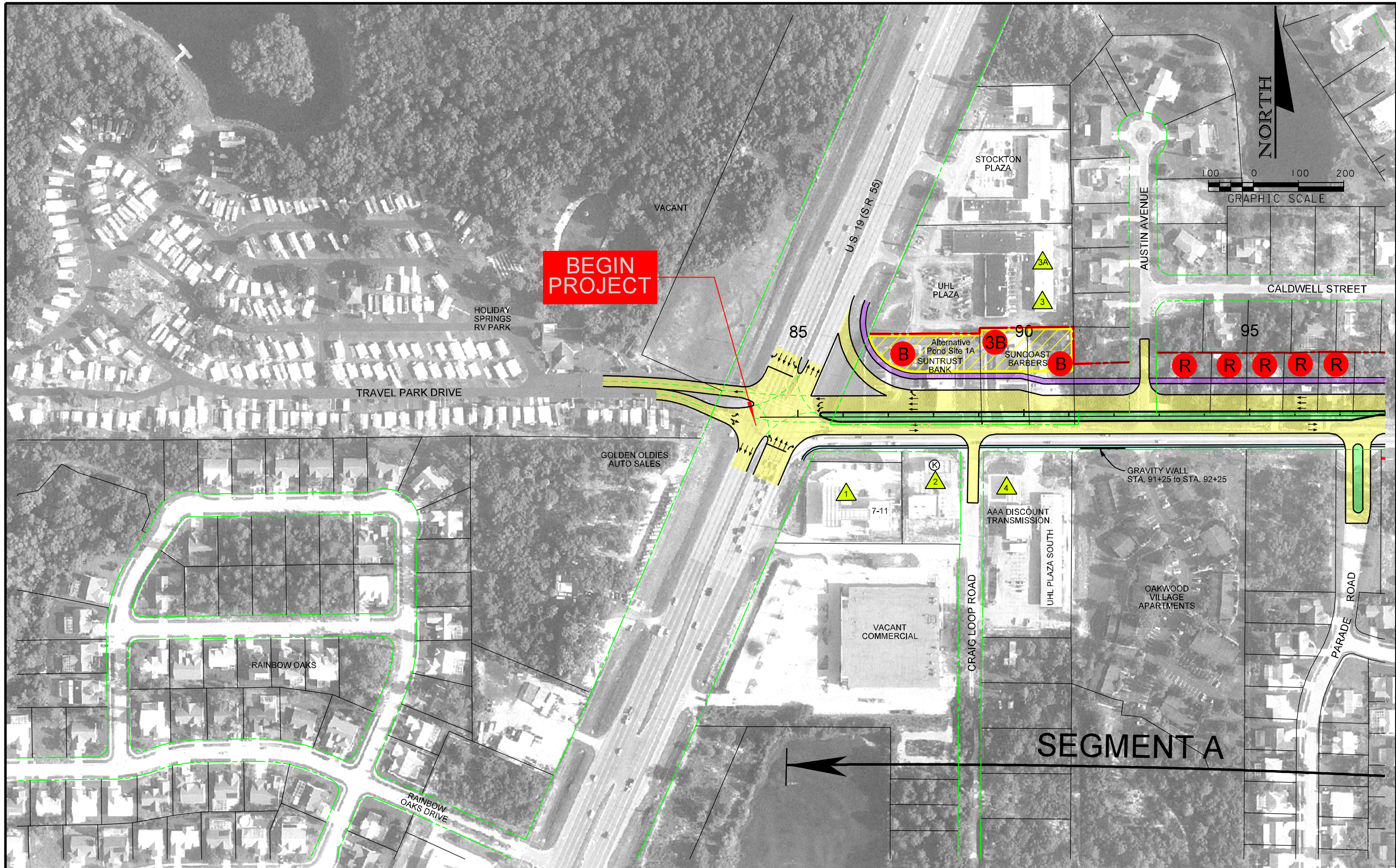


Note:

- Segment A - U.S. 19 to East Road
- Segment B - East Road to Mariner Boulevard
- Segment C - Mariner Boulevard to Suncoast Parkway
- Segment D - Suncoast Parkway to U.S. 41

PROJECT LAYOUT SHEETS

REVISIONS						 URS Corporation Southern 7650 West Courtney Campbell Causeway Tampa, FL 33607-1462 No. 00000002	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			COUNTY LINE ROAD (C.R. 578) PROJECT DEVELOPMENT & ENVIRONMENT STUDY From U.S. 19 (S.R. 55) to U.S. 41 (S.R. 45)	SHEET NO.
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		3
09/13/99		DATE OF FLIGHT					C.R.578	PASCO & HERNANDO	257298 1 22 01		



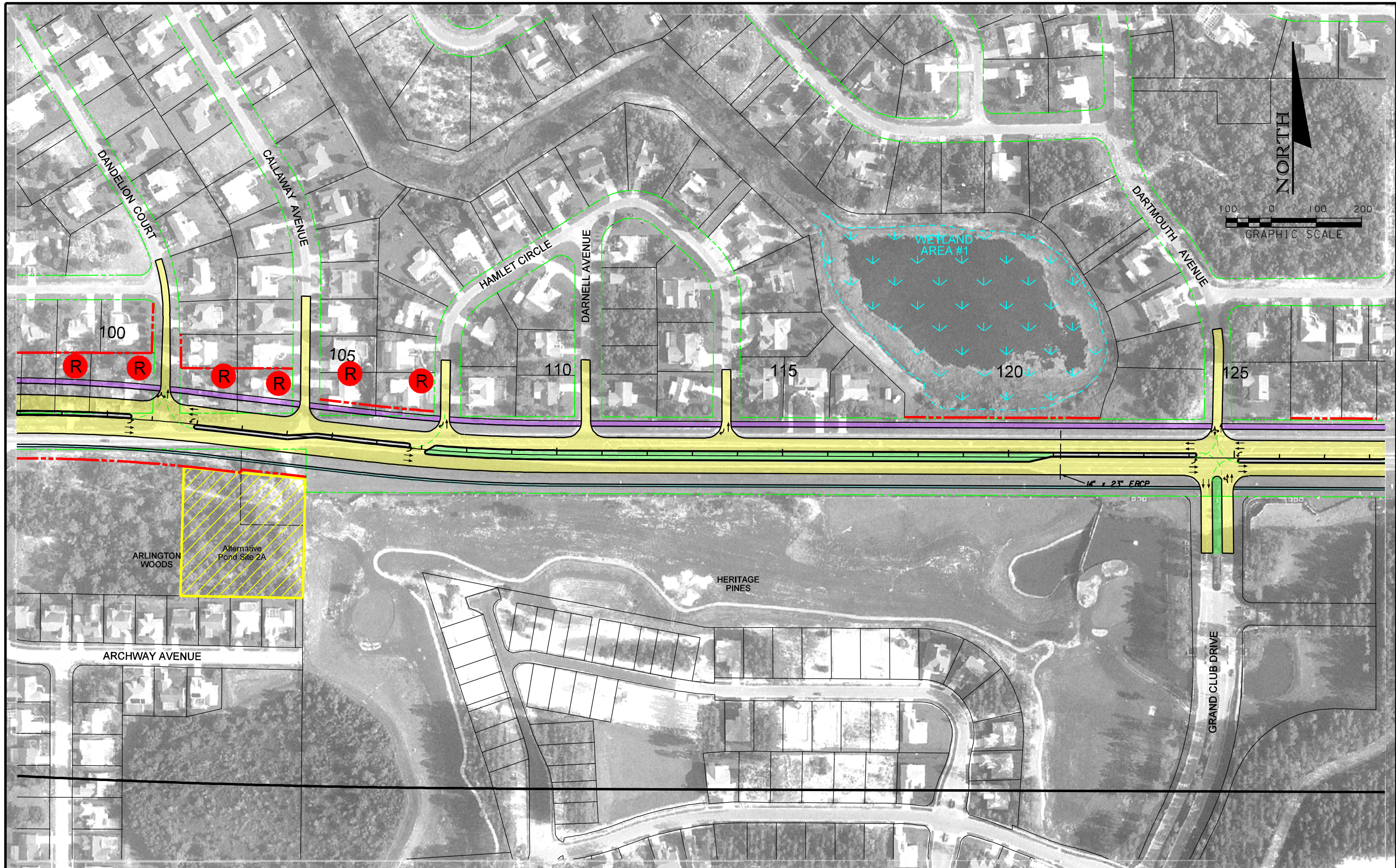
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COUNTY LINE ROAD (C.R. 578)
 PROJECT DEVELOPMENT & ENVIRONMENT STUDY
 From U.S. 19 (S.R. 55) to U.S. 41 (S.R. 45)
 ALIGNMENT S-8

SHEET NO.
4



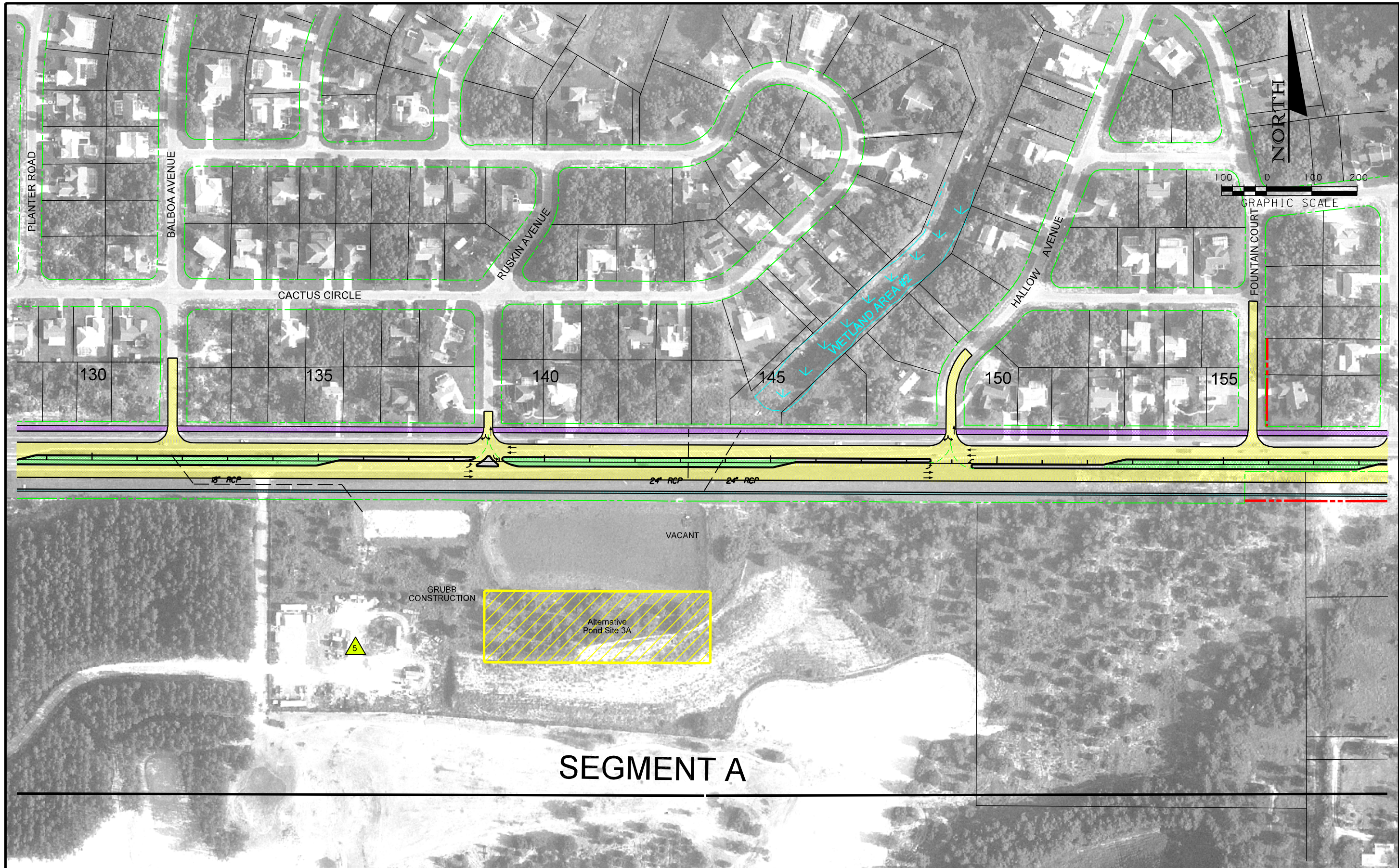
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C.R.578	PASCO & HERNANDO	257298 22 01

COUNTY LINE ROAD (C.R. 578)
 PROJECT DEVELOPMENT & ENVIRONMENT STUDY
 From U.S. 19 (S.R. 55) to U.S. 41 (S.R. 45)
 ALIGNMENT S-8

SHEET NO.
5



SEGMENT A

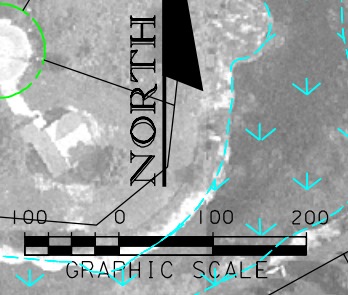
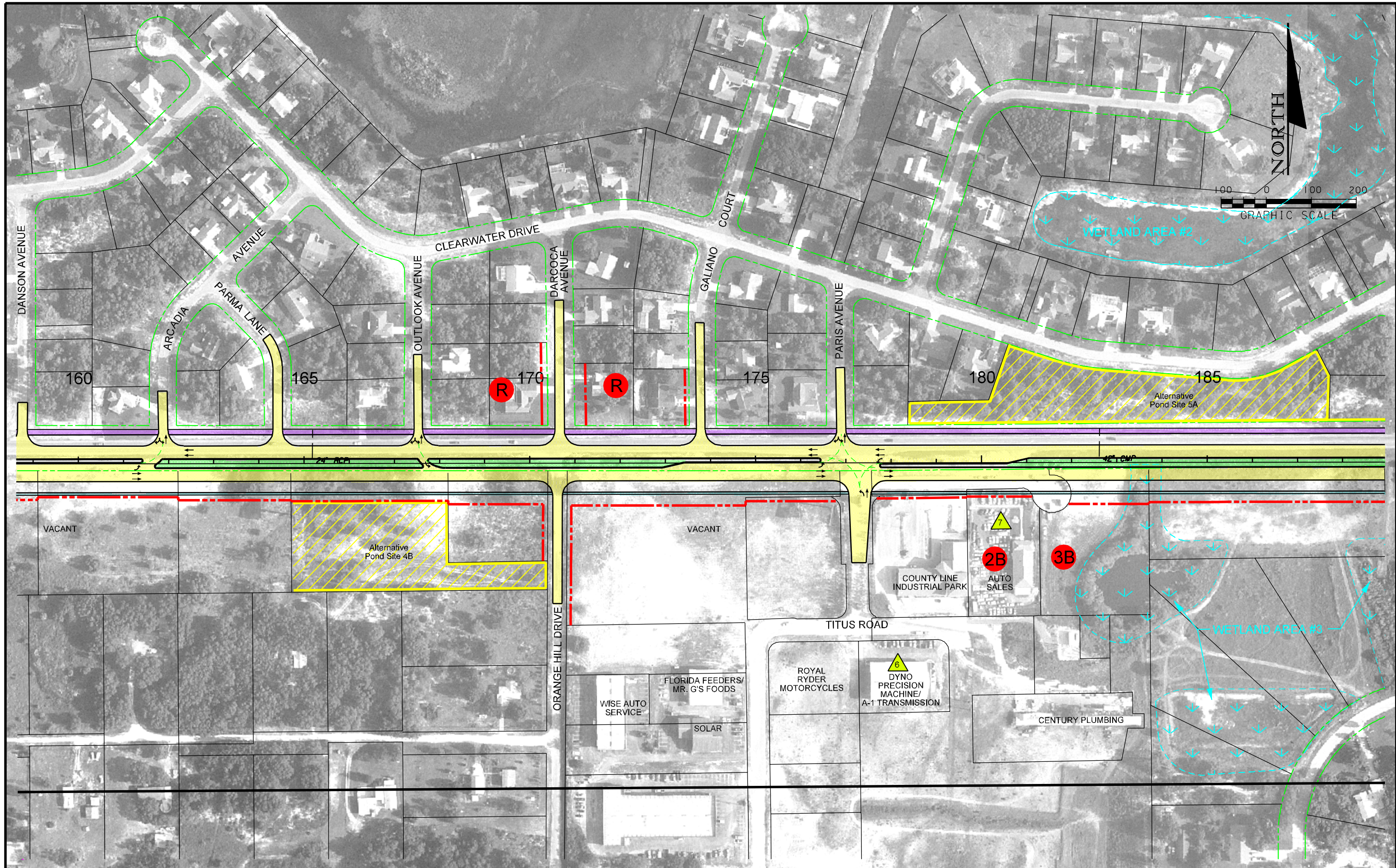
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STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
C.R.578	PASCO & HERNANDO	257298 22 01

COUNTY LINE ROAD (C.R. 578)
 PROJECT DEVELOPMENT & ENVIRONMENT STUDY
 From U.S. 19 (S.R. 55) to U.S. 41 (S.R. 45)
 ALIGNMENT S-8

SHEET NO.
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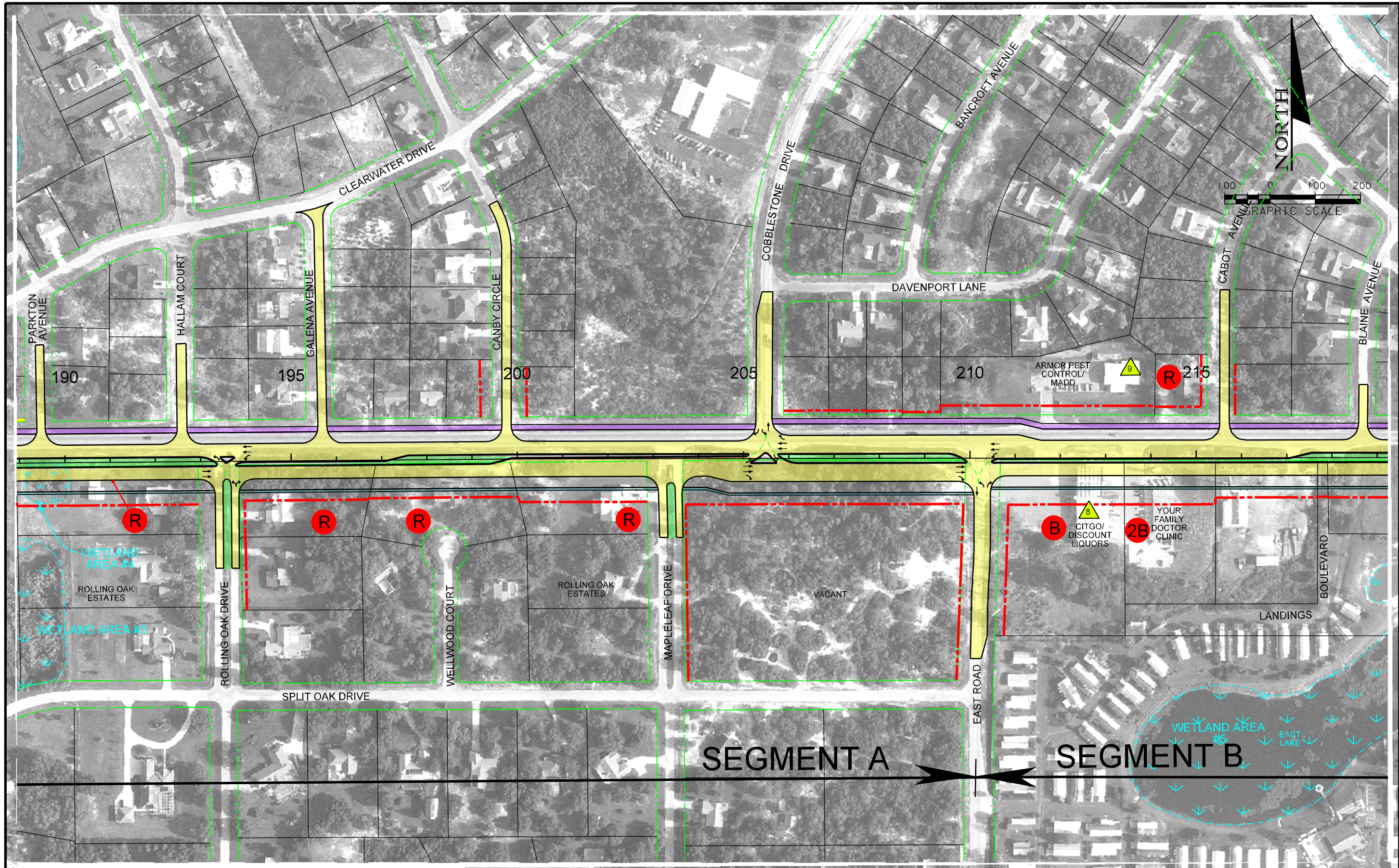
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C.R. 578	PASCO & HERNANDO	257298 22 01

COUNTY LINE ROAD (C.R. 578)
 PROJECT DEVELOPMENT & ENVIRONMENTAL STUDY
 From U.S. 19 (S.R. 55) to U.S. 41 (S.R. 45)
 ALIGNMENT S-8

SHEET NO.
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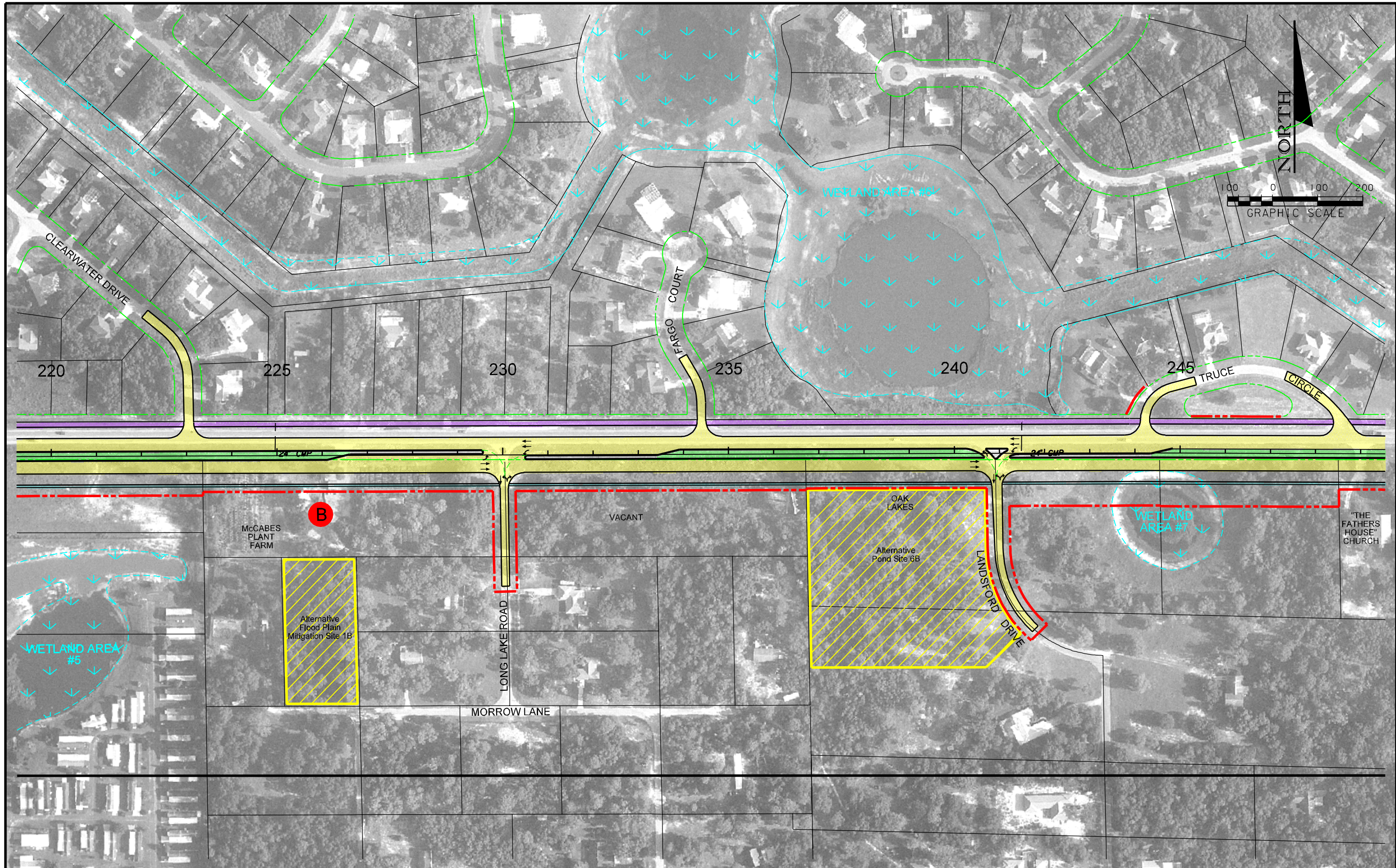
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STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
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C.R. 578	PASCO & HERNANDO	257298 22 01

COUNTY LINE ROAD (C.R. 578)
 PROJECT DEVELOPMENT & ENVIRONMENT STUDY
 From U.S. 19 (S.R. 55) to U.S. 41 (S.R. 45)
 ALIGNMENT S-8

SHEET NO.
8



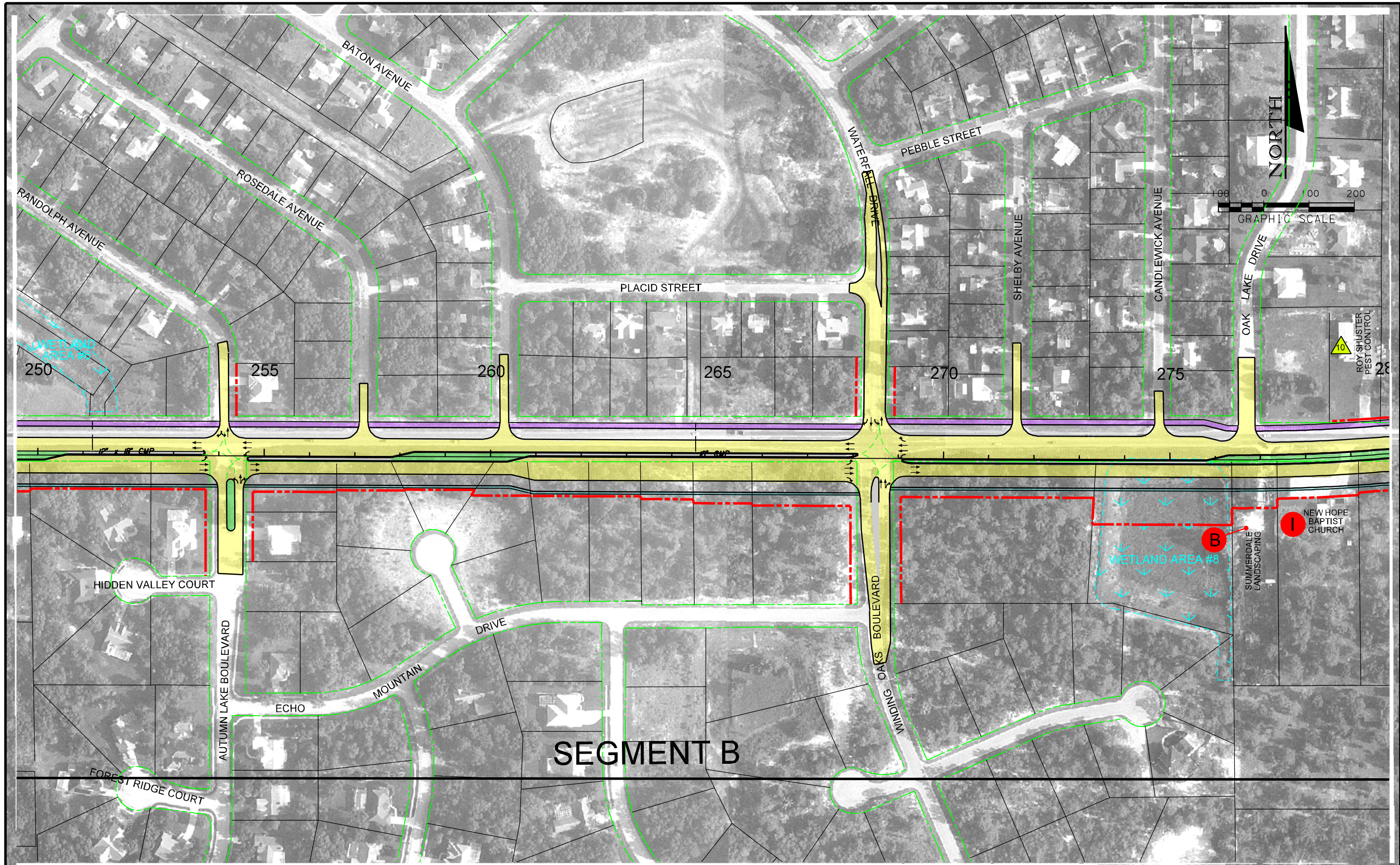
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ROAD NO.	COUNTY	FINANCIAL PROJECT ID
C.R. 578	PASCO & HERNANDO	257298 22 01

COUNTY LINE ROAD (C.R. 578)
 PROJECT DEVELOPMENT & ENVIRONMENT STUDY
 From U.S. 19 (S.R. 55) to U.S. 41 (S.R. 45)
 ALIGNMENT S-8

SHEET NO.
9



SEGMENT B

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 No. 00000002

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
C.R. 578	PASCO & HERNANDO	257298 22 01

COUNTY LINE ROAD (C.R. 578)
 PROJECT DEVELOPMENT & ENVIRONMENT STUDY
 From U.S. 19 (S.R. 55) to U.S. 41 (S.R. 45)
 ALIGNMENT S-8

SHEET NO.
10



REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
09/13/99		DATE OF FLIGHT			

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 Tampa, FL 33607-1462
 No. 00000002

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
C.R. 578	PASCO & HERNANDO	257298 22 01

COUNTY LINE ROAD (C.R. 578)
 PROJECT DEVELOPMENT & ENVIRONMENT STUDY
 From U.S. 19 (S.R. 55) to U.S. 41 (S.R. 45)
 ALIGNMENT S-8

SHEET NO.
11



REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
09/13/99		DATE OF FLIGHT			

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 Tampa, FL 33607-1462
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STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
C.R. 578	PASCO & HERNANDO	257298 22 01

COUNTY LINE ROAD (C.R. 578)
 PROJECT DEVELOPMENT & ENVIRONMENT STUDY
 From U.S. 19 (S.R. 55) to U.S. 41 (S.R. 45)
 ALIGNMENT S-8

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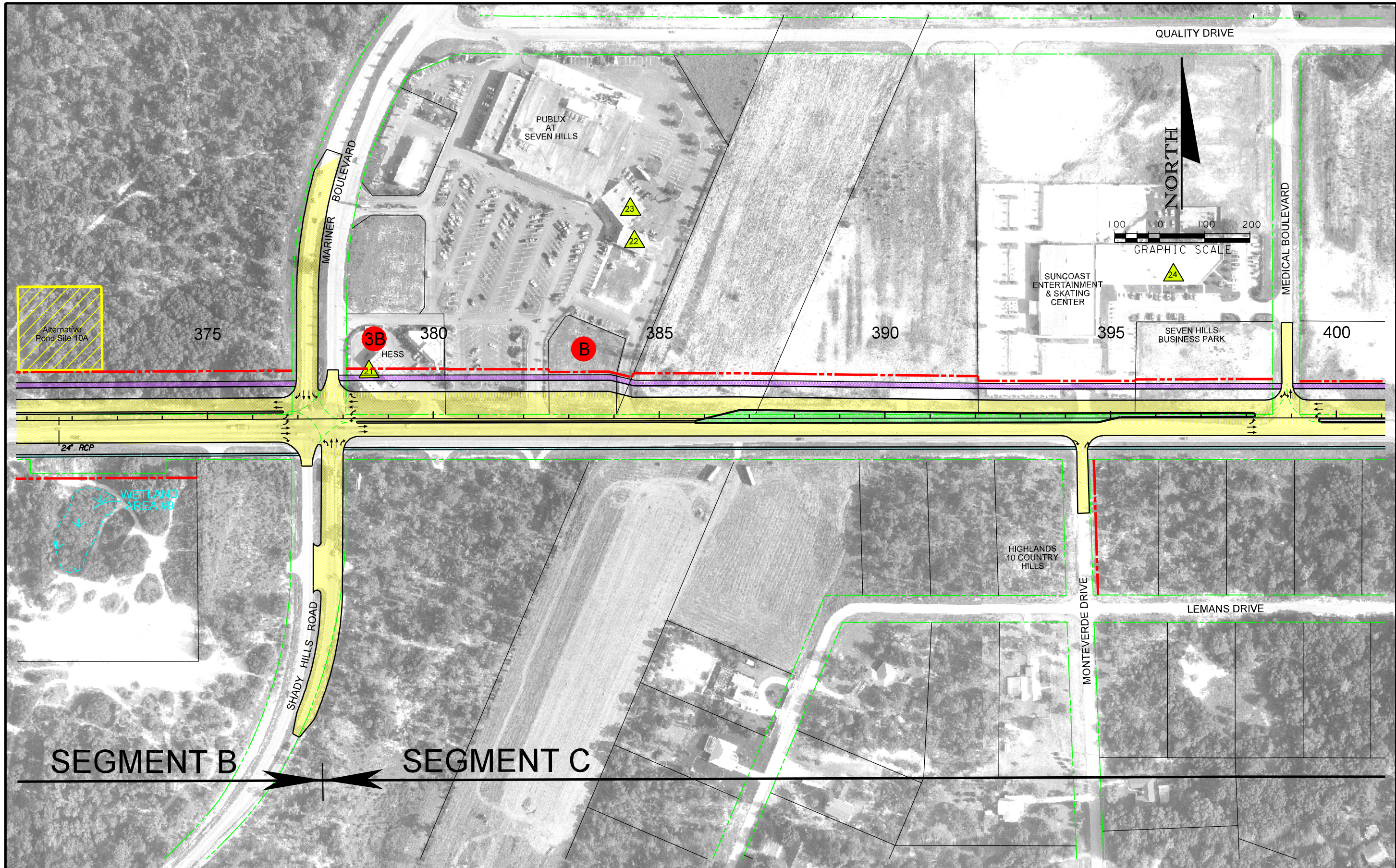
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 No. 00000002

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
C.R. 578	PASCO & HERNANDO	257298 22 01

COUNTY LINE ROAD (C.R. 578)
 PROJECT DEVELOPMENT & ENVIRONMENTAL STUDY
 From U.S. 19 (S.R. 55) to U.S. 41 (S.R. 45)
 ALIGNMENT S-8

SHEET NO.
13



REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
09/13/99		DATE OF FLIGHT			

URS
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 Campbell Causeway
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 No. 00000002

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
C.R. 578	PASCO & HERNANDO	257298 22 01

COUNTY LINE ROAD (C.R. 578)
 PROJECT DEVELOPMENT & ENVIRONMENT STUDY
 From U.S. 19 (S.R. 55) to U.S. 41 (S.R. 45)
 ALIGNMENT S-8

SHEET NO.
14



B

405

410

415

420

425

430

Alternative Pond Site 11B

RUNYON DRIVE

DRAYTON STREET

CARLESIMO AVENUE

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
09/13/99		DATE OF FLIGHT			



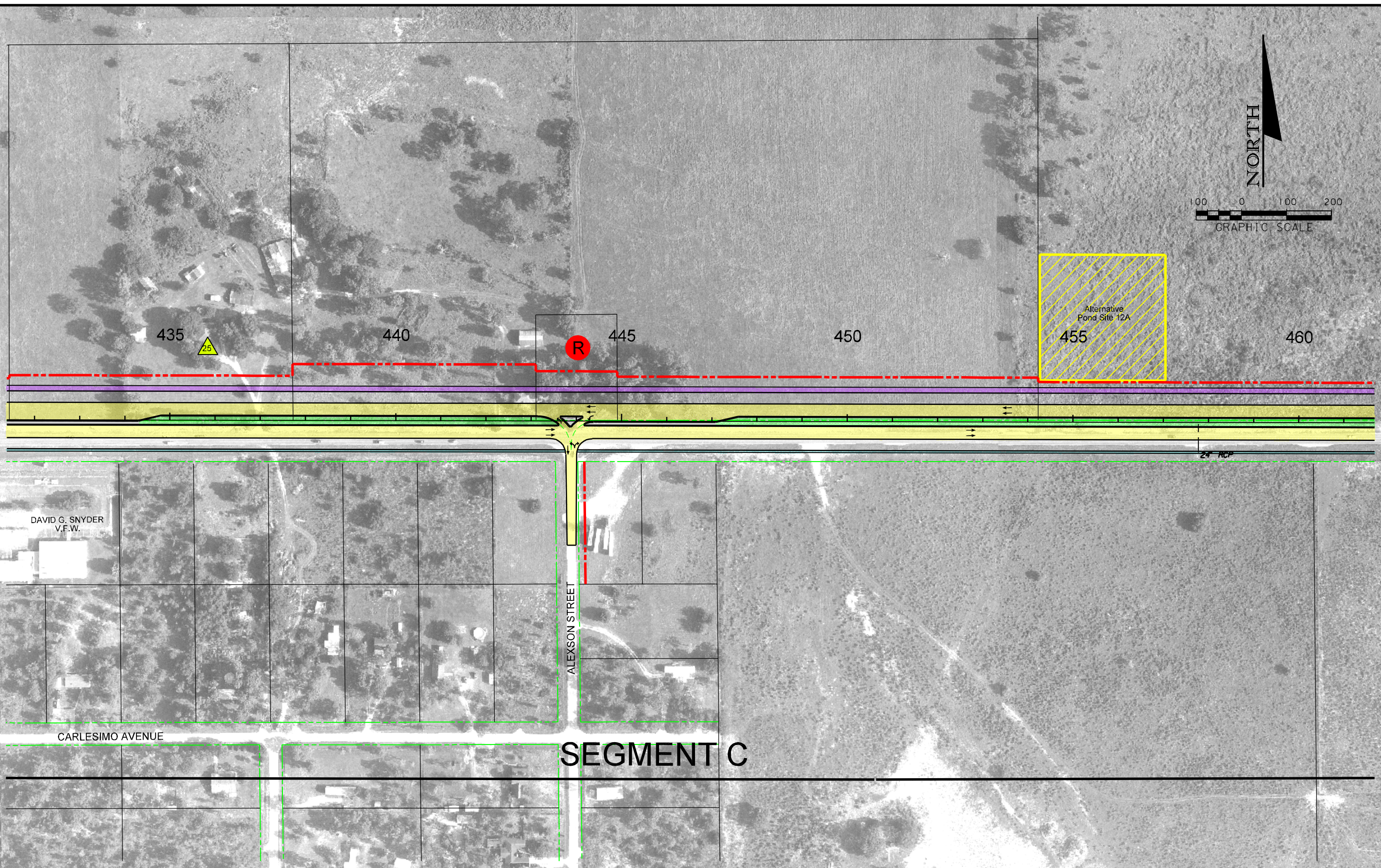
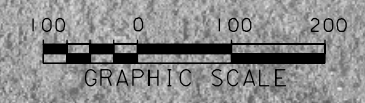
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STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
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C.R. 578	PASCO & HERNANDO	257298 22 01

COUNTY LINE ROAD (C.R. 578)
PROJECT DEVELOPMENT & ENVIRONMENT STUDY
From U.S. 19 (S.R. 55) to U.S. 41 (S.R. 45)
ALIGNMENT S-8

SHEET NO.
15

NORTH



SEGMENT C

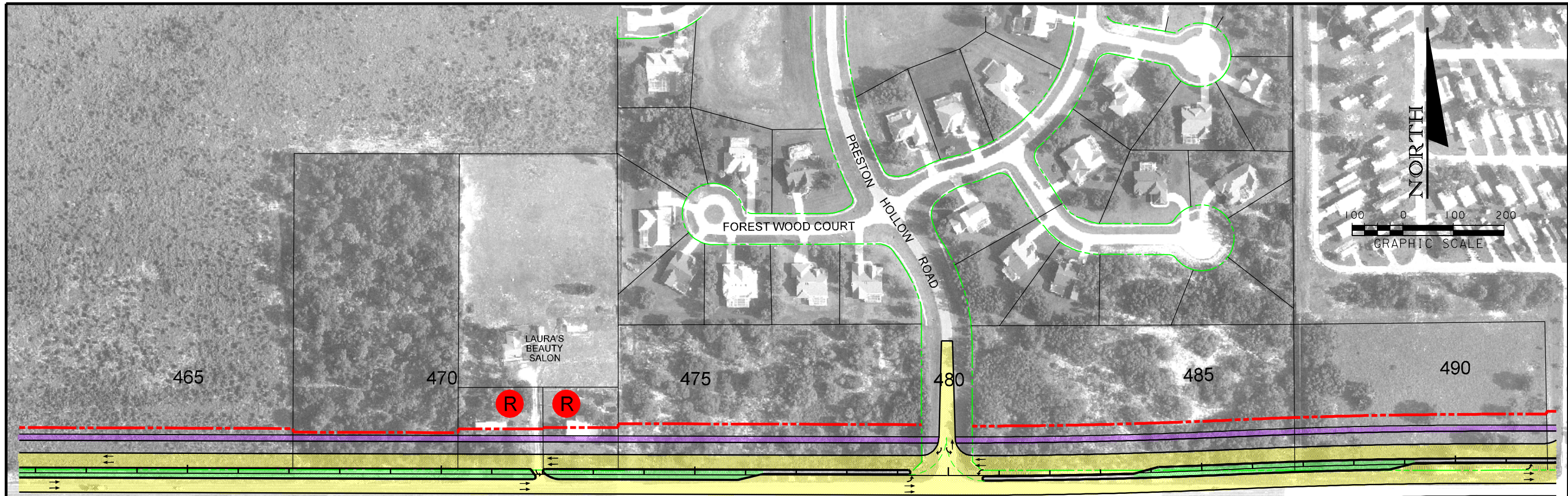
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 Campbell Causeway
 Tampa, FL 33607-1462
 No. 00000002

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
C.R. 578	PASCO & HERNANDO	257298 22 01

COUNTY LINE ROAD (C.R. 578)
 PROJECT DEVELOPMENT & ENVIRONMENT STUDY
 From U.S. 19 (S.R. 55) to U.S. 41 (S.R. 45)
 ALIGNMENT S-8

SHEET NO.
16



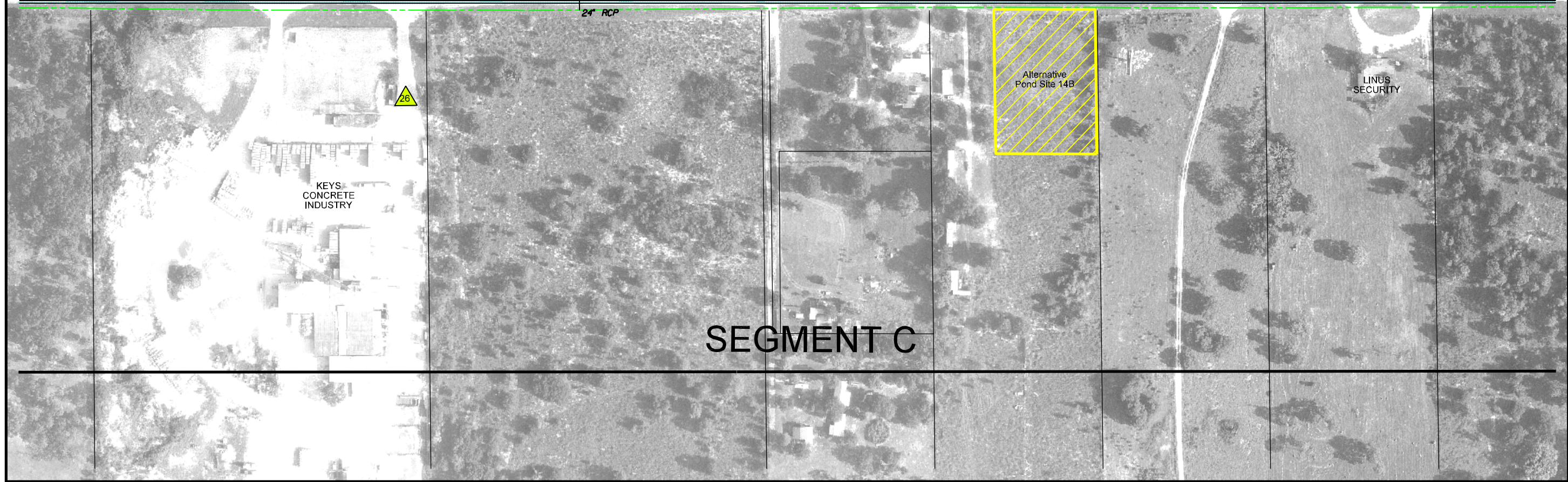
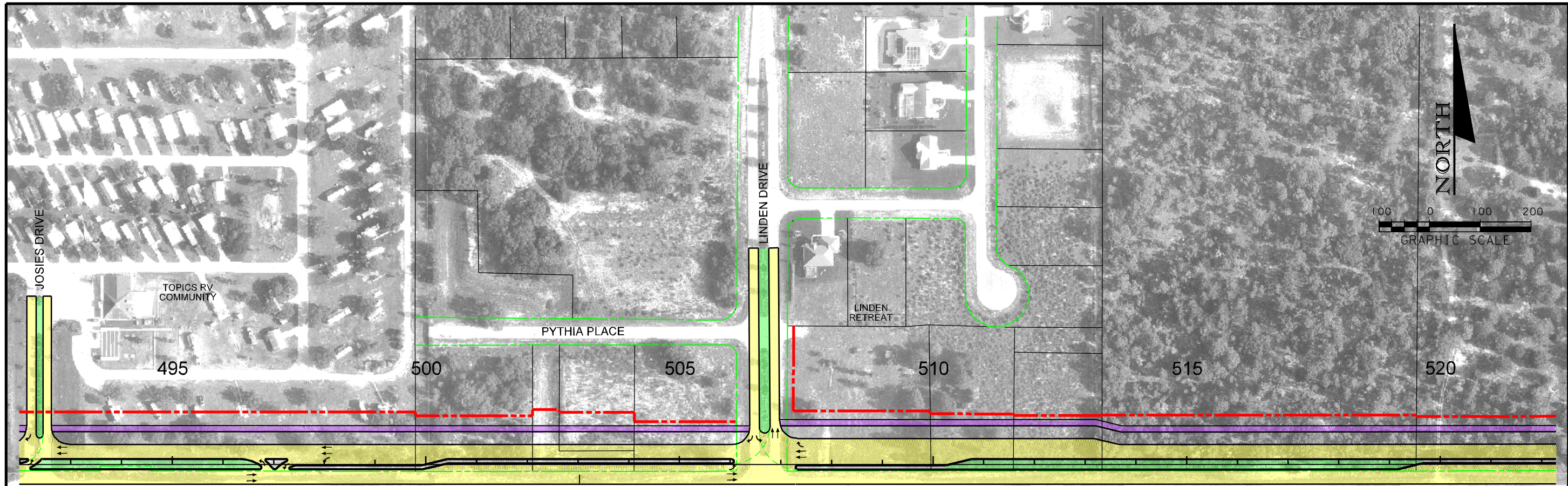
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 7650 West Courtney
 Campbell Causeway
 Tampa, FL 33607-1462
 No. 00000002

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
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C.R. 578	PASCO & HERNANDO	257298 22 01

COUNTY LINE ROAD (C.R. 578)
 PROJECT DEVELOPMENT & ENVIRONMENT STUDY
 From U.S. 19 (S.R. 55) to U.S. 41 (S.R. 45)
 ALIGNMENT S-8

SHEET NO.
17



REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
09/13/99		DATE OF FLIGHT			

URS
 URS Corporation Southern
 7650 West Courtney
 Campbell Causeway
 Tampa, FL 33607-1462
 No. 00000002

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
C.R. 578	PASCO & HERNANDO	257298 22 01

COUNTY LINE ROAD (C.R. 578)
 PROJECT DEVELOPMENT & ENVIRONMENT STUDY
 From U.S. 19 (S.R. 55) to U.S. 41 (S.R. 45)
 ALIGNMENT S-8

SHEET NO.
18



REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
09/13/99		DATE OF FLIGHT			

URS
 URS Corporation Southern
 7650 West Courtney
 Campbell Causeway
 Tampa, FL 33607-1462
 No. 00000002

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
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C.R. 578	PASCO & HERNANDO	257298 22 01

COUNTY LINE ROAD (C.R. 578)
 PROJECT DEVELOPMENT & ENVIRONMENT STUDY
 From U.S. 19 (S.R. 55) to U.S. 41 (S.R. 45)
 ALIGNMENT S-8

SHEET NO.
19



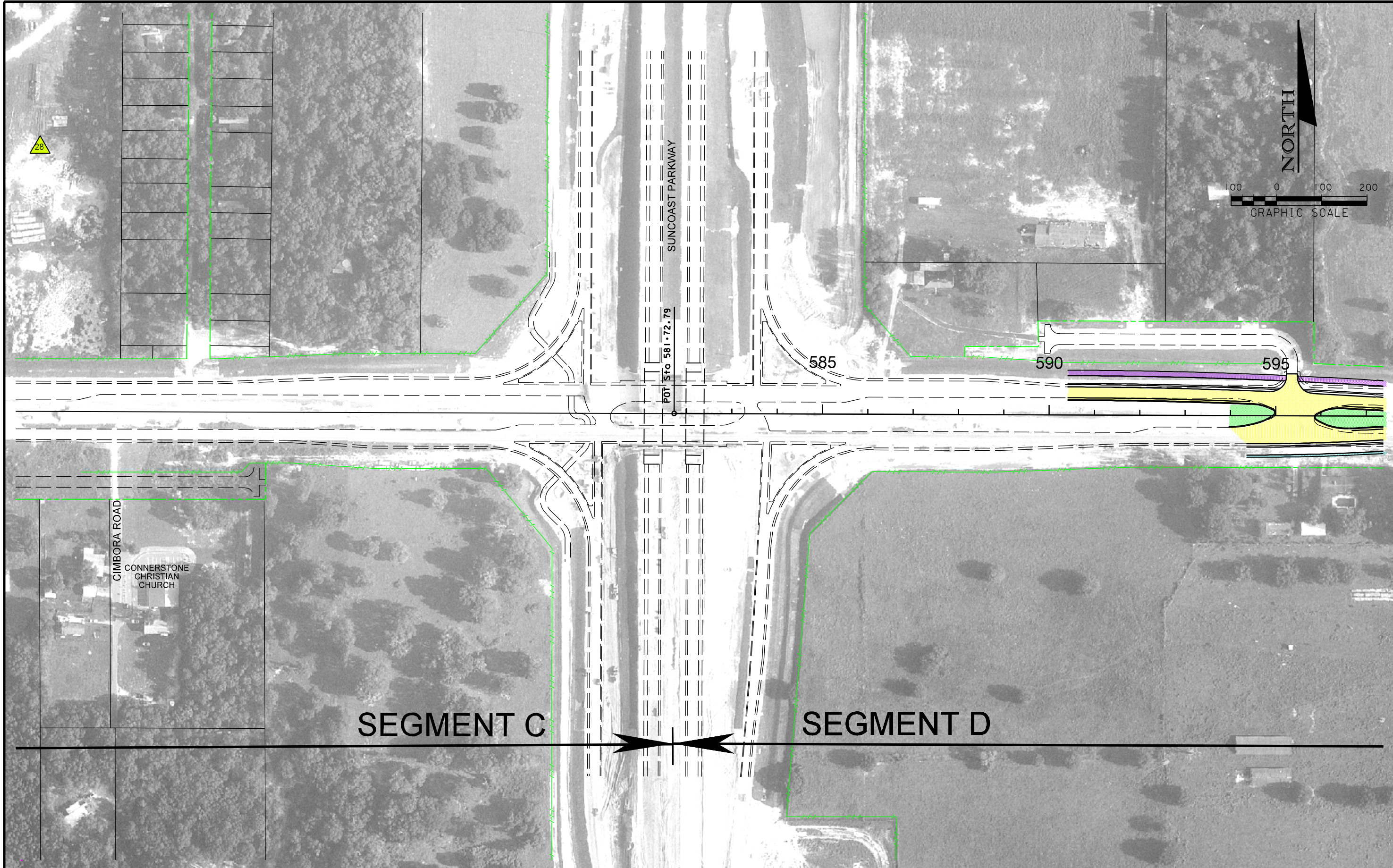
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 No. 00000002

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
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C.R. 578	PASCO & HERNANDO	257298 22 01

COUNTY LINE ROAD (C.R. 578)
 PROJECT DEVELOPMENT & ENVIRONMENT STUDY
 From U.S. 19 (S.R. 55) to U.S. 41 (S.R. 45)
 ALIGNMENT S-8

SHEET NO.
20



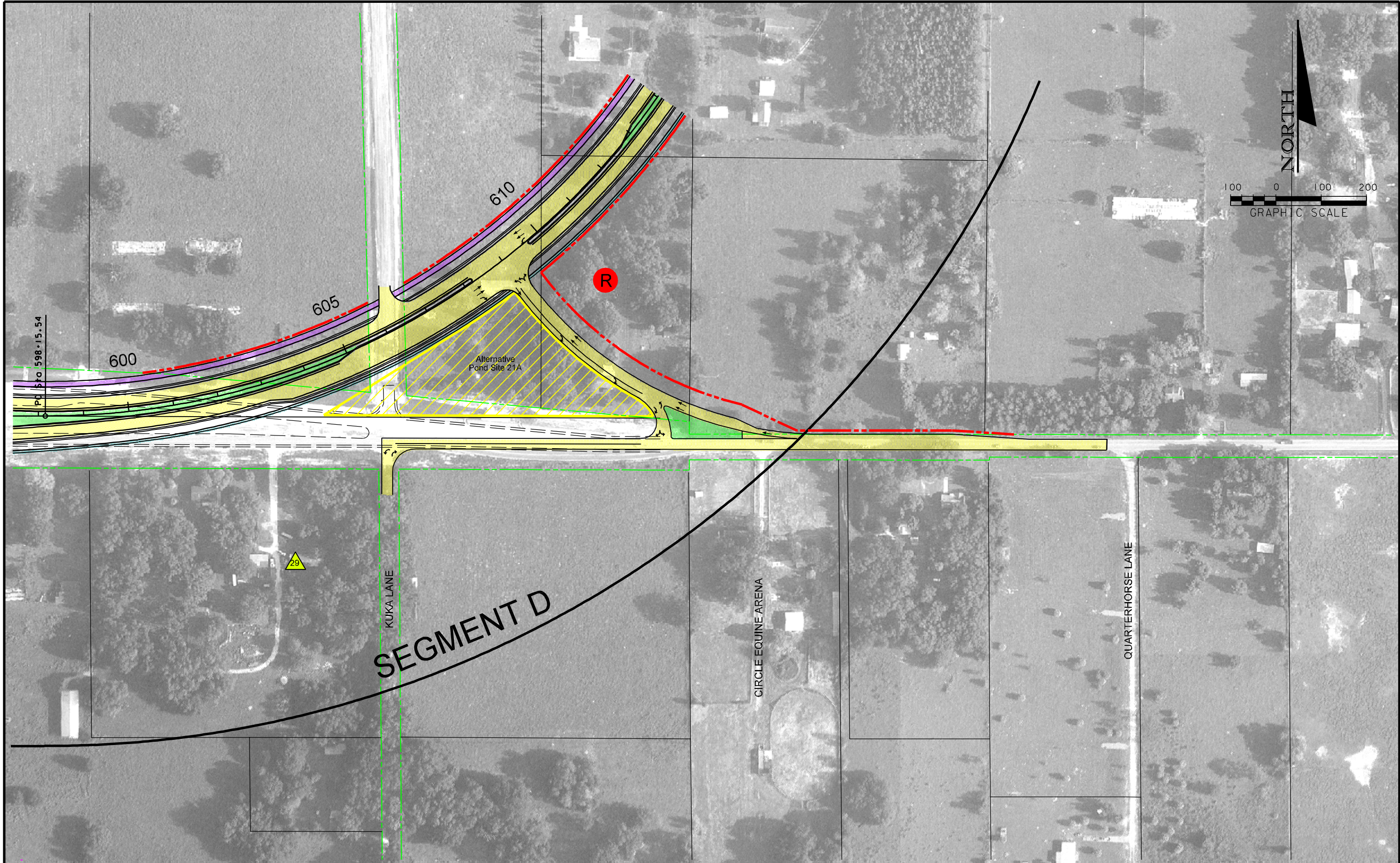
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URS
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 Tampa, FL 33607-1462
 No. 00000002

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
C.R. 578	PASCO & HERNANDO	257298 1 22 01

COUNTY LINE ROAD (C.R. 578)
 PROJECT DEVELOPMENT & ENVIRONMENT STUDY
 From U.S. 19 (S.R. 55) to U.S. 41 (S.R. 45)
 ALIGNMENT S-5 (AYERS ROAD)

SHEET NO.
21



REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
09/13/99		DATE OF FLIGHT			

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 Tampa, FL 33607-1462
 No. 00000002

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
C.R. 578	PASCO & HERNANDO	257298 22 01

COUNTY LINE ROAD (C.R. 578)
 PROJECT DEVELOPMENT & ENVIRONMENT STUDY
 From U.S. 19 (S.R. 55) to U.S. 41 (S.R. 45)
 ALIGNMENT S-5 (AYERS ROAD)

SHEET NO.
22

NORTH



WETLAND
AREA #10



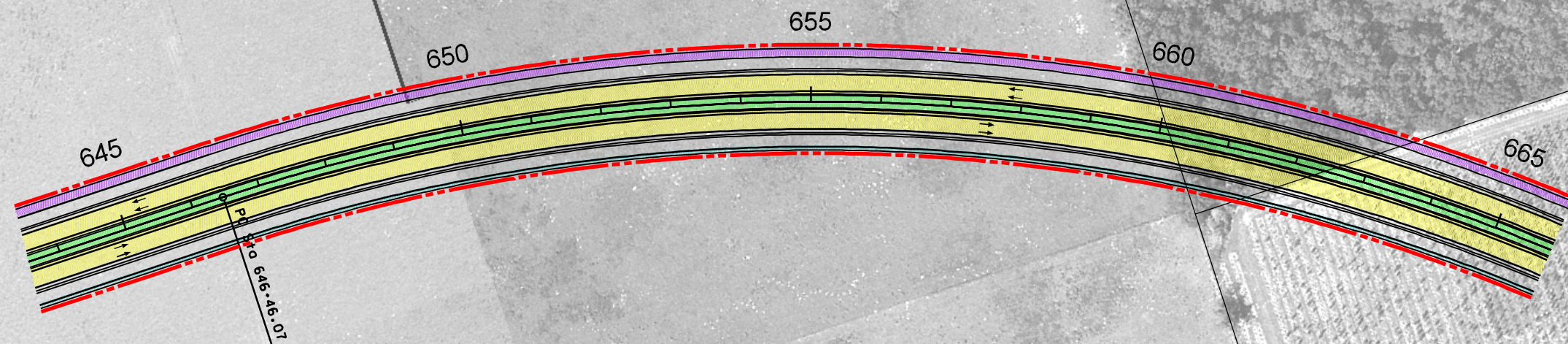
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
09/13/99		DATE OF FLIGHT			

URS
 URS Corporation Southern
 7650 West Courtney
 Campbell Causeway
 Tampa, FL 33607-1462
 No. 00000002

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SHEET
NO.
23



SEGMENT D

REVISIONS					
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09/13/99		DATE OF FLIGHT			

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 URS Corporation Southern
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 Tampa, FL 33607-1462
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 ALIGNMENT S-5 (AYERS ROAD)

SHEET NO.
24



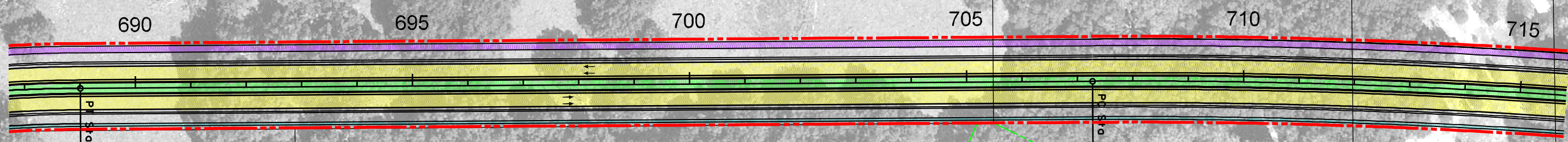
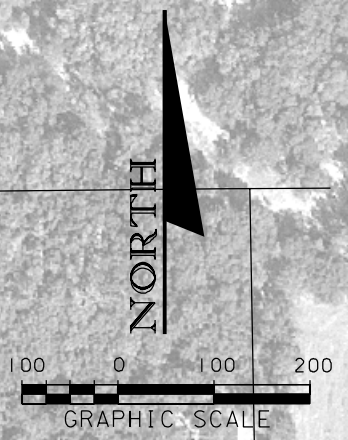
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
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SHEET NO.
25



WETLANDS AREA #12

SEGMENT D

JACKSON AVENUE

GARFIELD AVENUE

HVIEZDOSLAV STREET

VACANT STEEL BUILDINGS

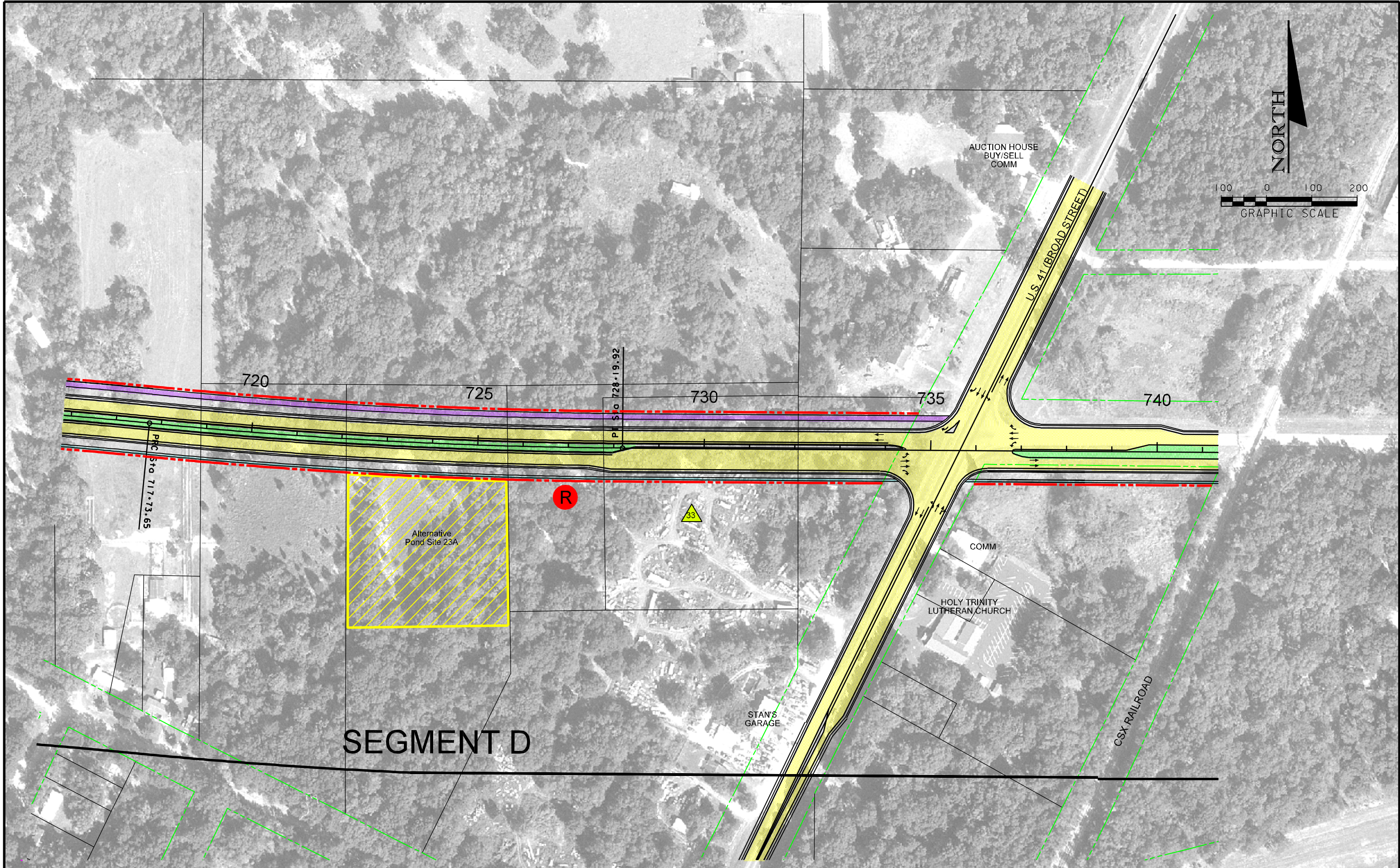
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
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SHEET NO.
26



SEGMENT D

REVISIONS					
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09/13/99		DATE OF FLIGHT			

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27



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28



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29

APPENDIX B

Site Photos

POTENTIAL RESIDENTIAL RELOCATIONS



220 Korbus Road (Hernando County) Mobile Home



260 Korbus Road (Hernando County) Block House



327 Korbis Road (Hernando County) Block House



345 Jackson Avenue (Hernando County) Block House



527 Jackson Avenue (Hernando County) Wood Frame House



387 Jackson Avenue (Hernando, County) Mobile Home, Storage Unit, and Open Sided Structure



15561 Wilson Boulevard (Hernando County) Mobile Home



1235 Broad Street (Hernando County) Block House



13365 County Line Road (Hernando County) Block House



13338 County Line Road (Hernando County) Block House



12299 County Line Road (Hernando County) Frame House



12279 County Line Road (Hernando County) Frame House



11465 County Line Road (Hernando County) Frame House



89 Cabot Avenue (Hernando County) Block House



102 Darcoca Avenue (Hernando County) Block House



101 Darcoca Avenue (Hernando County) Block House



115 Callaway Avenue (Hernando County) Block House



116 Callaway Avenue (Hernando County) Block House



115 Dandelion Court (Hernando County) Block House



116 Dandelion Court (Hernando County) Block House



5165 Hamlet Circle (Hernando County) Block House



5083 County Line Road (Hernando County) Block House



5061 County Line Road (Hernando County) Block House



5053 County Line Road (Hernando County) Block House



5047 County Line Road (Hernando County) Block House



5039 County Line Road (Hernando County) Block House



118 Austin Avenue (Hernando County) Block House



18936 Rolling Rock Drive (Pasco County) Block House



18937 Rolling Rock Drive (Pasco County) Front View Block House



18937 Rolling Rock Drive (Pasco County) Rear View - Includes Detached Block Construction and Garage



18930 Wellwood Court (Pasco County) Block House



18937 Maple Leaf Drive (Pasco County) Block House



15165 County Line Road - Wood Frame House



13429 Morrow Lane (Pasco, County) Mobile Home



13435 Morrow Lane (Pasco, County) Block House and Mobile Home

POTENTIAL BUSINESS RELOCATIONS



9214 Cypress Lakes Loop (Hernando County) New Hope Cancer Center
Under Construction - Faces County Line Road



10377 County Line Road (new) (Hernando County) Consumer Care Tire & Auto Center
New Construction



**100 Mariner Boulevard (Hernando County) Gas Station/Convenience Store
Potential Contamination Site**



**10249 (10239) County Line Road (Hernando County) Convenience Store
Potential Contamination Site**



**10249 (10223/10227/10231/10235) County Line Road (Hernando County)
One Building; Four Offices - Potential Contamination Site**



10249 (10215) County Line Road (Hernando County) Pawn Shop - Potential Contamination Site



4489 County Line Road (Hernando County) Barber Shop



4475 County Line Road (Hernando County) Realty Office/Nutrition Center



10 Commercial Way (US 19) (Hernando County) Bank



12426 Ramfis Road (Pasco County) Auto Sales & Repair - Potential Contamination Site



12434 Ramfis Road (Pasco County) Auto Repair - Potential Contamination Site



**13016 County Line Road (Pasco County) Gas Station/Convenience Store/Discount Liquors
Potential Contamination Site**



13028 County Line Road (Pasco County) Doctors' Offices



13306 County Line Road (Pasco County) - Color Country Nursery



14226 County Line Road (Pasco County) Sumersdale Landscape/Nursery



14236 County Line Road (Pasco County) New Hope Church and General Use Building



11515 County Line Road Wood Frame Barn and Wood Frame Garage; Pole Barn in Rear



15320 County Line Road (Pasco County) Mike's Auto Body & Repair (East Side View)



15320 County Line Road (Pasco County) Mike's Auto Body & Repair (West Side View)



9067 County Line Road (Hernando County) Suncoast Construction Services; Metal Building



*County Line Road (C.R. 578)
Project Development and Environment Study*