

**S.R. 200**  
**PD&E STUDY REEVALUATION**

## **S.R. 200 PD&E Study Reevaluation**

From U.S. 41 to N. of the Marion County Line  
Citrus County, Florida  
WPI Segment No. 257188 1  
FAP No. FL62-020R

### **FINAL CONCEPTUAL STAGE RELOCATION PLAN**



Florida Department of Transportation  
District 7, Tampa, Florida

February 2002

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### **FINAL CONCEPTUAL STAGE RELOCATION PLAN**

**Prepared by:**

**Gulf Coast Property  
Acquisition, Inc.**

**In association with:**



**ARCADIS G&M, Inc.**  
Tampa, Florida

**Prepared for:**



**Florida Department of Transportation**  
District 7, Tampa, Florida

**February 2002**

**STATE OF FLORIDA**

**DEPARTMENT OF TRANSPORTATION**

**DISTRICT SEVEN**

**CONCEPTUAL STAGE RELOCATION PLAN**

**Financial Project No: 257188-1-22-01**

**STATE ROAD 200  
(NORTH CARL G. ROSE HIGHWAY)  
FROM U.S. 41 AND S.R. 45  
TO NORTH OF THE MARION COUNTY LINE  
CITRUS COUNTY, FLORIDA**

**PREPARED FOR:**

**ARCADIS**

**3903 NORTHDAL BLVD. SUITE 120**

**TAMPA. FLORIDA 33624**

**BY:**

**GULF COAST PROPERTY ACQUISITION INC.**

**2525 DRANE FIELD ROAD, SUITE 8**

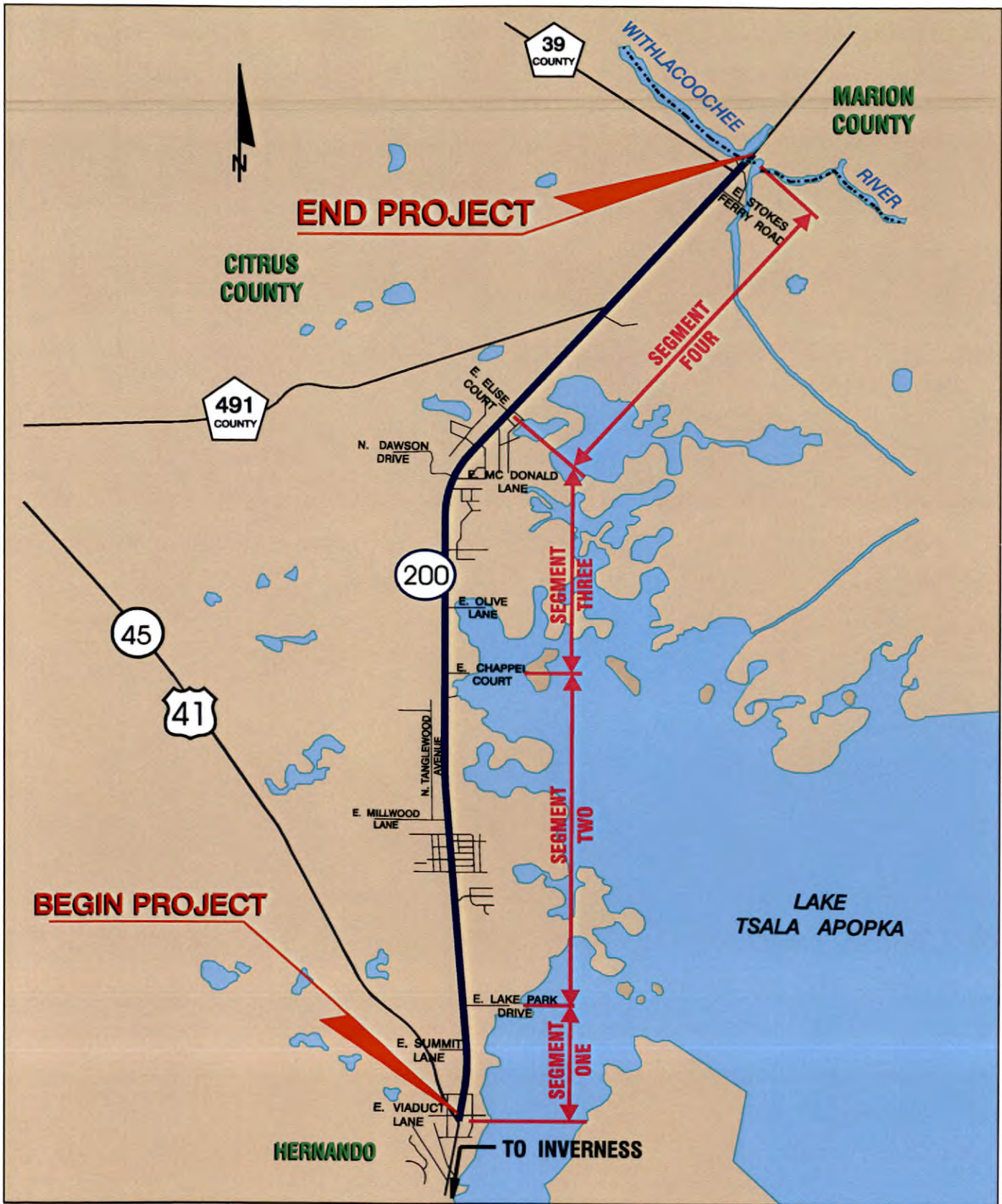
**LAKELAND, FLORIDA 33811**

**FEBRUARY 5, 2002**

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**S.R. 200**  
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**PROJECT  
 LOCATION MAP**

FIGURE 1

S.R. 200 PD&E Study  
 Reevaluation  
 From U.S. 41 to N. of Marion County Line  
 Citrus County  
 WPI Seg. No. 257188 1; FAP No. FL62-020R

## **II. Introduction**

This Conceptual Stage Relocation Plan is submitted in compliance with FHWA's CFR 49, Part 24, Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally Assisted Programs, and State of Florida Department of Transportation Right of Way Procedures, Chapter 9, Section 1, Rule Chapter 14-66, Florida Administrative Code.

### **Purpose and Objectives**

The Florida Department of Transportation is conducting a Project Development and Environment (PD&E) Study reevaluation for proposed improvements to a 6.7 - mile segment of S.R. 200 that extends from U.S. 41 (S.R. 45) In Citrus County to just north of the Marion County Line.

The objective of the PD&E study reevaluation is to evaluate proposed changes to the original PD&E study and document their effect. This reevaluation study will help the Federal Highway Administration (FHWA) reach a decision on the type, design and location of the necessary improvements along S.R. 200 to accommodate the future traffic demand in a safe and efficient manner. The fundamental goal of the PD&E study reevaluation is to identify the most appropriate conceptual design for the upgrading of S.R. 200.

### **The Preferred Alternative**

The project is divided into four segments as follows:

Segment 1 - Project Southern Terminus to East Lake Park Drive

Segment 2 - East Lake Park Drive to North of East Chappell Court

Segment 3 - North of East Chappell Court to North of East Elise Court

Segment 4 - North of East Elise Court to Project Northern Terminus

The Segment 1, Preferred Alternative is a four-lane **urban typical** section with 12-foot lanes, four-foot bicycle lanes, five-foot sidewalks, 22-foot median with all contained within a 100 foot right-of-way. The alignment is centered within the existing right-of-way. Additional right-of-way will be limited to ponds.

The Segment 2, Preferred Alternative is a four-lane **suburban typical** section with 12-foot lanes, eight-foot (five foot paved) outside shoulders, 22-foot median with all contained within a proposed 180-foot right of way. The alignment is shifted west and maintains the eastern existing right-of-way limit.

The Segment 3, Preferred Alternative is a four-lane **suburban typical** section with 12-foot lanes, eight-foot (five foot paved) outside shoulders, 22-foot median with all contained within a proposed 180-foot right-of-way. The alignment is shifted west and maintains the eastern existing right-of-way limit.

The Segment 4, Preferred Alternative is a four-lane **rural typical** section with 12-foot lanes, 10-foot (5 foot paved) outside shoulders, 40-foot median with all contained within a proposed 200-foot right-of-way. The alignment continues the widening to the west before shifting to the east side, just beyond the S.R. 200 / CR 491 intersection. The alignment continues with widening to the east, crossing the Withlacoochee River and terminating at the project's northern terminus.

This Conceptual Stage Relocation Plan is for the Preferred Alternative. The objective of the Conceptual Stage Relocation Plan is to identify residential, business and outdoor advertising signs to be displaced. To analyze the impact to the community as result of these displacements, caused by the proposed project, including displacements which may result from the acquisition of improvements in close proximity to the ROW, as well as from loss of parking, and ingress/egress problems.

### **III. Neighborhood Study Area**

State Road 200 is a major connecting road between Ocala and Inverness, Florida. The project area is mostly undeveloped and rural. Much of the land located to the east of S.R. 200 is wetlands and zoned Coastal Lakes which only allows for low density development on 20 acres or more tracts of land. No significant new construction of businesses or residential observed along the project corridor. Several vacant and possibly abandoned mobile homes in apparent disrepair were observed as well as a small vacant building improvements that may have been used for small business purposes has also been

observed. There are no businesses within the project area providing essential services or products, that may cause a hardship to the local residents, if relocated.

There is a Citrus County Fire and Rescue Station that is impacted by the highway widening project and will need to be relocated. There is sufficient available replacement sites for purchase along the S.R. 200 Corridor in close proximity to the current location of the fire station for the construction of a new Fire and Rescue Facility.

According to the U.S. Census Bureau, Census 2000 Summary the population of Citrus County, Florida is 118,085. The median age is 52.6 years with 32% of the population being 65 years and older. Total households are at 52,634 with total family households of 69.0%. The average population per household is 2.20 and 2.60 per family. Data regarding race indicates 116,823 are White or 98.9% of the population; with 2,791 Black or 2.4% and 2,934 Hispanic or 2.5% of the total population.

Occupancy Status indicates total housing units at 62,204. Occupied housing units of 52,634 or 84.6% with Vacant housing units of 9,570 or 15.4%. Owner-occupied housing units of 45,041 or 85%, Renter-occupied housing units of 7,593 or 14.4%. Vacancy Status of housing units For Rent is 1,175 or 12.3% and housing units For Sale is 1,190 or 12.4%.

Field observation indicates the ages of mobile homes in the project area which will be acquired or relocated as a result of this widening project are from 10 to 25 years old. Interviews with mobile home park managers indicates that most of the parks have a minimum size for mobile homes to be brought into the parks. This ranges from 10'x38' as a low to 10'x40', and that the mobile home fit the existing pads. In addition they require skirting around the mobile homes.

#### IV. Residential Overview

The project will potentially require the displacement of thirty-two (32) households. This number includes permanent occupants of conventional single family residences as well as mobile home units. Resource data obtained from site inspection and neighborhood tours, review of real estate publications, a search of the Internet and discussions with local Realtors indicate that there is sufficient available replacement housing in the local market area to meet the anticipated comparable replacement housing needs of the relocatees on this project.

The following 18 residential real estate properties for sale is only a sample of the hundreds of residential properties for sale in Citrus County at this time. These properties are in the low to mid priced listing range.

<u>Resource</u>	<u>Home/Mobile Home</u>	<u>Beds/Baths</u>	<u>Listed Price</u>
ERA American	Home on 2 acres	3/2	\$86,900.
ERA American	Home Subd. Lot	2/2	\$76,900.
ERA American	Home Subd. Lot	3/2	\$83,900.
ERA American	Home Subd. Lot	3/1.5	\$67,900.
ERA American	Home w/1+1 Apt.	2/1	\$79,900.
ERA American	Home Subd. Lot	2/2	\$80,000.
ERA American	Home Subd. Lot	4/2	\$75,500.
ERA American	Home Subd. Lot	2/2	\$89,500.
ERA American	Mobile Home/Lot	2/1	\$42,900.
ERA American	MH Doublewide 1Acre	3/2	\$47,900.
ERA American	MH Doublewide Lakefront	3/2	\$78,500.
ERA American	Mobile Home 2 acres	2/1	\$49,500.
ERA Amrican	MH Triplewide 2.5 Acres	5/3	\$104,000.
Century 21	Home 3/4 Acres	3/3	\$109,900.
Century 21	Home City Limits	3/2	\$75,900.
Century 21	Home City Limits	2/2	\$85,000.
Century 21	Home Subd. Lot	3/2	\$89,900.
Century 21	MH Doublewide 1Acre	3/2	\$84,900.

## **Manufactured Housing**

In Citrus County and other adjacent rural counties such as Marion, Lake and Sumter the purchase of new and repossessed manufactured homes has become an affordable means of home ownership with or without land included. Several manufactured home dealerships and private owners through local lenders have agreed to finance these homes with little or no money down. The following is a sample of the **hundreds of available home purchases of this type** taken from the Thrifty Nickel Want Ads and the Citrus County Chronicle Newspaper.

16X80 REPO on 1/4 Acre \$397 per month

3bedroom/2bathroom on 2 Acres \$450 per month

New 3bedroom/2bathroom 1300 sq.ft. home, owner finance land, \$1,000. Down/\$320 per month

New Skyline with 5 acres, 4bedroom/2bathroom, \$601 per month

Triplewide on 1/2 Acre \$1,500 down, \$525 per month

4/2 Manufactured Home, split plan, fireplace, W/D, assumption \$395.33 per month, your lot.

Country Setting 3bdm/1bathrm, 1 Acre wooded, \$488 per month, low down, easy qualify

## **Citrus County Acreage and Lots for Sale for Mobile Homes**

The following is a **sample of the hundreds** of acreage and lots for sale in Citrus County to accommodate the relocation of any mobile homes required to be moved from the project area.

1 Acre Lots off U.S. 19/Mayo Drive East 1/2 mile, C.R. South, Citrus County Chronicle 1/21/02

10 Acres Tracts in Quail Run, \$35,000, Parsley Real Estate

Citrus Springs Land 2 lots on corner, \$5000, Parsley Real estate

1Acre \$16,500, ERA American Realty

Two Building Lots in well maintained residential area in Floral City, ERA American Realty

Badger Acres, 1 Acre, \$9,500. Suncoast Realty, Crystal River

Heritage Acres, 1 Acre, \$10,400. Suncoast Realty, Crystal River

Mini-Farms - 2+Acre - corner lot, \$8,500 close to Pine Ridge Subd., Alexander Real Estate, Inc.

~~Crystal River - 1 Acre in Rock Crusher School District, \$9,500. Alexander Real Estate, Inc.~~

If necessary, last resort housing payments will be utilized to assist the households if housing within their financial means is not available or if special modifications to replacement housing becomes necessary because of the displacee being physically handicapped.

#### V. Business Overview

There are six (6) businesses identified and one (1) Citrus County Fire and Rescue Facility to be relocated and an additional five (5) commercial type buildings which are unoccupied at this time, and, which would require relocation if a business activity or operation emerges. The following is a list of anticipated business displacements and estimated number of employees.

<u>Business</u>	<u>Number of employees</u>
Sam's Auto Mart	1
Video Rental	1
Well Service	3
Genie Wall Units	3
Gem Electric	2
Affordable Fence & Canopy	3
Citrus County Fire and Rescue	4
Print Shop	2

**Sam's Auto Mart and Video Rentals** share a converted single family residence to conduct business activities and a side lot to display automobiles.

**Well Service** is operating out of a mobile home with a workshop attached to it.

**Genie Wall Units, Custom Cabinets & Furniture** has a large workshop at the rear of the property, together with a single family residence in the front.

**Gem Electric** appears to use this small commercial building as an office.

**Affordable Fence & Canopy's** main building is not affected by the right-of-way acquisition requirements, however, the front storage yard adjacent to S.R. 200 is in the required right-of-way area. This may result in a total business relocation.

**Citrus County Fire and Rescue Station** facility is apparently five (5) to ten (10) years old. According to Ms. Joanna Coutu of Citrus County Planning, there is sufficient vacant replacement property available to the County in that area for the relocation of the Fire and Rescue facility. The acquisition and relocation of this facility will be accomplished in accordance with Florida Department of Transportation Right-of-way Procedures Section 7.10 Acquisition of Rights-of-Way from Governmental Agencies, and pursuant to all applicable Florida Statutes and Administrative Codes.

**SR200 Bar, Package and Grill** building is apparently vacant.

#### **Potential Business Damages**

**Apache Used Furniture** which is contiguous to Affordable Fence & Canopy does not appear to be using the land area in the required right-of-way for any purpose, at this time, but may have a claim for business damages as a result of the right-of-way requirements.

**Affordable Fence & Canopy** which uses the land area in the required right-of-way for storage of fencing materials may have a business damage claim as a result of the right-of-way requirements.

**Food/Mart Citgo Station**, the required right-of-way will not affect the business operation, however, the business operation may have a claim for business damages as a result of the right-of-way requirements.

**Chevron Station**, the required right-of-way will not affect the business operation, however, a claim for business damages may result from the right-of-way requirements.

Research has been performed to identify available commercial space from site inspections, and area tours, to the review of real estate for sale publications within Citrus County. This research indicates

that there is sufficient business replacement locations and facilities available for purchase or lease to accommodate the businesses that will be displaced.

**Commercial replacement sites and facilities:**

Homosassa Area, 200 foot road frontage, formerly Auto Restoration business, \$169,900.  
2 additional lots in rear of property for sale at additional cost, Century 21, Nature Coast

Warehouse/Storage, Steel Construction, central Citrus county location. 3,200 sq.ft. 2 large partitioned storage rooms with 12 ft. Roll-up doors, A/C office in front, security system large paved lot. \$219,900. Coldwell Banker, Investors Realty of Citrus County, Inc.

Approximately 1,800 sq.ft. Total building with apartment, zoned commercial for many uses. Yard and shed, garage, off-street parking. \$199,900. Plantation Realty

Commercial zoned - Main Highway, 2 large lots with remodeled house, fenced yard, may different uses for property. \$55,900. ERA American Realty, Frankenberger

1 Acre, 100 ft. Frontage, commercial U.S. 19, 3 buildings, \$147,000, Handy Hanks

**Commercially zoned vacant land currently available:**

Commercial Lot - On busy Highway 41, owner financing available \$20,000 ERA American

Commercial 1 Acre zoned GNC Hwy 486 east of Citrus Hills, \$50,000 ERA American

Commercial sized lots, Beverly Hills in center of town property can be subdivided, \$169,000. Plantation Realty

Commercial Lot with Hwy 41 Frontage, Dunnellon, zoned B-3 many potential uses, City water and sewer, \$85,500. Plantation Realty

**VI. Outdoor Advertising Signs**

There are (7) Outdoor Advertising signs within the right-of-way requirements. Six are owned by ELLER and one is owned by LAMAR. These signs may be appraised and purchased if they cannot be relocated onto the remaining property.

## **VII. Acquisition and Relocation Assistance**

In order to minimize the unavoidable effects of the right-of-way acquisition and displacement of people, the Florida Department of Transportation will carry out a Right-of-Way Acquisition and Relocation Assistance Program in accordance with Florida Statutes, Chapter 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 himself obtained and has the right of possession of replacement housing, or that the Florida Department of Transportation 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 payment 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. Relocation services and payments are provided without regard to race, color, religion, sex, or national origin.

All tenants and owner-occupied displacees will receive an explanation regarding all options available to them, such as (1) varying methods of claiming reimbursement for moving expenses; (2) rental of replacement housing, either private or publically subsidized; (3) purchase of replacement housing; (4) moving owner-occupied housing to another location.

Financial assistance is available to the eligible relocatee to:

1. Reimburse the relocatee for the actual reasonable cost of moving from homes, businesses, and farm operations acquired for a highway project;
2. 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;
3. Provide reimbursement of expenses, incidental to the purchase of a replacement dwelling;
4. 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 total.

A displaced tenant may be eligible to receive a payment, not to exceed \$5,250.00, 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 which describe in detail the Department's relocation assistance program and right-of-way acquisition program are "Your Relocation: Residential", "Your Relocation: 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.

A relocation field office is not recommended on this project to minimize the hardship on the affected displacees.

## **VIII. Relocation Overview**

Financial assistance is available to the eligible residential owner-occupant to: (a) make up the difference, if any, between the amount paid for the acquired dwelling and the cost of an available dwelling on the private market; (b) provide reimbursement of expenses such as documentary fees and other closing costs incurred by buying a replacement dwelling or selling the acquired property to the FDOT; (c) and make payment for increased interest cost resulting from having to get another mortgage at a higher interest rate.

Replacement housing payments for homeowners are limited to \$22,500.00. A displaced residential tenant may be eligible to receive a supplement, not to exceed \$5,250.00, to rent a replacement dwelling or room or to use as a down payment (including closing cost) on the purchase of a replacement dwelling. Under certain circumstances the Florida Department of Transportation Procedures Manual requires that replacement housing of last resort will be used to assure that comparable Decent, Safe and Sanitary housing will be made available to a displaced person when such housing cannot be provided within the person's financial means.

An eligible individual, family, business, farm operation, or nonprofit organization is entitled to payment for actual, reasonable and necessary moving expenses for a distance of not more than 50 miles, in most cases, if the eligibility requirements are met for an initial or subsequent occupant and the property is subsequently acquired by the FDOT.

Concurrent with reimbursement on the basis of actual, reasonable moving cost, a small business, farm or nonprofit organization may be eligible to receive a payment not to exceed \$10,000.00 for expenses actually incurred in relocating and reestablishing the business at the replacement site. Available also is the provision for reimbursement of actual Direct Loss of Tangible Personal Property and Searching Expenses for Replacement Property.

In addition, displaced businesses, farm operations, and nonprofit organizations may be eligible for a Fixed Payment in Lieu of Actual Moving Expenses, Searching Expenses, Re-establishment Expenses, and Actual Direct Loss of Tangible Personal Property. Such payments shall not be less than \$1,000.00 or more than \$20,000.00

No persons 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 had 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 is available for immediate occupancy.

**IX. Community Services of Citrus County**

Aging & Adult Services	860-5083
Building Division	527-5310
Building Inspections	527-5331
Electric: Florida Power	795-3145
Withlacoochee River Coop	95-4382
Fire Administration	726-1606
Health Department	726-1731
Public Works	527-5479
Road Maintenance	746-4107
Welfare Services	746-7777
Zoning and Permits	527-5239

**X. Hazardous Waste**

There were no businesses within the right-of-way requirements that appeared to use hazardous

materials of significant concern. However, acquisition and relocation of businesses using hazardous materials would be addressed pursuant to the Right of Way Procedures Manual, Relocation Assistance, Payment for Moving and Related Expenses, Section 9.3.19 Hazardous Waste and Substances.

**XI. Reference Sources**

1. U.S. Census 2000 Summary File
2. Citrus County Chronicle
3. Thrifty Nickel Want Ads
4. Real Estate News Publication Vol.10 Issue 4, January 2002
5. American ERA Realty and Investments
6. Sunshine Living Magazine, January/February 2002
7. Florida's West Coast Commercial Real Estate Magazine Volume5/Issue5 January 2002