

CONCEPTUAL STAGE RELOCATION PLAN

Florida Department of Transportation

District 7

I-275 (SR 93) Design Change Re-evaluation

**Project Development and Environment Study
from south of 54th Avenue South to north of 4th Street North**

Pinellas County, Florida

Work Program Item Segment Number: 424501-1

ETDM Project Number: 12556

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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 Title 23, Section 327 of the United States Code (23 U.S.C. § 327) and a Memorandum of Understanding dated December 14, 2016, and executed by FHWA and FDOT.

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1 Introduction

1.1 Project Description

The Florida Department of Transportation (FDOT), District Seven is conducting a Design Change Re-evaluation to evaluate and document proposed changes to the originally approved Type II Categorical Exclusion (CE) and subsequent Re-evaluation for I-275 (SR 93) from south of 54th Avenue South to north of 4th Street North in Pinellas County, Florida. A Project Development and Environment (PD&E) study was conducted for the 16.3-mile corridor to analyze the need for operational improvements and evaluate the location, conceptual design, and social, economic, and environmental effects of any proposed improvements. Following a Public Hearing held on September 29, 2015, Federal Highway Administration (FHWA) approved the Type II CE for this project on July 15, 2016.

Following approval of the Type II CE, FDOT performed a Design Change Re-evaluation in 2017 to evaluate a change to the approved Typical Section of Segment C (from Dr. MLK, Jr. Boulevard to north of 4th Street North). The 2017 Re-evaluation assessed the repurposing of one of the two approved express lanes to accommodate the provision of three general use through lanes, one auxiliary lane, and one express lane in each direction for this segment of the study corridor. The 2017 Design Change Re-evaluation was approved by FDOT on April 26, 2017.

FDOT is currently conducting another Design Change Re-evaluation to assess impacts of accommodating improvements for a second express lane in Segment C and the addition of two express lanes in Segment B from north of I-375 to south of Gandy Boulevard. These proposed improvements would tie-in with planned improvements to the Howard Frankland Bridge (FPID 422904-2 and 422904-4). This re-evaluation also analyzes replacing the I-275 ramp bridges on 4th Street North over Big Island Gap.

The current re-evaluation also analyzes replacing the I-275 ramp bridges on 4th Street North over Big Island Gap, providing trail connections from the Howard Frankland Bridge to 4th Street North and Ulmerton Road, and ramp connection modifications at the Gandy Boulevard and Gateway Expressway interchange areas. To meet drainage and stormwater requirements, pond sites will be needed to accommodate new impervious surface due to widening to accommodate express lanes. Several of these new pond site locations will be outside of the existing right of way.

1.2 Purpose and Need

The purpose of this project is to provide for operational improvements that maximize capacity within the I-275 corridor, improve lane continuity, and connect I-275 within Pinellas County to the future network of express lanes planned for the Tampa Bay Region. Improvements are needed within the I-275 corridor to help improve existing traffic congestion, enhance safety, and better accommodate future travel demands associated with projected growth in employment and population. The addition of express lanes is included in the Pinellas County Metropolitan Planning Organization (MPO) 2040 Long Range Transportation Plan (LRTP).

I-275 is a vital link in the local and regional transportation network and serves as a critical evacuation route. As a major north-south corridor through Pinellas County, I-275 links the Tampa Bay Region with the remainder of the state and the nation supporting commerce, trade, and tourism. Preserving the

operational integrity and regional functionality of I-275 is critical to the mobility and economy of the Tampa Bay Region.

1.3 Description of Design Change

The current Design Change Re-evaluation includes a typical section change to extend two buffer-separated express lanes in both directions from I-375 to north of 4th Street North, as well as a 12-ft wide outside shoulder to accommodate bus-on-shoulder operations from I-375 to Gandy Boulevard. This concept supersedes the 2017 Design Change Re-evaluation concept. The current Design Change Re-evaluation also includes trail connections from the Howard Frankland Bridge to 4th Street North and Ulmerton Road. To accommodate the new trail connection, the 4th Street North bridge over Big Island Gap will undergo either widening or reconstruction.

The Gateway Expressway interchange area will also be modified under this re-evaluation. Ramps located to the south of the Gateway area will carry drivers from northbound I-275 Express Lanes to Gateway Expressway, as well as carry drivers from the Gateway Expressway to southbound I-275 Express Lanes. In addition, access to southbound I-275 from the Gandy Boulevard interchange will be modified by connecting the westbound-to-southbound loop on ramp and the eastbound-to-southbound on ramp into a frontage road system that provides one entry point onto southbound I-275. Finally, additional drainage and stormwater requirements, such as pond sites, will be needed to accommodate the new impervious surface due to the express lane widening. Several of these new pond site locations will be outside of the existing right of way.

1.4 Purpose of 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.

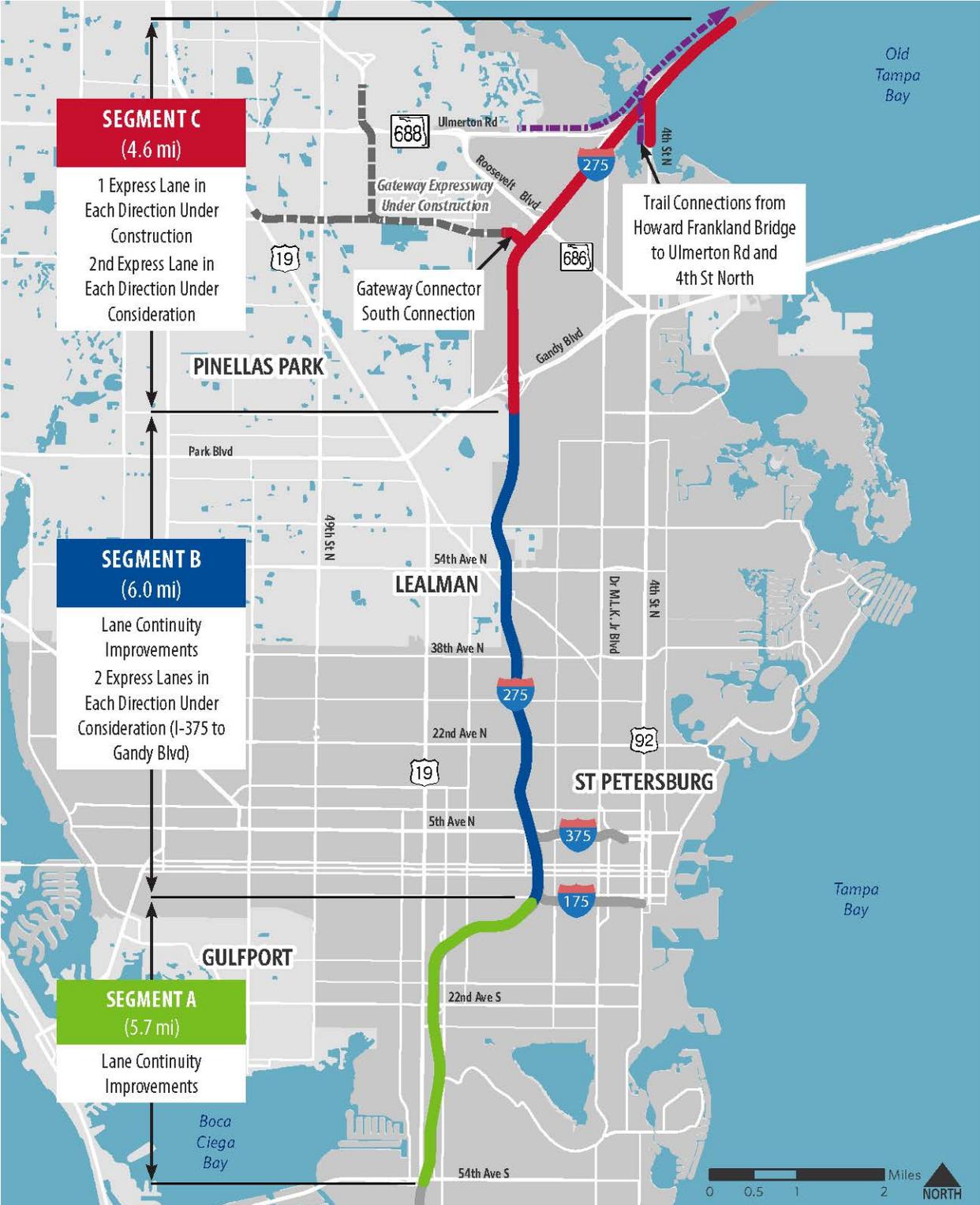


Figure 1-1. Project Location Map

2 Relocation Overview

This CSRP documents anticipated relocations associated with implementing the Preferred Alternative. The results of the study estimate sixteen residences and seven businesses (all 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.

The following table 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	Residential	Business (landlords included)	Not-for-Profit Organization
Ponds Only	16	7	0

The relocatees do not appear to have special needs that would prevent the successful relocation of the potential residential and business displacees. Nor does this project appear to have any business displacements that provide services to the elderly, handicapped, non-driver, transit-dependent, or to minority groups. Those individuals that use the transit system, where available, will still have this service available along the project corridor. Relocation benefits provided in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (as described in Chapter 10.0), as amended appear to be adequate.

3 Study Area Characteristics

The 2010 US Census data for Pinellas County and Census Tracts 230, 246.02 and 243.02 were the primary sources used for this statistical analysis. The information was obtained from the US Census Bureau (<http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>). The census website provided links to secondary sources for specific areas of analysis that do not appear to be covered by the 2010 US Census itself. **Figure 3.1** shows location of the affected Census Tracts.

The US Census data for 2010 for Pinellas County, and the affected census tracts are found in the following tables:

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

Race	Pinellas County	Census Tract 230	Census Tract 246.02	Census Tract 243.02
Caucasian	82.1%	70.7%	73.2%	82.6%
Black	10.3%	7.5%	13.6%	6.1%
Other	7.6%	21.8%	13.1%	11.3%
Hispanic*	8.0%	7.0%	10.1%	7.0%

* Hispanics are not considered a race, and as an ethnic group are also included in the other categories

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

HH Income	Pinellas County	Census Tract 230	Census Tract 246.02	Census Tract 243.02
< \$25,000 Per Year	24.8%	24.6%	38.7%	22.5%
\$25,000 -\$49,999	26.1%	32.4%	31.7%	29.2%
\$50,000 -\$74,999	17.6%	19.1%	16.2%	15.9%
\$75,000 -\$99,999	11.4%	10.1%	4.6%	21.0%
≥ \$100,000	20.2%	13.9%	8.8%	11.5%
Median HH Income	\$48,968	\$43,152	\$29,882	\$47,813

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

Housing Stock	Pinellas County	Census Tract 230	Census Tract 246.02	Census Tract 243.02
1969 or Earlier	35.3%	81.5%	42.0%	59.3%
1970-1979	27.9%	12.6%	20.5%	19.8%
1980-1989	19.8%	2.1%	21.0%	10.3%
1990 and Newer	17.0%	3.7%	16.4%	10.6%

All of the residential buildings that may be affected by this study were constructed between 1926 and 2001, according to the Pinellas County Property Appraiser. The average chronological age of the structures is 57 years, and the effective age is estimated to be the same based on field observations.

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

Age	Pinellas County	Census Tract 230	Census Tract 246.02	Census Tract 243.02
Under 25 Yrs.	23.9%	26.7%	28.5%	26.0%
25-44 Yrs.	22.7%	27.3%	24.2%	23.1%
45-64 Yrs.	30.0%	35.0%	29.9%	28.6%
65 Yrs. or Older	23.4%	11.0%	17.3%	22.3%
Median Age	47.6	41.5	43.4	45.4

According to the 2010 US Census, 23.4% of the population of Pinellas County is 65 years or older. The areas within Census Tracts 230, 246.02 and 243.02 indicate a range from 11% to 22.3% over the age of 65.

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

Criteria	Pinellas County	Census Tract 230	Census Tract 246.02	Census Tract 243.02
No. of Households	415,876	991	2,553	1,989
Average HH Size	2.16	2.61	2.15	2.27
% HH ≥ 5	5.6%	11.4%	6.8%	7.3%

According to the 2010 US Census, the average household in Pinellas County contains 2.16 family members. The percentage of households that have five (5) or more family members in the study area is an average of 7.8%.

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

Criteria	Pinellas County	Census Tract 230	Census Tract 246.02	Census Tract 243.02
% Population Disabled	15.1%	17.5%	14.4%	12.2%

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 live in the study area. However, according to the 2010 U.S. Census, the estimated number of people in the Pinellas County area with any type of disability (hearing, vision, cognitive, ambulatory, self-care, independent living) is 141,733. This represents 15.1% of its total population. Accordingly, we have no reason to believe that the percentage of handicapped or disabled who may live in the area of the study would be any different from that of the Pinellas County area as a whole.

Table 3-7. Estimated Occupancy Status - Owner/Tenant

Criteria	Pinellas County	Census Tract 230	Census Tract 246.02	Census Tract 243.02
No. of Housing Units	503,634	1094	3,177	2,321
% Occupied	82.6%	90.6%	80.4%	85.7%
% Owner Occupied	67.4%	72.8%	57.4%	79.1%
% Renter Occupied	32.6%	27.2%	42.6%	20.9%

According to the 2010 US Census data in the study area, there was a range between 57.4% and 79.1% homeownership rate and 20.9% to 42.6% renter occupied rate.

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*, while MH indicates a *mobile home dwelling*.

Table 4-1. Potential Residential Displacements

Pond No.	Address	Number of Units	Owner/Tenant*	Household Type	Comments
16A	2435 46 th Ave. N St Petersburg, FL 33714	1	Tenant	SFR	
16A	4600 Xenia St. N St Petersburg, FL 33714	1	Owner	SFR	
16A	4610 Xenia St. N St Petersburg, FL 33714	2	Tenant	Duplex	
16A	4614 Xenia St. N St Petersburg, FL 33714	1	Tenant	SFR	
16A	4620 Xenia St. N St Petersburg, FL 33714	1	Tenant	SFR	
16A	4628 Xenia St. N St Petersburg, FL 33714	1	Owner	SFR	
13B	2178 28 th Ave. N St Petersburg, FL 33713	2	Tenant	SFR	2 SFR's
13B	2179 28 th Ave. N St Petersburg, FL 33713	1	Owner	SFR	
13B	2801 22 nd St. N St Petersburg, FL 33713	1	Tenant	SFR	
15A	4000 24 th St. N, Lot 27 St Petersburg, FL 33714	1	Owner	MH	Owens MH, Rents lot
18A	1948 76 th PL N St. Petersburg, FL 33702	1	Owner	SFR	
18A	1909 76 th PL N St. Petersburg, FL 33702	1	Owner	SFR	
18A	7620 19 th Street N St. Petersburg, FL 33702	1	Owner	SFR	
18A	7640 19 th Street N St. Petersburg, FL 33702	1	Tenant	SFR	

*Owner/tenant status is based upon homestead designation found on the Pinellas County Property Appraiser's website

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 and for lease currently available as potential replacement sites.

Table 4-2. Homes for Sale

Address	Description	List Price	Area	Built	Comments
4021 41 st Avenue North St. Petersburg, FL 33714	3 Bdrm 2 Bath	\$119,900	872 SF	1957	SFR
4370 56 th Avenue North St. Petersburg, FL 33714	3 Bdrm 1 Bath	\$124,900	1,113 SF	1953	SFR
1801 46 th Avenue North St. Petersburg, FL 33714	4 Bdrm 3 Bath	\$399,000	2,245 SF	1956	SFR
4591 52 nd Avenue North St. Petersburg, FL 33714	3 Bdrm 2 Bath	\$180,000	1,202 SF	1955	SFR
5022 Taylor Street North St. Petersburg, FL 33714	2 Bdrm 1 Bath	\$134,900	904 SF	1952	SFR
1642 48 th Avenue North St. Petersburg, FL 33714	2 Bdrm 1 Bath	\$220,000	990 SF	1953	SFR
4590 47 th Avenue North St. Petersburg, FL 33714	2 Bdrm 1 Bath	\$200,000	1,001 SF	1954	SFR
3760 ½ 58 th Avenue North St. Petersburg, FL 33714	2 Bdrm 1 Bath	\$155,000	913 SF	1952	SFR
4501 43 rd Street North St. Petersburg, FL 33714	3 Bdrm 2 Bath	\$184,900	918 SF	1952	SFR
4719 20 th Street North St. Petersburg, FL 33714	2 Bdrm 1 Bath	\$129,000	992 SF	1955	SFR
3953 39 th Avenue North St. Petersburg, FL 33714	3 Bdrm 2 Bath	\$249,900	1,368 SF	1959	SFR
4221 41 st Avenue North St. Petersburg, FL 33714	3 Bdrm 2 Bath	\$159,900	1,187 SF	1971	SFR
4108 44 th Avenue North St. Petersburg, FL 33714	3 Bdrm 2 Bath	\$239,000	1,124 SF	1958	SFR
2114 Salem Avenue North St. Petersburg, FL 33714	3 Bdrm 2 Bath	\$269,900	1,194 SF	1947	SFR
5849 32 nd Street North St. Petersburg, FL 33714	3 Bdrm 2 Bath	\$284,900	1,706 SF	2015	SFR
5853 39 th Street North St. Petersburg, FL 33714	3 Bdrm 1 Bath	\$192,000	1,452 SF	1971	SFR
2843 18 th Avenue North St. Petersburg, FL 33713	3 Bdrm 2 Bath	\$238,000	1,028 SF	1920	SFR
463 30 th Street North St. Petersburg, FL 33713	3 Bdrm 1 Bath	\$299,000	1,603 SF	1940	SFR
2135 7 th Avenue North St. Petersburg, FL 33713	3 Bdrm 1 Bath	\$249,000	1,083 SF	1941	SFR
1926 Burlington Avenue North St. Petersburg, FL 33713	3 Bdrm 2 Bath	\$225,000	1,632 SF	1955	SFR
4140 8 th Avenue North St. Petersburg, FL 33713	3 Bdrm 3 Bath	\$312,500	1,651 SF	1949	SFR

Address	Description	List Price	Area	Built	Comments
4249 17 th Avenue North St. Petersburg, FL 33713	4 Bdrm 2 Bath	\$299,000	1,332 SF	1964	SFR
1903 30 th Avenue North St. Petersburg, FL 33713	3 Bdrm 2 Bath	\$178,000	1,007 SF	1930	SFR
3309 8 th Avenue North St. Petersburg, FL 33713	3 Bdrm 2 bath	\$355,000	1,524 SF	1950	SFR
3887 20 th Avenue North St. Petersburg, FL 33713	3 Bdrm 1.5 Bath	\$285,000	1,337 SF	1957	SFR
1632 27 th Avenue North St. Petersburg, FL 33713	4 Bdrm 2 bath	\$330,000	1,536 SF	1940	SFR
4652 31 st Avenue North St. Petersburg, FL 33713	3 Bdrm 2 Bath	\$262,900	1,517 SF	1958	SFR
1526 28 th Street North St. Petersburg, FL 33713	2 Bdrm 1 Bath	\$95,000	756 SF	1955	SFR
2444 34 th Avenue North St. Petersburg, FL 33713	3 Bdrm 1 Bath	\$189,900	1,112 SF	1952	SFR
2220 5 th Avenue North St. Petersburg, FL 33713	3 Bdrm 2 Bath	\$255,000	1,518 SF	1946	SFR
3130 10 th Avenue North St. Petersburg, FL 33713	4 Bdrm 2 Bath	\$375,000	1,686 SF	1946	SFR

Table 4-3. Mobile Homes for Sale

Address	Description	List Price	Area	Built	Comments
4000 24 th Street North Lot 816 St. Petersburg, FL 33713	2 Bdrm 2 Bath	\$23,900	1,100 SF	1969	Own MH/ Rent Lot
4000 24 th Street North Lot N/A St. Petersburg, FL 33713	4 Bdrm 2 Bath	\$65,000	2,400 SF	1969	Own MH/ Rent Lot
4000 24 th Street North Lot 814 St. Petersburg, FL 33713	3 Bdrm 1 Bath	\$18,000	510 SF	1969	Own MH/ Rent Lot
4000 24 th Street North Lot 1212 St Petersburg, FL 33713	2 Bdrm 2 Bath	\$27,500	528	1969	Own MH/ Rent Lot
4000 24 th Street North Lot N/A St Petersburg, FL 33713	2 Bdrm 1.5 Bath	\$26,000	672 SF	1971	Own MH/ Rent Lot
4000 24 th Street North Lot N/A St Petersburg, FL 33713	2 Bdrm 1.5 Bath	\$25,900	908	1971	Own MH/ Rent Lot
4000 24 th Street North Lot 1209 St. Petersburg, FL 33713	1 Bdrm 1 Bath	\$15,900	522 SF	1969	Own MH/ Rent Lot

Table 4-4. Single-Family Homes for Rent

Address	Description	Monthly Rent	Area	Built
2601 46 th Terrace North St. Petersburg, FL 33714	3 Bdrm 2 Bath	\$1,570	1,150 SF	1957
4100 40 th Street North St. Petersburg, FL 33714	2 Bdrm 2 Bath	\$1,700	1,124 SF	1936
2617 47 th Avenue North St. Petersburg, FL 33714	3 Bdrm 2 Bath	\$1,400	976 SF	1950
4772 54 th Avenue North St. Petersburg, FL 33714	3 Bdrm 2 Bath	\$1,300	928 SF	1955
4529 41 st Avenue North St. Petersburg, FL 33714	3 Bdrm 1 Bath	\$1,400	1,800 SF	1958
2300 14 th Avenue North St. Petersburg, FL 33713	3 Bdrm 1 Bath	\$1,350	1,002 SF	1972
4654 11 th Avenue North St. Petersburg, FL 33713	4 Bdrm 2 Bath	\$1,700	1,701 SF	1948
3930 30 th Avenue North St. Petersburg, FL 33713	3 Bdrm 2 Bath	\$1,799	1,570 SF	1956
4210 30 th Avenue North St. Petersburg, FL 33713	2 Bdrm 1 Bath	\$1,549	1,227 SF	1955
2201 14 th Avenue North St. Petersburg, FL 33713	3 Bdrm 2 Bath	\$1,995	1,350 SF	1950
4211 6 th Avenue North St. Petersburg, FL 33713	2 Bdrm 1 Bath	\$1,350	864 SF	1953
2162 24 th Avenue North St. Petersburg, FL 33713	2 Bdrm 1 Bath	\$1,200	744 SF	1950
3880 19 th Avenue North St. Petersburg, FL 33713	2 Bdrm 2 Bath	\$2,200	1,476 SF	1959
3737 Burlington Avenue North St. Petersburg, FL 33713	3 Bdrm 1 Bath	\$1,700	1,008 SF	1948
3222 Prescott Street North St. Petersburg, FL 33713	3 Bdrm 2.5 Bath	\$2,300	1,672 SF	2018
1916 Burlington Avenue North St. Petersburg, FL 33713	2 Bdrm 2 Bath	\$2,200	984 SF	1925
2700 26 th Street North St. Petersburg, FL 33713	4 Bdrm 2 Bath	\$1,450	1,608 SF	1925
4218 6 th Avenue North St. Petersburg, FL 33713	2 Bdrm 2 Bath	\$1,499	816 SF	1953
2527 4 th Avenue North St. Petersburg, FL 33713	3 Bdrm 2 Bath	\$2,200	1,381 SF	1930
3718 39 th Street North St. Petersburg, FL 33713	2 Bdrm 1 Bath	\$1,195	672 SF	1950
3627 21 st Street North St. Petersburg, FL 33713	2 Bdrm 1 Bath	\$995	888 SF	1940
3141 Union Street North St. Petersburg, FL 33713	3 Bdrm 2 Bath	\$1,300	1,100 SF	1953
3934 Dartmouth Avenue North St. Petersburg, FL 33713	3 Bdrm 2 Bath	\$1,775	1,162 SF	2006
2780 37 th Street North St. Petersburg, FL 33713	3 Bdrm 2.5 Bath	\$2,100	1,650 SF	1956

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

Specific advisory services for identified unusual conditions or unique problems should be described. The description should identify special cases (i.e. handicapped or disabled displacees, the elderly, racial and ethnic concerns). Additionally, consideration should be given to the availability of governmental and social agencies available to serve these particular needs. Relocation advisory services are central to the success of this project in order to effectively accomplish relocation goals. Field observation did not reveal any obvious needs for specific special relocation advisory services. However, based on demographic information from the 2010 US Census, the total population for Pinellas County is 938,695 of which 141,733 (15.1%) are considered to be disabled. It is on this basis that we believe the subject neighborhood is likely to reflect this statistic.

A copy of the various Community Resources and Services for the Pinellas County area has been provided in Section 9.0 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 St. Petersburg 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.

5 Business Overview

5.1 Potential Business Impacts

The potential business relocations are identified in **Table 5-1**.

Table 5-1. Potential Business Impacts

Pond No.	Observed Business Name and Address	Number of Businesses	Business Type
16A	2435 46th Ave N. St Petersburg, FL 33714	1	Residential Landlord
16A	4610 Xenia St Petersburg, FL 33714	1	Residential Landlord
16A	4614 Xenia St Petersburg, FL 33714	1	Residential Landlord
16A	4620 Xenia St Petersburg, FL 33714	1	Residential Landlord
13B	2178 28th Ave N St Petersburg, FL 33713	1	Residential Landlord
13B	2801 22nd St N St Petersburg, FL 33713	1	Residential Landlord
18A	7640 19th Street N St. Petersburg, FL 33702	1	Residential Landlord

5.2 Available Business Sites Where Affected Businesses May Relocate

None of the business displacements are considered major employers. Numerous replacement sites are available in the area for each business to rent or purchase. It is not expected that any businesses will have to move from the community in order to locate replacement sites. Available listings are included as a part of this study. Since the only business relocations are landlords owning residential dwellings, the list of replacement sites in **Table 4-2** would be the same.

5.3 Likelihood of Such Relocation and Impacts on the Remaining Business Community

Based on the selected alternative, it is estimated that a maximum of seven businesses will potentially be displaced. Of the seven businesses, all are considered landlord business relocations. The URA recognizes the act of renting property to another person or entity as a business. As such, landlords are entitled to business relocation benefits. It appears that there will be no impact on the remaining business community as a result of these displacements. The remaining businesses will still be able to operate and do not appear to be dependent on the businesses that will be displaced.

6 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. There were no on premise signs observed within the proposed right of way.

7 Potential Contamination Concerns

A *Contamination Screening Evaluation Report (CSER)* was prepared and updated by HDR Engineering, Inc. and Tierra, Inc. for the proposed project. Seventeen (17) mainline locations were investigated for sites that may present the potential for finding petroleum contamination or hazardous materials, and therefore may impact the proposed improvements for this project. Of the seventeen (17) mainline sites investigated, the following risk ratings were applied: four “High” rated sites, nine “Medium” rated sites, four “Low” rated sites, and zero sites rated “No” for potential contamination concerns. Additionally, twelve (12) potential pond locations were investigated. Of the twelve locations investigated, the following risk ratings were applied: zero “High” rated sites, two “Medium” rated sites, five “Low” rated sites, and five sites rated “No” for potential contamination concerns. All of the sites being considered for right of way relocation activity were rated low or no.

8 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.

9 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.

Table 9-1. Community and Social Services

Organization	Service
Agency on Aging of Pasco-Pinellas, Inc. 727-570-9696 9549 Koger Boulevard N, #100 St. Petersburg, FL 33702	Aging Adult Services
Bay Area Treatment Center 727-544-0044 8800 49 th Street N, #106 Pinellas Park, FL 33782	Substance Abuse Assistance
Goodwill Industries, Suncoast 727-256-0900 2550 34 th Street N St. Petersburg, FL 33713	Financial Assistance

Organization	Service
Family Resources, Inc. 727-521-5200 5180 62 nd Avenue North Pinellas Park, FL 33781	Children/Family Services
CareerSource Pinellas 727-524-4344 2312 Gulf to Bay Boulevard Clearwater, FL 33765	Employment Services
Community Health Centers of Pinellas Inc. at Pinellas Park 727-824-8181 7550 43 rd Street Pinellas Park, FL 33781	Medical Services
Pinellas County Family Promise 727-201-9571 6201 22 nd Avenue N St. Petersburg, FL 33710	Housing Assistance
Bay Area Legal Services Inc. 727-490-4040 4948 Central Avenue St. Petersburg, FL 33707	Legal Aid
Bay Pines VA Healthcare System 727-398-6661 10000 Bay Pines Boulevard Bay Pines, FL 33744	Veterans Healthcare
Healthy Start Coalition of Pinellas, Inc. 727-507-6330 4000 Gateway Centre Blvd, #200 Pinellas Park, FL 33782	Pregnancy Care
Pinellas Hope 727-556-6397 5726 126 th Avenue North Clearwater, FL 33760	Self-Sufficiency Assistance
Pinellas County Department of Human Services 727-582-7781 647 1 st Avenue N St. Petersburg, FL 33701	Crisis Intervention
People That Love 727-820-0775 817 5 th Avenue N St. Petersburg, FL 33701	Food Assistance
Gulf Coast Jewish Family & Community Service 727-479-1800 14041 Icot Boulevard Clearwater, FL 33760	Family Services
Ready for Life Pinellas 727-954-3989 2300 Tall Pines Drive, #100 Largo, FL 33771	Children's Services
PARC, Inc. 727-345-9111 3190 Tyrone Boulevard N St. Petersburg, FL 33710	Disability Assistance

Organization	Service
Bay Area Youth Service 727-536-2057 18830 US Highway 19 N. Clearwater, FL 33764	Children's Services
Habitat for Humanity of Pinellas County 727-536-4755 13355 49 th Street N Clearwater, FL 33762	Housing Assistance
Operation Hope of Pinellas, Inc. 727-822-2437 463 30 th Street N St. Petersburg, FL 33713	Medical Services
Pinellas Opportunity Council 727-823-4101 501 1 st Avenue N, Suite 517 St. Petersburg, FL 33701	Self-Sufficiency Assistance
West Care Florida 727-442-7800 1802 N Belcher Road Clearwater, FL 33765	Various Social Services
YWCA of the Suncoast 727-445-9734 612 Franklin Street Clearwater, FL 33756	Community Services
Catholic Charities 727-893-1311 1213 16 th Street N St. Petersburg, FL 33705	Community Support
Somebody Cares Tampa Bay 727-536-2273 21903 US Highway 19 N Clearwater, FL 33765	Food Assistance

10 Acquisition and Relocation Assistance Program

In order to minimize the unavoidable effects of right-of-way acquisition and displacement of people, the Florida Department of Transportation will carry out a Right-of-Way and Relocation Program in accordance with Florida Statute 339.09 and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646 as amended by Public Law 100-17).

The Florida Department of Transportation provides advance notification of impending right-of-way acquisition. Before acquiring right-of-way, all properties are appraised on the basis of comparable sales and land use values in the area. Owners of property to be acquired will be offered and paid fair market value for their property rights.

No person lawfully occupying real property will be required to move without at least 90 days written notice of the intended vacation date, and no occupant of a residential property will be required to move until decent, safe and sanitary replacement housing is made available. "Made available" means that the affected person has either obtained and has the right of possession of replacement housing, or

that FDOT has offered the relocatee decent, safe and sanitary housing which is within their 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 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 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 amounts paid for the acquired dwelling and the cost of a comparable decent, safe and sanitary dwelling available on the private market, as determined by the Department.
- 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.

The brochures that describe in detail the Florida Department of Transportation's Relocation Assistance Program and Right of Way Acquisition Program are "Residential Relocation Under the Florida Relocation Assistance Program", "Relocation Assistance Business, Farms and Non-profit Organizations", "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.