

# ***Conceptual Stage Relocation Plan***

## **Gibsonton Drive**

### **From Fern Hill Drive to US 301**

#### **Project Development & Environment (PD&E) Study**

Work Program Item Segment No. 450438-1

ETDM Project No. 14493

Hillsborough County, Florida



Florida Department of Transportation  
District Seven

In Coordination with:



**Hillsborough  
County** Florida

January 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.

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Hillsborough County, Florida

Prepared for:



Florida Department of Transportation  
District Seven

In Coordination with:



**Hillsborough  
County Florida**

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January 2024

## EXECUTIVE SUMMARY

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The Florida Department of Transportation (FDOT) District Seven, in coordination with Hillsborough County, is conducting a Project Development and Environment (PD&E) study along Gibsonton Drive from Fern Hill Drive to U.S. Highway 301 (US 301), in Hillsborough County. The study evaluates widening the existing 4-lane divided facility in this section of Gibsonton Drive and includes pedestrian and bicycle accommodations. The study also evaluates issues related to traffic operations, safety, access management, and freight movements. The proposed improvements will include construction of stormwater management facility (SMF) and floodplain compensation (FPC) sites. The proposed improvements in this study will connect to improvements at the I-75/Gibsonton Drive interchange as well as improvements at Gibsonton Drive/Fern Hill Drive intersection as proposed under other projects.

This *Conceptual Stage Relocation Plan* was prepared to evaluate relocation and displacement needs for the widening along Gibsonton Drive from Fern Hill Drive to US 301. Recent field reviews and evaluation of impacts have shown the need for relocation of businesses and/or residences as part of this project. This project will have relocation impacts that will include business and residential displacements. The results of the study estimate three residences and four businesses (three of which are landlord businesses) may be impacted. None of the business relocatees appear to present unusual conditions that would prevent their successful relocation.

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## **SECTION 1 INTRODUCTION**

The objective of the Project Development and Environment (PD&E) study is to assist the Florida Department of Transportation's (FDOT) Office of Environmental Management (OEM) in reaching a decision on the type, location, and conceptual design of the proposed improvements for the widening of Gibsonton Drive. 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 acquisition, and construction).

### **1.1 PROJECT DESCRIPTION**

The project consists of widening Gibsonton Drive from Fern Hill Drive to US 301 in Hillsborough County, a distance of approximately 0.95 miles. Improvements will also include a wide sidewalk to accommodate bicycles and pedestrians. The project includes the evaluation of stormwater management facilities (SMF) and floodplain compensation (FPC) sites. The project traverses the unincorporated census designated place of Riverview and provides access to I-75 for the communities of Riverview, Boyette, Fish Hawk and Lithia. Within the project limits, Gibsonton Drive is a four-lane, divided roadway with paved shoulders and 5-foot (ft) sidewalks along both sides of the road. There are some gaps in the sidewalk on the south side (eastbound direction) of the road. Gibsonton Drive is functionally classified by Hillsborough County as an arterial with an existing posted speed limit of 45 miles per hour (mph). A project location map is provided in **Figure 1-1**.

This project was screened through the FDOT's Efficient Transportation Decision Making (ETDM) process as ETDM Project No. 14493. The ETDM Programming Screen Summary Report was published on October 27, 2022, 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 PROJECT PURPOSE AND NEED**

#### **1.2.1 Purpose**

The purpose of this project is to address future roadway capacity issues as well as improve safety conditions on Gibsonton Drive, which is an important east-west connection between I-75 and US 301.

#### **1.2.2 Need**

This project is needed to accommodate traffic volumes for the future year (2045) and to accommodate projected traffic flows from the proposed reconstruction of the I-75/Gibsonton Drive interchange. Additionally, this segment experiences high crash rates that are higher than the statewide average for similar facilities.



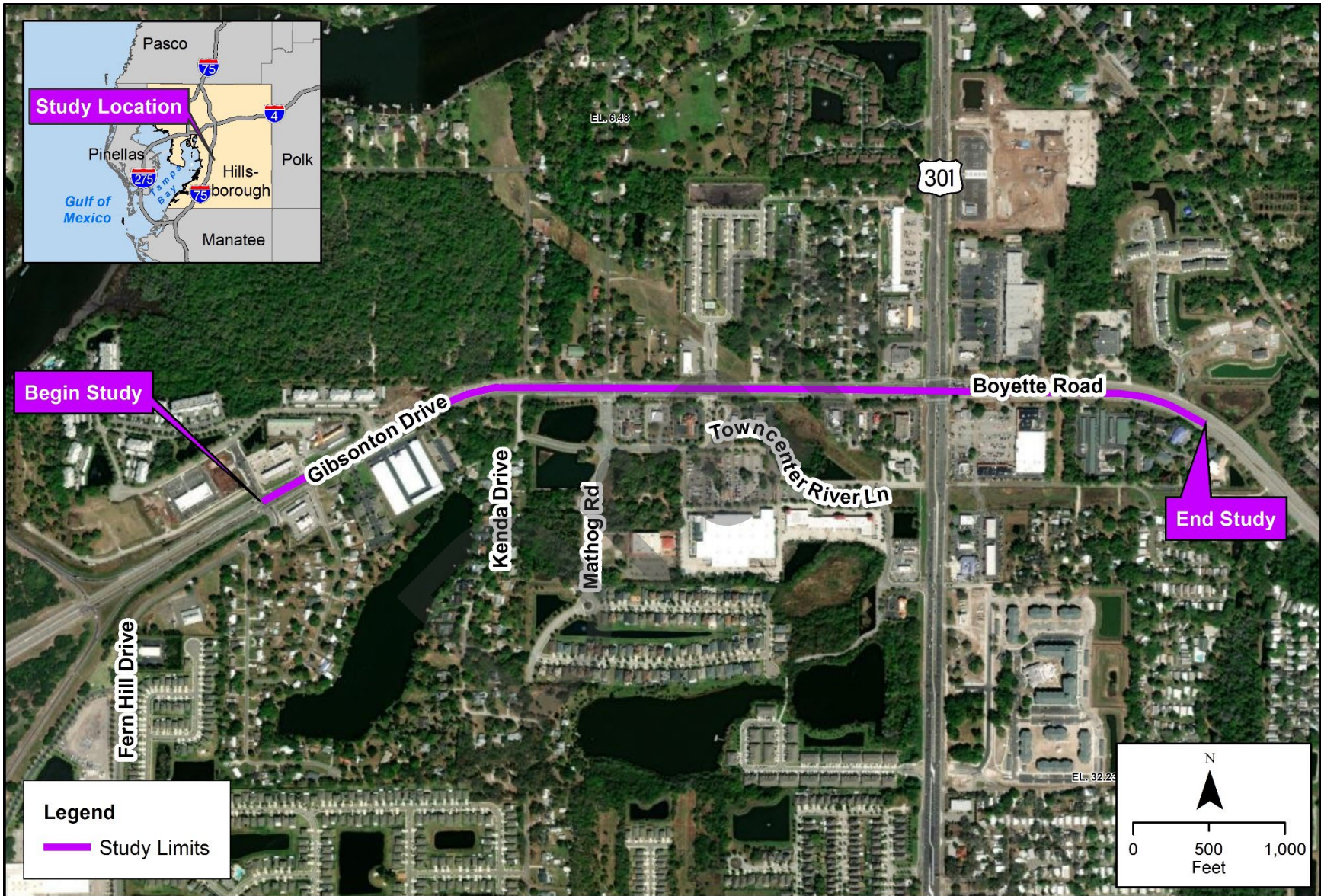


Figure 1-1 Project Location Map

### 1.2.3 Project Status

This project is listed as a candidate for funding in the Hillsborough Transportation Planning Organization (TPO) FY 2023/2024-2027/2028 Transportation Improvement Program (TIP). Funding for the PD&E study has been requested and an application for Federal funding has been submitted. The project is also listed in the Cost Feasible Plan of the Hillsborough County TPO’s 2045 Long Range Transportation Plan (LRTP).

### 1.2.4 Roadway Capacity

Within the project limits, Gibsonton Drive operates at Level of Service (LOS) F and fails to meet target LOS D, based on 2022 traffic counts. The Gibsonton Drive segment west of Fern Hill Drive is currently not six lanes; however, with the addition of the I-75/Gibsonton Drive interchange improvements, Gibsonton Drive will be widened to six lanes between I-75 and Fern Hill Drive. The segment directly to the east of the project limits is six lanes, thus creating a bottleneck. This segment is projected to continue to operate deficiently in the year 2045 at LOS F with no capacity improvements. This analysis is based on the Generalized Service Volume Tables from the FDOT 2023 Multimodal Quality/Level of Service Handbook for a context classification suburban commercial (C3C) facility and utilizes traffic forecasts from the Tampa Bay Regional Planning Model (TBRPM).

### 1.2.5 Safety

Crash data was collected for a five-year period including the years 2018 – 2022, and are summarized in **Table 1-1**. This segment suffered a high number of crashes considering its short length (less than one (1) mile). This is reflected in the high crash rates summarized in **Table 1-2** and **Table 1-3**. The calculated crash rates for the segments and intersections are higher than the statewide average rate for similar facilities except at a short segment between Mathog Road and the Park Place Avenue/Alafia Trace Boulevard intersection, and at the Park Place Avenue/Alafia Trace Boulevard intersection.

**Table 1-1 Gibsonton Drive Number of Crashes for 2018-2022**

Limits	2018	2019	2020*	2021	2022	Total
Gibsonton Drive from Fern Hill Drive to US 301	220	239	153	136	162	910

Source: Signal 4 Analytics

\*Crashes in 2020 are substantially less than those in 2019 due to COVID

**Table 1-2 Crash Rates for Segments**

Segment		Crashes	Length (mi)	2022 AADT	Crash Rate (MVMT)	Statewide Average	Above Statewide Average?
From	To						
Fern Hill Dr	Mathog Rd	95	0.33	45,800	3.444	1.747	Yes
Mathog Rd	Park Place Ave	4	0.03	44,000	1.660	1.747	No
Park Place Ave	US 301	27	0.14	45,600	2.317	1.747	Yes

Note: Crashes reported to occur within intersection turn lanes were extracted out of the segments.



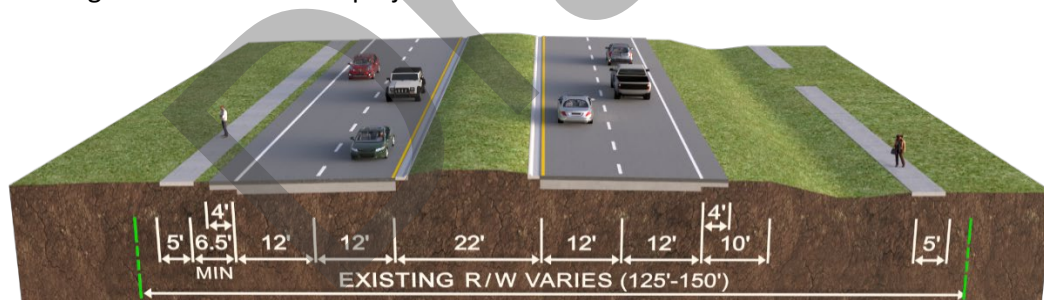
**Table 1-3 Crash Rates for Intersections**

Intersection	Crashes	Entering Volume	Crash Rate (MEV)	Statewide Average	Above Statewide Average?
Fern Hill Dr	159	57,750	1.509	0.526	Yes
Mathog Rd	68	45,200	0.824	0.526	Yes
Park Place Avenue/Alafia Trace Blvd	3	47,500	0.035	0.526	No
US 301	554	99,800	3.042	0.744	Yes

**1.3 EXISTING FACILITY AND PROPOSED IMPROVEMENTS**

**1.3.1 Existing Facility**

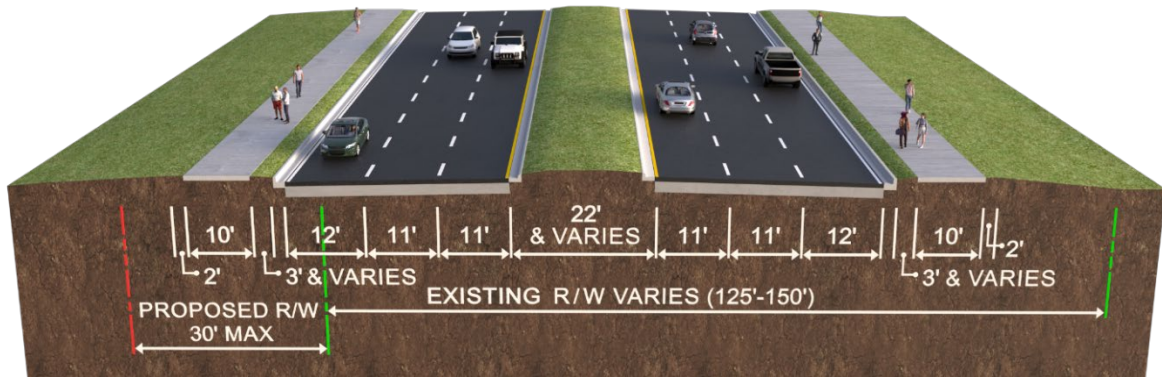
Gibsonton Drive is owned and maintained by Hillsborough County. Within the project area, Gibsonton Drive is currently a four-lane divided facility functionally classified as an arterial roadway with a posted speed limit of 45 mph. The roadway has two 12-foot (ft) lanes in each direction, a 22-ft median and turn lanes at many locations along the corridor. The shoulders are approximately 10-ft wide (4-ft paved) on the south side and 6.5-ft minimum width (4-ft paved) on the north side throughout the corridor with no dedicated bicycle lanes. There is a 5-ft sidewalk on both sides of the road with a few gaps in the sidewalk on the south side, west of Kendra Drive. Approximately 230 linear feet of the sidewalk on the south side, east of Kendra Drive, is a wooden boardwalk. The existing right of way (ROW) varies along the corridor between 125 ft and 150 ft wide. The existing typical section is provided as **Figure 1-2**. There is one existing SMF east of US 301, but no SMF between Fern Hill Drive and US 301 and no existing FPC sites within the project corridor.



**Figure 1-2 Gibsonton Drive – Existing Typical Section**

**1.3.2 Proposed Improvements**

The proposed typical section shows widening Gibsonton Drive to a six-lane divided urban facility with a 22-ft raised median. There will be two 11-ft travel lanes and one 12-ft outside travel lane in each direction with curb and gutter, and 10-ft wide sidewalks. The proposed typical section is provided as **Figure 1-3**. Additional ROW will be required along the north side of Gibsonton Drive (0 to 30 ft in width) to accommodate the widening and along the south side of Gibsonton Drive (0 to 7 ft in width) in advance of the US 301 intersection for intersection improvements. One off-site SMF and one off-site FPC are proposed. Additional ROW will be required for off-site SMF and FPC sites.



**Figure 1-3 Gibsonton Drive – Proposed Typical Section**

**1.4 PURPOSE OF THE CONCEPTUAL STAGE RELOCATION PLAN**

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.

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## SECTION 2 RELOCATION

### 2.1 RELOCATION OVERVIEW

The CSRP 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	Business (landlords)	Residences	Personal Property Only
Preferred Alternative	1	3	3	0

Source: Field Inspection

This project impacts four parcels, one improved commercial property and three residential properties. One business displacement is anticipated in a converted residential building. Prior to the last field visit, L&M Insurance Group occupied the property. On a follow up field inspection, it was noted L&M Insurance Group had moved out, and the property is listed for lease. The three residential properties consist of one single-family owner-occupied home, and two tenant occupied homes. 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 138.02 and 138.06 were the primary sources used for this statistical analysis. The information was obtained from the US Census Bureau (<https://data.census.gov/cedsci/all>). **Figure 3-1** shows the location of the affected Census Tracts.



Source: (<https://data.census.gov/cedsci/all>)

**Figure 3-1 Census Tract Map**

The US Census data for 2021 for Hillsborough County, Palm River-Gibsonton, Wimauma-Riverview 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	Palm River-Gibsonton Florida	Wimauma-Riverview Florida	Census Tract 138.02	Census Tract 138.06
Caucasian	63.40%	51.40%	65.50%	74.40%	56.50%
Black	16.50%	27.00%	16.10%	6.10%	21.20%
Other	20.09%	21.59%	18.36%	19.53%	22.26%
Hispanic*	29.60%	36.80%	25.70%	37.60%	25.30%

\*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)**

HH Income	Hillsborough County	Palm River-Gibsonton Florida	Wimauma-Riverview Florida	Census Tract 138.02	Census Tract 138.06
< \$25,000 Per Year	17.50%	19.00%	10.30%	17.40%	5.70%
\$25,000 - \$49,999	21.70%	24.50%	16.90%	33.30%	16.80%
\$50,000 - \$74,999	17.60%	19.50%	16.30%	18.50%	17.70%
\$75,000 - \$99,999	12.60%	12.80%	14.60%	5.70%	23.80%
≥ \$100,000	30.60%	24.10%	41.80%	25.10%	36.00%
Median HH Income	\$64,164	\$57,214	\$86,241	\$49,583	\$82,305

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



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

Housing Stock	Hillsborough County	Palm River-Gibsonton Florida	Wimauma-Riverview Florida	Census Tract 138.02	Census Tract 138.06
<b>1969 or Earlier</b>	18.60%	19.60%	3.60%	15.00%	5.50%
<b>1970-1989</b>	32.70%	21.30%	18.50%	28.20%	8.60%
<b>1990-1999</b>	16.50%	9.80%	15.50%	6.20%	2.50%
<b>2000 and Newer</b>	32.30%	49.40%	62.40%	50.50%	83.30%

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 44 years and 67 years. Based upon the rehabilitation efforts observed in the field, the effective age of the houses is estimated to be 30 to 45 years.

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

Age	Hillsborough County	Palm River-Gibsonton Florida	Wimauma-Riverview Florida	Census Tract 138.02	Census Tract 138.06
<b>Under 25 Yrs.</b>	31.20%	35.40%	33.60%	35.80%	38.70%
<b>25-44 Yrs.</b>	29.10%	31.70%	29.20%	33.10%	35.10%
<b>45-64 Yrs.</b>	25.60%	23.90%	25.10%	23.80%	19.20%
<b>65 Yrs. Or Older</b>	14.30%	9.10%	12.00%	7.30%	6.10%
<b>Median Age</b>	37.6	34.1	36.6	34.5	33.1

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 and 9.1 and 12.0% in the Palm River-Gibsonton and Wimauma-Riverview areas are 65 years or older. The area within Census Tract 138.02 indicates 7.3% are over the age of 65 and 6.1% are over the age of 65 in Census Tract 138.06.

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

Criteria	Hillsborough County	Palm River-Gibsonton Florida	Wimauma-Riverview Florida	Census Tract 138.02	Census Tract 138.06
<b>No. of Households</b>	547,578	19,936	57,998	1,444	1,107
<b>Average HH Size</b>	2.60	2.81	3.00	2.46	3.11
<b>% HH ≥ 5</b>	8.27%	12.88%	12.61%	10.18%	16.89%

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 2.60 family members. The percentage of households that have five (5) or more family members in the study area ranges between 8.27% and 16.89%. 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	Palm River-Gibsonton Florida	Wimauma-Riverview Florida	Census Tract 138.02	Census Tract 138.06
<b>% Population Disabled</b>	11.60%	11.30%	10.20%	8.90%	8.10%

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**

<b>Criteria</b>	<b>Hillsborough County</b>	<b>Palm River-Gibsonton Florida</b>	<b>Wimauma-Riverview Florida</b>	<b>Census Tract 138.02</b>	<b>Census Tract 138.06</b>
<b>No. of Housing Units</b>	595,841	21,375	62,066	1,658	1,107
<b>% Occupied</b>	91.90%	93.30%	93.40%	87.10%	100.00%
<b>% Owner Occupied</b>	59.80%	63.60%	77.10%	45.40%	89.00%
<b>% Renter Occupied</b>	40.20%	36.40%	22.90%	54.60%	11.00%

Source: Census.Gov DP04 Selected Housing Characteristics: 2021

According to the 2021 US Census data in the study area, there was a range between 45.4% and 89.0% owner occupied rate and 11.0% to 54.6% renter occupied rate.

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## 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 Potential Residential Displacements**

Parcel #	Address	Description	Area	Household Type	Year Built	Lot Size	*Owner/Tenant
Mainline Parcel 14	9618 Pine Ridge Avenue Riverview, FL 33578	3 Bed/1.5 Bath	1,690 SF	SFR	1961	10,001 SF	Owner
SMF 1B Parcel 5	10119 Gibsonton Road Riverview, FL 33578	4 Bed/2 Bath	2,036 SF	SFR	1956	74,488 SF	Tenant
FPC 1A Parcel 6	10209 Gibsonton Road Riverview, FL 33578	4 Bed/2 Bath	2,540 SF	SFR	1979	66,211 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	Area	Year Built	Lot Size	Household Type
10507 Saint Rose Court Riverview, FL 33578	3 Bed/2 Bath	\$285,000	1,582 SF	2005	18,295 SF	SFR
7214 Alafia Drive Riverview, FL 33578	3 Bed/2 Bath	\$350,000	1,428 SF	1974	11,761 SF	SFR
9602 Pine Ridge Avenue Riverview, FL 33578	5 Bed/2 Bath	\$369,900	1,573 SF	1971	10,019 SF	SFR
11212 Creekview Drive Riverview, FL 33569	3 Bed/2 Bath	\$374,000	1,232 SF	1989	11,326 SF	SFR
7412 Maria Cove Riverview, FL 33578	3 Bed/2 Bath	\$375,000	1,656 SF	1987	10,890 SF	SFR
9922 Prevatt Street Gibsonton, FL 33534	3 Bed/2 Bath	\$400,000	1,884 SF	1993	27,007 SF	SFR
5210 S. 84 <sup>th</sup> Street Tampa, FL33619	3 Bed/2 Bath	\$425,000	1,923 SF	1961	6,240 SF	SFR
11107 Shady Lane Riverview, FL 33569	3 Bed 2 Bath	\$450,000	1,639 SF	1979	44,431 SF	SFR
8856 Richmond Street Gibsonton, FL 33534	4 Bed/2 Bath	\$465,000	1,880 SF	1988	46,174 SF	SFR
1708 Shenandoah Road	3 Bed/2 Bath	\$499,000	1,851 SF	1986	108,464 SF	SFR



Address	Description	List Price	Area	Year Built	Lot Size	Household Type
Wimauma, FL 33598						
2918 Long Rifle Drive Wimauma, FL 33598	4 Bed/3 Bath	\$529,900	2,704 SF	1980	121,532 SF	SFR
9808 Harold Bedford Road Riverview, FL 33578	3 Bed/2 Bath	\$549,000	2,060 SF	1987	43,560 SF	SFR
10802 Dixon Drive Riverview, FL 33579	4 Bed/2 Bath	\$745,000	2,275 SF	1980	173,804 SF	SFR
8809 Riverlachen Way Riverview, FL 33578	4 Bed/2 Bath	\$749,999	2,813 SF	1990	22,651 SF	SFR
9803 Ginger Drive Riverview, FL 33578	4 Bed/3.5 Bath	\$750,000	4,000 SF	1980	44,867 SF	SFR

Source: Realtor.com November 2023

**Table 4-3 Residential Properties for Rent**

Address	Description	Rent/Month	Area	Built	Household Type
12118 Fawn Brindle Street Riverview, FL	3 Bed/2 Bath	\$1,975	1,685 SF	2016	SFR
13516 Mango Drive Riverview, FL 33579	3 Bed/3 Bath	\$1,895	2,165 SF	2005	SFR
12009 Vermillion Way Riverview, FL 33569	3 Bed/2 Bath	\$2,100	1,566 SF	1988	SFR
9830 Cristina Drive Riverview, FL 33569	3 Bed/2 Bath	\$2,105	1,675 SF	1995	SFR
11301 Plumtree Court Riverview, FL 33579	3 Bed/2 Bath	\$1,650	1,738 SF	1987	SFR
804 Greenbriar Drive Brandon, FL 33511	3 Bed/2 Bath	\$2,195	1,650 SF	1972	SFR
809 S. Kings Avenue Brandon, FL 33511	4 Bed/2 Bath	\$1,875	1,720 SF	1978	SFR
10326 Avelar Ridge Drive Riverview, FL 33578	4 Bed/2 Bath	\$2,099	1,903 SF	2006	SFR
120 Jeffrey Drive Brandon, FL 33511	4 Bed/2 Bath	\$2,179	1,808 SF	1973	SFR
5848 Langston Drive Tampa, FL 33619	4 Bed/2 Bath	\$2,195	1,456 SF	1972	SFR
9822 Riverview Drive Riverview, FL 33578	4 Bed/2 Bath	\$2,219	1,824 SF	1978	SFR
609 Princeton Street Brandon, FL 33511	4 Bed/2 Bath	\$2,250	1,681 SF	1972	SFR
3648 Woodhill Drive Brandon, FL 33511	4 Bed/2 Bath	\$2,355	1,888 SF	1974	SFR
11122 Hannaway Drive Riverview, FL 33578	4 Bed/2 Bath	\$2,550	1,868 SF	1986	SFR
9423 Sayre Street Riverview, FL 33569	4 Bed/3 Bath	\$2,950	3,015 SF	2000	SFR

Source: Realtor.com November 2023

**4.3 DISCUSSION OF SPECIAL RELOCATION ADVISORY SERVICES FOR UNUSUAL CONDITIONS OR 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 study. 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
Mainline Parcel 3	f/k/a <b>L&amp;M Insurance Group</b> 9623 Mathog Road Riverview, FL 33578	Commercial	1975	1,200 SF	5	1	Insurance

*L&M Insurance Group has since moved from this location. The property is currently being offered for lease and will likely be occupied with a similar business at the time of acquisition.*

## SECTION 6 AVAILABLE BUSINESS SITES WHERE AFFECTED BUSINESSES MAY RELOCATE

While the former business recently vacated the property, one business displacement is anticipated, Parcel 3 located at 9623 Mathog Road, is currently an empty office building (converted single-family residence) that is listed for lease. Internet websites, MLS listings (multiple listing service), and contacts with local realtors indicate there are an adequate number of commercial properties for sale (**Table 6-1**) and for lease (**Table 6-2**) currently available as potential replacement sites.

**Table 6-1 Commercial Properties for Sale**

Address	Use	Year Built	Building Area	List Price	Comments
10708 Desoto Road Riverview, FL 33578	Office	1950	2,219 SF	\$520,000	Converted SFR
1478-1482 E. Bloomingdale Avenue Brandon, FL 33511	Office	2005	3,072 SF	\$775,000	Office Complex
2106 W. Cass Street Tampa, FL 33606	Office	1928	1,545 SF	\$799,000	Converted SFR
10521-10581 Bloomingdale Ridge Riverview, FL 33578	Office	2023	3,000 SF	\$825,000	Build to suit
201 W. Shell Point Road Ruskin, FL 33570	Office	1956	1,888 SF	\$830,000	Converted SFR
505 Westbrook Avenue Brandon, FL 33511	Office	1958	2,930 SF	\$849,500	Also available for lease
1101-1103 Marbella Plaza Drive Tampa, FL 33619	Office	2004	2,592 SF	\$940,000	Office Complex

Source: LoopNet and Realtor.com November 2023

**Table 6-2 Commercial/Office Properties for Lease**

Address	Use	Year Built	Area SF	Price per S.F./Yr	Comments
10931 Boyette Road Riverview, FL 33569	Office	2006	1,214 SF	\$23.00	5 Year term
3616 Erindale Road Valrico, FL 33596	Office	2000	1,250	\$24.00	3 Year term
5629 Skytop Drive Lithia, FL 33547	Office	2023	1,950 SF	\$33.00	7-10 Year term
1438-1440 E. Bloomingdale Avenue Valrico, FL 33596	Office	2006	2,544 SF	\$22.00	N/A
10571-10575 Bloomingdale Ridge Riverview, FL 33578	Office	2023	3,500 SF	\$26.00	N/A
10837 Boyette Road Riverview, FL 33569	Office	2006	3,701 SF	\$23.00	5 Year term

Source: LoopNet and Realtor.com November 2023

## **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 one business will potentially be displaced. The other three business are landlord type business. 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* for this project has identified the 15 sites that have some risk of contamination impacts to this project. There are 9 Low and 6 Medium Risk ratings. None of the potential relocation parcels are on the list.

## **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. 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
<b>Senior Connection Center</b> <b>813-740-3888</b> 8928 Brittany Way Tampa, FL 33619	Aging and disability resource centers
<b>Drug Rehab USA Wimauma, Florida</b> <b>754-399-1216</b> 16650 S. US Highway 301 Wimauma, FL 33598	Addiction & Substance Abuse Assistance
<b>Boys &amp; Girls Club of Tampa Bay</b> <b>813-259-9101</b> 1301 North Boulevard Tampa, FL 33607	Childcare & Youth Services
<b>Catholic Charities</b> <b>813-631-4370</b> 2021 E. Busch Boulevard Tampa, FL 33612	Counseling & Mental Health Assistance`
<b>Florida Department of Health Hillsborough County</b> <b>813-307-8074</b> 1158 Bell Shoals Rd. Unit 101 Brandon, FL 33511	Childrens Programs
<b>CareerSource Tampa Bay</b> <b>813-930-7400</b> 9215 N. Florida Avenue Tampa, FL 33612	Employment Services
<b>Florida Department of Health in Hillsborough County</b> <b>813-307-8074</b> 2313 E. 29 <sup>th</sup> Avenue Tampa, FL 33605	Financial Assistance Women, Infants & Children
<b>Tampa Bay Network To End Hunger Emergency Food and Shelter</b> <b>813-344-5837</b> 4532 W. Kennedy Blvd. Suite 252 Tampa, FL 33609	Food Pantry and Shelter
<b>Tampa Housing Authority</b> <b>813-341-9101</b> 5301 W. Cypress Street Tampa, FL 33607	Housing/Housing Counseling
<b>St. Michael's Legal Center</b> <b>813-289-5385</b> 9445 Camden Field Pkwy. Riverview, FL 33578	Legal Assistance

Organization	Service
<b>Persons With Disabilities Agency</b> <b>813-233-4300</b> 1313 N. Tampa Street, #515 Tampa, FL 33602	Disabilities Assistance
<b>US Veterans Affairs Department</b> <b>813-972-2000</b> 13000 Bruce B. Downs Boulevard Tampa, FL 33612	Veteran & Military Services
<b>Tampa Bay Workforce Alliance</b> <b>813-930-7400</b> 9215 N. Florida Avenue Tampa, FL 33612	Employment Services
<b>Habitat for Humanity of Hillsborough County</b> <b>813-239-2242</b> 509 E. Jackson Street Tampa, FL 33602	Housing Assistance
<b>Metropolitan Ministries</b> <b>813-209-1000</b> 2002 N. Florida Avenue Tampa, FL 33602	Food, Housing & Employment Assistance
<b>Salvation Army Emergency Shelter</b> <b>813-549-0641</b> 1514 N. Florida Avenue, #300 Tampa, FL 33602	Homelessness/Transitional Services
<b>USF Children's Medical Services</b> <b>813-974-2201</b> 13101 Bruce B. Downs Boulevard Tampa, FL 33612	Medical Services
<b>YMCA Camp Cristina</b> <b>813-677-8400</b> 9840 Balm Riverview Road Riverview, FL 33569	Youth Programs & Health
<b>Entrepreneur Collaborative Center</b> <b>813-204-9267</b> 2101 E. Palm Avenue Tampa, FL 33605	Entrepreneur Services and information
<b>Florida Small Business Development Center at Hillsborough County</b> <b>813-272-5900</b> 601 E. Kennedy Boulevard Tampa, FL 33602	Financial, marketing and planning assistance

Organization	Service
<b>Manufacturing Alliance of Hillsborough County</b> <b>813-272-5900</b> 601 E. Kennedy Boulevard Tampa, FL 33602	Training access and talent resources
<b>DM/DWBE &amp; SBE Advisory Committee</b> <b>813-307-8309</b> 2101 E. Palm Avenue Tampa, FL 33605	Disadvantaged Minority/Disadvantaged Women and Small Business Enterprise
<b>Riverview Chamber of Commerce</b> <b>813-234-5944</b> 6152 Delancey Station Street Riverview, FL 33578	Local business support resources
<b>South Florida Small Business Administration</b> <b>305-536-5527</b> 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 \$31,000 combined total.

A displaced tenant may be eligible to receive a payment, not to exceed \$7,200, to rent a replacement dwelling or room, or to use as 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 in lieu of the payments for actual moving and related expenses, actual, reasonable re-establishment expenses and search expenses based on the average annual net earnings of their operation (payment may not exceed \$40,000, nor be less than \$1,000). 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 three residences and four businesses (three of which are landlord businesses) may be impacted. None of the business relocatees appear to present unusual conditions that would prevent their successful relocation. Those individuals that use the transit system will still have this service available. 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.

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## APPENDICES

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APPENDIX A Right of Way Maps

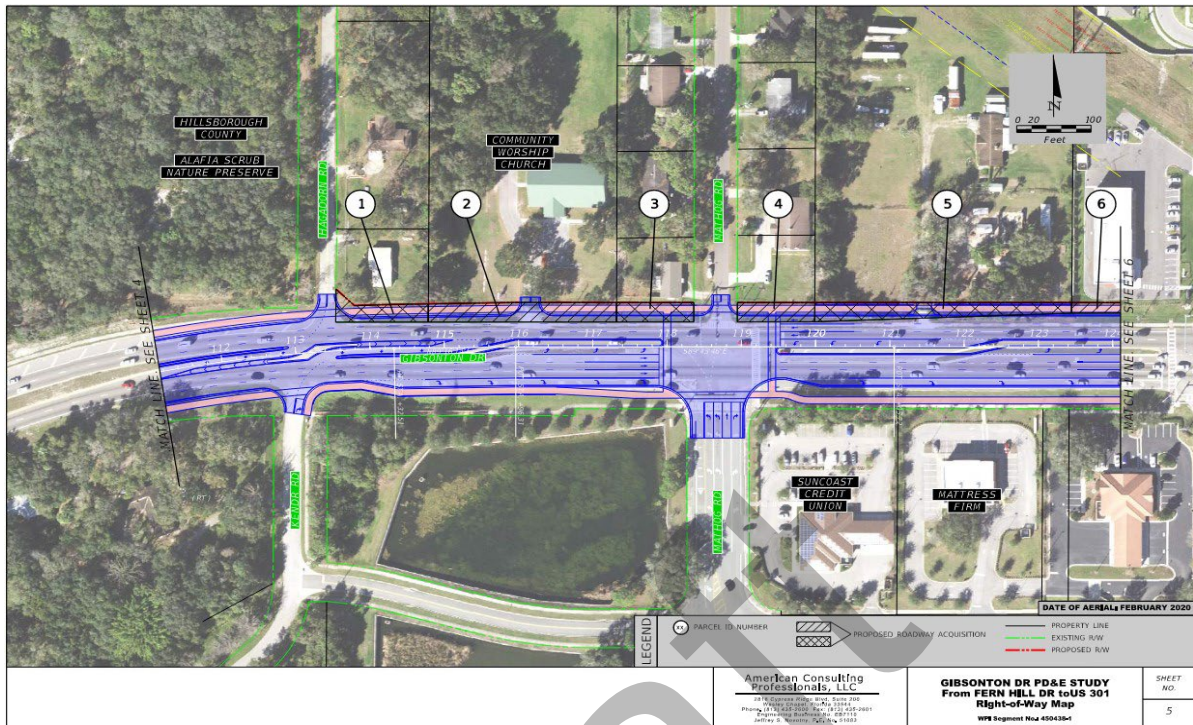
APPENDIX B Photos of the Affected Properties

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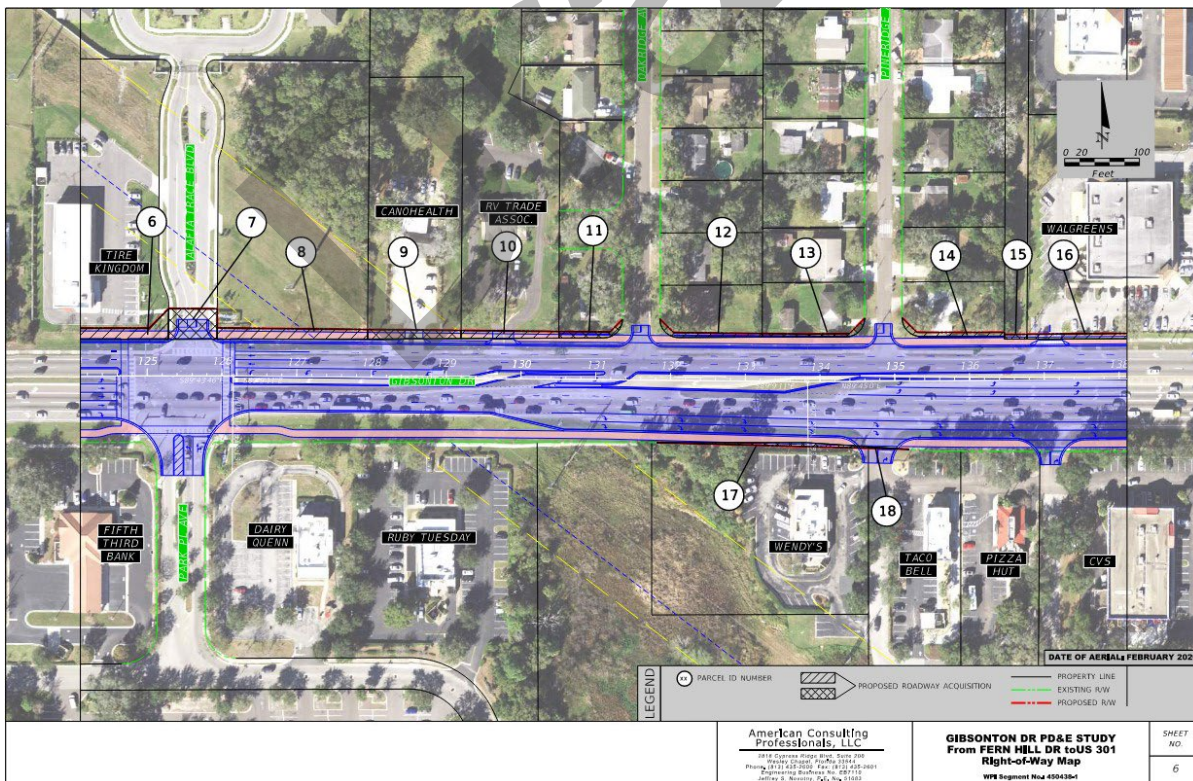


# **APPENDIX A Right of Way Maps**

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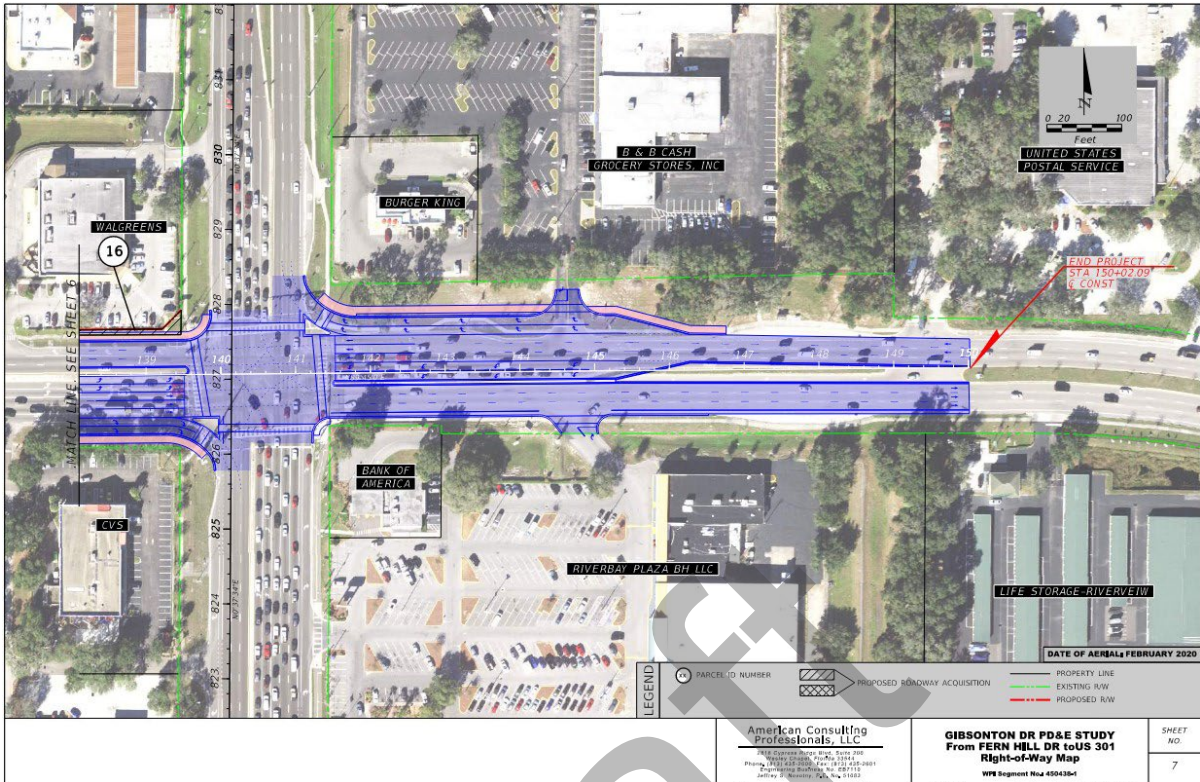


Mainline Gibsonton Roadway Parcels

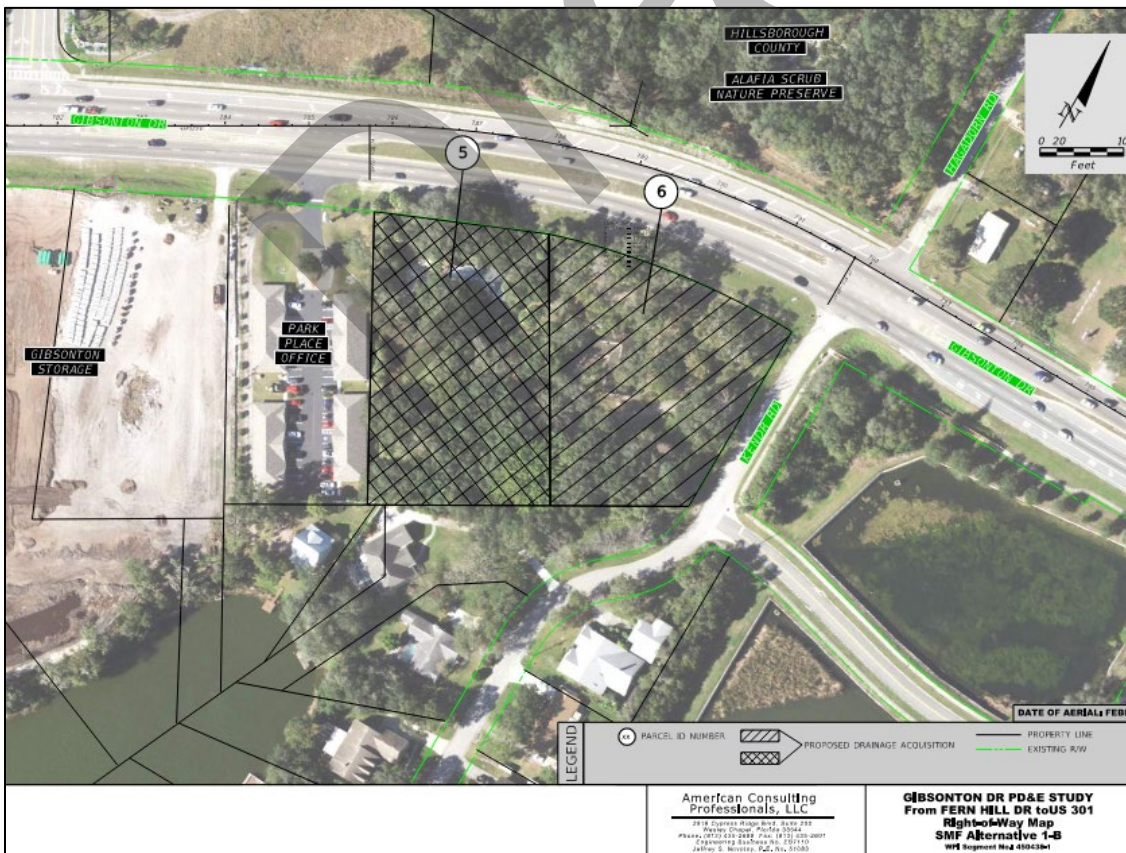


Mainline Gibsonton Roadway Parcels





Mainline Gibsonton Roadway Parcels



Gibsonton Stormwater Management Facility (SMF)/Floodplain Compensation (FPC) Site Parcels

# **APPENDIX B    Photos of the Affected Properties**





**Mainline PARCEL 14**  
**9618 Pine Ridge Avenue**





**SMF 1B PARCEL 5**

**10119 Gibsonton Road**





**FPC 1A PARCEL 6**

**10209 Gibsonton Road**





**Mainline PARCEL 3**

**9623 Mathog Road**