

FINAL CONCEPTUAL STAGE RELOCATION PLAN

PROJECT DEVELOPMENT AND ENVIRONMENT STUDY US 19 (SR 55) FROM SOUTH OF US 98 TO CR 488 CITRUS COUNTY, FLORIDA

**Work Program Item Segment No: 405822 1
Federal-Aid Program No: 1852 007 P**



Prepared for:

**Florida Department of Transportation
District Seven
11201 North McKinley Drive
Tampa, Florida 33612-6456**

May 2004

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I. EXECUTIVE SUMMARY

The Florida Department of Transportation (FDOT) has conducted a Project Development and Environment (PD&E) Study for improvement alternatives along US 19 (SR 55) from south of US 98 (milepost 1.730) to North Dunnellon Road (CR 488) (milepost 20.742) in Citrus County, Florida. The project is approximately 18.8 miles in length. The project location map (Figure 2-1) illustrates the location and limits of the Study.

The Conceptual Stage Relocation Plan (Type A) [CSRП] for the US 19 (SR 55) PD&E Study has been conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (Public Law 91-646 as amended by Public Law 100-17).

The PD&E Study limits encompass the portion of US 19 from south of US 98 to North Dunnellon Road (CR 488) in western Citrus County (Sections 1, 12, 13, 24, and 25 of Township 20 South, Range 17 East; Sections 3, 10, 15, 22, 26, 27, 34, and 35 of Township 19 South, Range 17 East; Sections 5, 6, 8, 17, 20, 21, 22, 27, 28, and 34 of Township 18 South, Range 17 East; Sections 30 and 31 of Township 17 South, Range 17 East; and Section 25 of Township 17 South, Range 16 East). The total length of the Study is approximately 18.8 miles (mi). US 19 is primarily a north/south rural principal arterial which follows the West Coast of Florida. Within the project limits, US 19 is part of the National Highway System (NHS) and the Florida Intrastate Highway System (FIHS). The facility serves as a major evacuation route for residents in Citrus County.

For the purposes of evaluating improvement alternatives, the project was divided into six segments based on the existing and future land use, projected traffic volumes for the design year 2025, existing typical sections and available existing ROW. The project segments are as follows:

Segment 1: South of US 98 to West Green Acres Street; 4.86 mi

Segment 2: West Green Acres Street to West Jump Court; 2.07 mi

Segment 3: West Jump Court to West Fort Island Trail (CR 44); 4.65 mi

Segment 4: West Fort Island Trail (CR 44) to NE 1st Terrace; 0.86 mi

Segment 5: NE 1st Terrace to Turkey Oak Drive; 2.05 mi

Segment 6: Turkey Oak Drive to North Dunnellon Road (CR 488); 4.31 mi

In *Table 1-1 (Segment Evaluation Matrix)* a total of each category of displacement is shown by Segment for the Recommended Alternative. Segments having no relocations are so noted. Since a Pond Siting Report has not yet been prepared for the project, estimated relocations from Stormwater Management Areas are included in the counts per the Cost Estimate but none have been specifically identified. These relocation counts are separately identified in the various Tables.¹

TABLE 1-1

¹Florida Department of Transportation District Seven Right of Way Cost Estimate, Segment 2 (dated September 16, 2003) and Segment 5 (dated March 29, 2003).

Segment Evaluation Matrix		
		Recommended Alternative
Segment 1 - No relocations		
Segment 2	Business	3
	Projected Business*	7
	Residential	0
	Non-profit	0
Segment 3 - No relocations		
Segment 4 (1 sign relocation only)	Business	0
	Residential	0
	Non-profit	0
Segment 5	Business	18
	Projected Business*	1
	Residential	0
	Non-profit	1
Segment 6 - No relocations		

* Projected relocations due to anticipated Stormwater Management Areas per the Cost Estimate but have not been specifically identified.

The CSRPs identifies community impacts and specifically those businesses, residential units and non-profit organizations that will be displaced by the Recommended Alternative. It should be noted that this CSRPs deals with those displacements caused by impact to the structure, parking loss, close proximity to the right of way causing circulation and ingress/egress problems associated with private driveways. All parcels that would require relocation are listed in *Table 3-2 (Displacement Inventory)*. Unoccupied vacant structures are included in displacement counts as their current vacancy does not preclude the possibility that occupancy may occur prior to acquisition.

BUSINESSES

The Recommended Alternative displaces no businesses in Segment 1, 3 identified businesses in Segment 2 plus 7 “projected” businesses due to anticipated Stormwater Management Areas, no businesses in Segments 3 and 4 and 18 identified businesses¹ in Segment 5 plus 1 “projected” business due to anticipated Stormwater Management Areas. At the current time, sufficient resources are available to accommodate the business relocations associated with this project without discrimination. Replacement commercial vacant properties are listed in *Table 4-1 (Commercial to Purchase) and Table 4-2 (Commercial to Lease)*.

RESIDENTIAL

No residential displacements have been identified in any Segment, however, should residential relocations be identified at a later date, there are sufficient available properties within a 10 mile radius to the project area which would provide suitable and comparable replacement locations for any displacees. Residential units available as replacement properties are listed in *Table 4-3 (Single Family Homes), Table 4-4 (Residential Rental Units) and Table 4-5 (Mobile/Manufactured Homes - Sales and Rentals)*.

NON-PROFIT ORGANIZATIONS

One potential non-profit displacement occurs within Segment 5.

SPECIAL POPULATIONS

The project will not separate special populations from community services. Based upon extensive field reviews it was concluded that if necessary, adequate replacement single family homes, multi-family units and vacant lots for construction are available within 10 miles of the displaced units and are available to all displacees without discrimination. No last resort housing is anticipated. Comparable replacement housing was found through local real estate agents and field reviews.

¹The Cost Estimate identifies the non profit organization as a business but it has been listed separately for this report.

No handicapped or disabled facilities were observed during the field surveys. It is not anticipated that special assistance services will be necessary. Should these special assistance services be necessary, ample organizations are in the area to assist the relocation specialist with specialized help. *(See Appendix A - Health and Social Service Organizations)*

CONCLUSIONS

In summary, minimal negative community relocation impacts are anticipated for this project. Replacement resources are plentiful. The business displacees should be able to relocate within a 10 mile radius of the project area. The greater relocation area was considered due to the project length and the possibility of relocation anywhere along the project corridor.

II. INTRODUCTION

The FDOT has conducted a PD&E Study for improvement alternatives along US 19 (SR 55) from south of US 98 (milepost 1.730) to North Dunellon Road (CR 488) (milepost 20.742) in Citrus County, Florida. The project location map (Figure 2 -1) illustrates the location and limits of the PD&E Study.

This Conceptual Stage Relocation Plan is submitted in compliance with Florida Statute 339.09, and the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended. The purpose of the Conceptual Stage Relocation Plan is to identify residences, businesses and non-profit organizations impacted by the project and to identify special relocation needs. The plan also discusses community characteristics and analyzes the impact of the project on the community.

PURPOSE

The purpose of the PD&E Study was to provide documented environmental and engineering analyses to assist the FDOT and the Federal Highway Administration (FHWA) in reaching a decision on the type, location and conceptual design of the necessary improvements, in order to accommodate future traffic demand in a safe and efficient manner. The PD&E Study also satisfied the requirements of the National Environmental Policy Act (NEPA) and other Federal requirements in order to qualify the project for federal-aid funding of future development phases of the project.

This Study documents the need for the improvements, and presents the procedures utilized to develop and evaluate various improvement alternatives. Information relating to the engineering and environmental characteristics essential for alternatives and analytical decisions were collected. Design criteria have been established and preliminary alternatives have been developed. The comparison of alternatives was based on a variety of parameters utilizing a matrix format. This process identified the alternative that would have minimal impacts, while providing the necessary

FIGURE 2-1 PROJECT LOCATION MAP

improvements. **The design year for the analysis is 2025.**

PROJECT DESCRIPTION

The PD&E Study limits encompass the portion of US 19 from south of US 98 to North Dunnellon Road (CR 488) in western Citrus County (Sections 1, 12, 13, 24, and 25 of Township 20 South, Range 17 East; Sections 3, 10, 15, 22, 26, 27, 34, and 35 of Township 19 South, Range 17 East; Sections 5, 6, 8, 17, 20, 21, 22, 27, 28, and 34 of Township 18 South, Range 17 East; Sections 30 and 31 of Township 17 South, Range 17 East; and Section 25 of Township 17 South, Range 16 East). The total length of the Study is approximately 18.8 miles (mi). US 19 is primarily a north/south rural principal arterial which follows the West Coast of Florida. Within the project limits, US 19 is part of the National Highway System (NHS) and the Florida Intrastate Highway System (FIHS). The facility serves as a major evacuation route for residents in Citrus County.

For the purposes of evaluating improvement alternatives, the project was divided into six segments based on the existing and future land use, projected traffic volumes for the design year 2025, existing typical sections and available existing ROW. The project segments are as follows:

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DISPLACEMENT INCLUSIONS

The CSRPs identifies community impacts and specifically those businesses, residential units and non-profit organizations that will be displaced by the Recommended Alternative. It should be noted that

this CSRP deals with those displacements caused by impact to the structure, parking loss, close proximity to the right of way causing circulation and ingress/egress problems associated with private driveways. All improved parcels that would require relocation are listed in *Table 3-2 (Displacement Inventory)*. Unoccupied vacant structures are included in displacement counts for business or residential displacements as their current vacancy does not preclude the possibility that occupancy may occur prior to acquisition. A Pond Siting Report has not yet been prepared for the project, however, relocations anticipated from the Stormwater Management Areas have been “projected”, per the Cost Estimate, but not yet specifically identified. These “projected” displacements are listed separately in the various Tables. Parcels with additional impacts/potentials are noted in the *Displacement Inventory (Table 3-2)* under Comments/Impacts.

The City of Crystal River does not offer condemnation relief for properties made non-conforming, as a result of eminent domain proceedings. Much of this project is in the City of Crystal River. Nancy H. Smith, Planner for the City of Crystal River, has stated that the Code of Ordinances does not reference providing relief for property owners whose property or lot is made non-conforming by an action of eminent domain. Each affected property owner may apply to the Zoning Board of Adjustment for relief and each case would be heard and decided on its own merits.

CITRUS COUNTY

Located 70 miles north of Tampa and 60 miles northwest of Orlando, Citrus County is located at the hub of Florida’s Nature Coast, bordered on the west by the Gulf of Mexico. Citrus County is bordered by Levy County to the north, Marion County to the northeast, Sumter County to the east and Hernando County to the south.

On the northern and eastern borders, the Withlacoochee River presents 45 miles of recreation opportunities which are visited yearly by both local Florida residents and seasonal visitors. Along US 19, there are numerous springs feeding the clear rivers of the Homosassa, the Chassahowitzka and the Crystal. At a constant temperature of 75 degrees, the endangered West Indian Manatee finds

a favorite winter home in area waters. Large herds of manatees are seen from November through March and attract visitors to the area for viewing.

Citrus enjoys an average temperature in summer of 82 degrees, with breezes from the area lakes and Gulf of Mexico. Winter lows average 62 degrees. Rainfall can be expected in the summer months and averages 45 to 52 inches a year.

Benefitting from well managed growth for the past two decades, Citrus County in 2002 was home to more than 119,707 people and is expected to grow to 138,953 by the year 2005.¹ See *Table 2-1 (Citrus County - Population Growth)* for a 22 year history of the growth.

Citrus County's economy is driven by tourism, retailing, construction, services and agriculture. Limerock is mined along the border in cooperation with Hernando County and dolomite is mined in the northwestern corner of the county. *Table 2-2 (Major Private Sector Employers of Citrus County)* provides a list of the current major employers in the county.

Five generating plants are operated by Florida Power (a Progress Energy Corporation), one of the county's largest employers, at the Crystal River Complex.

Medical services are modern and available to all Citrus County residents by two major hospitals, Citrus Memorial on the east side of the county and Seven Rivers on the west side of the county.

Citrus County communities include Inverness, the county seat, Floral City, Crystal River, Homosassa, Homosassa Springs, Hernando, Lecanto, Beverly Hills and Citrus Springs. The nearest metropolitan area is Ocala, Florida.

Citrus County presents a wide range of accommodations to fit the need and budget of visitors. Campgrounds, RV parks, motels, hotels, bed and breakfasts all are available. Snorkeling and diving

¹Citrus County, Chamber of Commerce, Business Directory, 2001-2002

enthusiasts are drawn to the crystal clear waters and many Citrus County businesses cater to divers, offering lessons, equipment rentals, tours, boat rentals and lodging. These businesses are interspersed in the project area in abundance.

More than one-third of Citrus County's 682 square miles is protected as federal, state or county protected areas. According to biologists, these areas provide habitat to 27 species of mammal, 68 species of bird, 35 species of fish and 41 species of reptile. Of the birds and mammals, 12 are considered threatened and endangered by the state or federal government.

Citrus County supports one of Florida's premier public education systems. It has one of the lowest pupil-to-teacher ratios in the state. The Withlacoochee Technical Institute offers post secondary vocational training programs in commercial food service, nursing, corrections, computer science and cosmetology. Many of the students are integrated into the Citrus County workforce upon graduation. In addition to vocational training, Central Florida Community College has a branch in Lecanto. This is a Florida state-supported community college and offers programs leading to an Associate of Arts Degree and an Associate of Science Degree. The college also offers a wide variety of continuing education opportunities.

In viewing the County as a whole, it is important to see the demographics of Citrus County as it relates to the specific project area. *Table 2-3 (Citrus County Profile - 2000)* provides an overview of the populations broken down by gender, race and Hispanic origin. The demographics provided by *Tables 2-4 (Age of Population - 2000)*, *2-5 (Citrus County - Means of Travel to Work)*, *2-6 (Citrus County - Income)*, *2-7 (Citrus County - Year Structure Built)* and *2-8 (Household Size)* all provide information giving a broad overview of the community. More specific demographics which were considered in the relocations for the project area are outlined in *Table 3-1 (Project Area - Census Tract Profile)* and are broken down by census tracts within the project.

TABLE 2-1

CITRUS COUNTY - POPULATION GROWTH				
	1980	1990	1998	2002
Citrus County	54,703	93,515	112,424	119,707

SOURCE: Citrus County Chamber of Commerce, August 2002

TABLE 2-2

MAJOR PRIVATE SECTOR EMPLOYERS OF CITRUS COUNTY (2001)		
Largest Employers	Product or Service	Total Employees
Florida Power Corporation	Utilities	1,600
Citrus Memorial Hospital	Health Care	990
Winn Dixie	Grocery	610
Publix	Grocery	550
Seven Rivers Hospital	Health Care	545
Pro-Line	Boat Manufacturing	430
Wal-Mart	Retail Store	300
Sunshine Material Corporation	Building Supplies	267
Kash-N-Karry	Grocery	210
K-Mart	Retail Store	200
Home Depot	Building/Home Supplies	190

Source: Citrus County Chamber of Commerce, 2002

TABLE 2-3

CITRUS COUNTY PROFILE - 2000	
POPULATION	118,085
MALE	56,691
FEMALE	61,394
WHITE	112,236
BLACK	2,791
AMERICAN INDIAN, ESKIMO, ALEUT	423
ASIAN OR PACIFIC ISLANDER	934
OTHER	439
TWO OR MORE RACES	1,262
HISPANIC ORIGIN	3,141

NOTE: The combined total of race, including Hispanic origin, will exceed the total population as Hispanic origin may be of any race and indicate only that a person's ancestry is from a Spanish-speaking country.

SOURCE: U.S. Census Bureau, Data Set: Census 2000 Summary File 1 (SF1) 100 Percent Data

TABLE 2-4

CITRUS COUNTY - AGE OF POPULATION - 2000			
	Male	Female	
Total Population	56,691	61,394	118,085
Under 18	10,486	9,844	20,330
18-24	2,738	2,636	5,374
25-44	10,895	11,718	22,613
45-64	14,731	17,027	31,758
65+	17,841	20,169	38,010
Median age	51.5	53.5	52.6

SOURCE: U.S. Census Bureau, Census 2000, Summary File 1 (SF 1) 100-Percent Data

TABLE 2-5

CITRUS COUNTY- MEANS OF TRAVEL TO WORK	
TRAVEL MEANS	NUMBER OF PERSONS
Car, truck or van	35,604
Drove alone	30,691
Car pooled	4,913
Public transportation	106
Bus or a trolley bus	83
Street car or trolley cars	0
Subway or elevated	0
Railroad	0
Ferryboat	0
Taxicab	23
Motorcycle	118
Bicycle	93
Walked	528
Other means	288
Worked at home	1,175

SOURCES: U.S. Census Bureau, Census 2000 Summary File 3 (SF 3) - Sample Date

TABLE 2-6

CITRUS COUNTY - INCOME	
Median Household Income (1999)	\$31,001
Median Family Income (1999)	\$36,711
Median Non-family Income (1999)	\$18,783
Per capita income (1999)	\$18,585

SOURCE: U.S. Census Bureau, Census 2000 Summary File 3 (SF3)

TABLE 2-7

CITRUS COUNTY - YEAR STRUCTURE BUILT	
Total	62,204
1999 to March 2000	2,072
1995 to 1998	6,343
1990 to 1994	8,340
1980 to 1989	22,611
1970 to 1979	15,276
1960 to 1969	4,635
1950 to 1959	1,863
1940 to 1949	543
1939 or earlier	521

SOURCES: U.S. Census Bureau, Census 2000 Summary File 3 (SF 3)

TABLE 2-8

CITRUS COUNTY - HOUSEHOLD SIZE	
Total	52,634
1-person household	13,724
2-person household	25,612
3-person household	6,300
4-person household	4,248
5-person household	1,925
6-person household	590
7 or more person household	235

Source: U.S. Census Bureau, Census 2000 Summary File 3 (SF 3) - Sample Data

III. RELOCATION OVERVIEW

In the previous section, an overview of the demographics of Citrus County can be found in the text and tables. Since the project area is along the US 19 (SR 55) corridor, the demographics currently released from Census 2000 are found in *Table 3-1 (Project Area - Census Tract Profile)* and identified by census tract within the specific project area. It is shown in *Figure 3-1 (Census Tract Map)* how the project area is located in Census Tracts 9803.01, 9804, 9805, 9806, 9815, 9816 and 9817. These specific tracts are reflected in the various demographics of *Table 3-1*.

A synopsis follows of each of the anticipated potential displacements indicating the relocation activity generated by the proposed acquisition on this project. The categories identified for relocation/potential relocation were commercial businesses, residential units, non-profit organizations and on-premise trade signs. An inventory of all displacements as well as parcels with severe impacts is contained in *Table 3-2 (Displacement Inventory)*. Project segments are summarized in *Table 3-3 (Displacement Segment Summary)*. Impacted vacant commercial properties where relocation would be anticipated should they be occupied at the time of acquisition are included in the displacement counts. There are no vacant residential properties noted at this time. A Pond Siting Report has not yet been prepared for the project, however, estimated relocations from Stormwater Management Areas are included in the counts per the Cost Estimate but none have been specifically identified. These relocation counts are separately identified in the various Tables.

Replacement sites are available in the immediate area and within a 10 mile radius to accommodate the successful and timely relocation of the business occupants within the corridor which are being displaced. This would not preclude the possibility that relocation could occur outside of these areas. The businesses to be displaced by the Recommended Alternative also have an adequate number and selection of sites to accommodate them. *Tables 4-1 (Commercial to Purchase)* and *4-2 (Commercial to Lease)* represent available commercial sites, both for purchase and lease within a 10 mile radius of the project area that meet the needs of the displaced businesses. *Tables 4-3 (Single Family Homes)*, *4-4 (Residential Rental Units)* and *4-5 (Mobile/Manufactured Homes - Sales and Rentals)* represent available residential sites for relocation.

Parking for Homosassa Springs Wildlife State Park currently encroaches on the existing right of way area. The area is generally used by the leased restaurant on the property. No additional parking/facility is impacted by the proposed acquisition area and there is no disruption to the restaurant or park activities. This is a State owned property, however, no functional replacement of real property in public ownership is considered due to the existing encroachment.

An analysis of this project reveals that no unusual conditions or unique problems exist with the proposed acquisition area.

FIGURE 3-1 CENSUS TRACT MAP

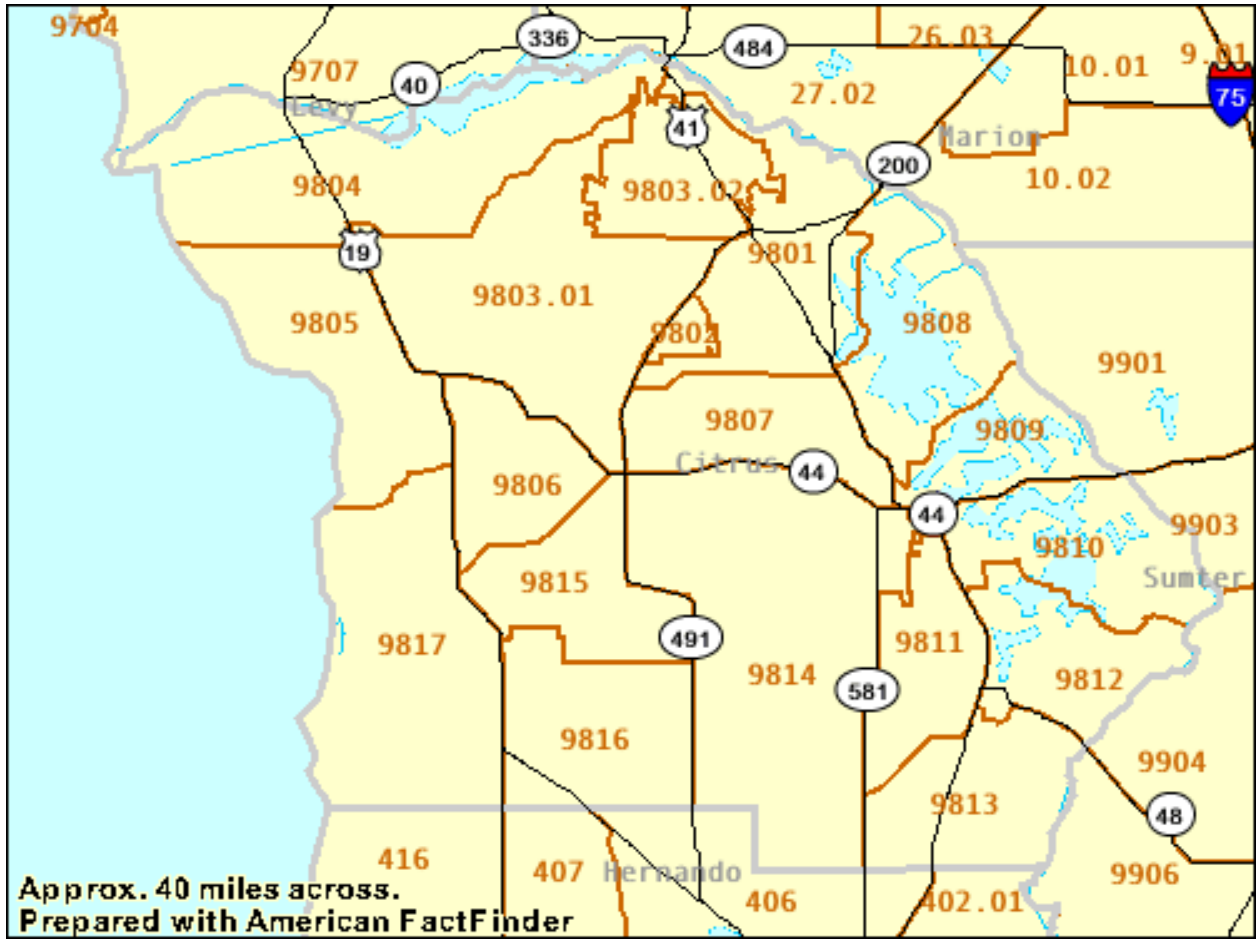


TABLE 3-1

PROJECT AREA - CENSUS TRACT PROFILE*							
Tract Number	9803.01	9804	9805	9806	9815	9816	9817
POPULATION							
POPULATION TOTAL	11,700	5,449	4,918	9,154	8,682	8,056	4,209
MALE	5,611-48%	2,670-49%	2,426-50%	4,443-49%	4,279-49%	3,904-48%	2,085-50%
FEMALE	6,089-52%	2,779-51%	2,492-50%	4,711-51%	4,403-51%	4,152-52%	2,124-50%
POPULATION BY AGE							
0-9 YEARS	544	295	193	446	489	212	147
10-17 YEARS	599	285	235	528	495	260	112
18-24 YEARS	242	142	120	253	284	111	70
25-44 YEARS	1,141	578	465	1,024	1,007	483	342
45-64 YEARS	1,632	774	813	1,084	1,072	1,010	665
65 AND OVER	1,448	596	600	1,108	927	1,828	748
POPULATION BY RACE **							
WHITE	10,847-92.71%	5,244-96.24%	4,689-95.35%	8,501-92.87%	8,441-97.22%	7,870-97.69%	4,119-97.86%
BLACK	440-3.76%	87-1.60%	88-1.79%	419-4.58%	36-.41%	63-.78%	5-.12%
AMERICAN INDIAN/ ALASKA NATIVE	36-.30%	20-.37%	20-.41%	51-.56%	45-.52%	22-.27%	12-.28%
ASIAN/PACIFIC ISLANDER	158-1.35%	23-.42%	56-1.41%	63-.69%	54-.62%	56-.69%	19-.45%
OTHER RACE	48-.41%	19-.34%	7-.14%	30-.33%	23-.26%	8-.10%	7-.17%
TWO OR MORE RACES	171-1.47%	56-1.03%	58-1.18%	90-.98%	83-.96%	37-.46%	47-1.17%
HISPANIC ORIGIN	336-2.87%	102-1.87%	97-1.97%	207-2.26%	187-2.15%	115-1.42%	5-.12%

TABLE 3-1 (Cont'd)

<i>PROJECT AREA - CENSUS TRACT PROFILE*</i>							
Tract Number	9803.01	9804	9805	9806	9815	9816	9817
<i>INCOME (1999)</i>							
MEDIAN HOUSEHOLD INCOME	\$36,628	\$29,868	\$37,336	\$30,191	\$29,299	\$41,312	\$30,568
PER CAPITA INCOME	\$21,649	\$17,082	\$26,336	\$15,882	\$14,540	\$22,317	\$18,616
<i>AVERAGE FAMILY SIZE</i>							
NUMBER IN FAMILY	2.69	2.75	2.55	2.74	2.80	2.35	2.42
<i>HOUSEHOLDS</i>							
NUMBER OF HOUSEHOLDS	4,767	2,297	2,316	3,808	3,620	3,782	2,090

* Percentages have been rounded and may not equal exactly 100% when totaled.

** Hispanic Origin may be of any race and indicate only that a person's ancestry is from a Spanish-speaking country.

SOURCE: U.S. Census Bureau, Census 2000 Summary File 2 (SF 2)

TABLE 3-2

<i>Displacement Inventory</i>			
Dis #	Business Residential Name	RECOMMENDED ALTERNATIVE	Comments
<i>Segment 1 - No relocations</i>			
<i>Segment 2 - East Side</i>			
213	State Farm Insurance	1SL	Sign impact in Recommended Alternative
	Land Title Insurance		
	Clanton Realty		
<i>Segment 2 - West Side</i>			
225	Storman's Produce	BX	Impact to display tents and cashier area
226	Shell Station	1LL BX	Ingress/egress problems after taking
227	Mall Entrance - Springs Plaza	1LL	
228	Hardees Fast Food	1LL BX	Ingress/egress problems after taking
229	Greater Nature Coast Welcome Center	1LL	
<i>Segment 3 - No Relocations</i>			
<i>Segment 4 - East Side - No Relocations</i>			
<i>Segment 4 - West Side</i>			
404	Episcopal Church	1SU	
<i>Segment 5 - East Side</i>			
507	Eckerds	1LL	
		1SL	

LEGEND

BX - Business displacement due to acquisition	1SL	One small lighted sign	1SU	One small unlighted sign
RX - Residential displacement due to acquisition	1ML	One medium lighted sign	1MU	One medium unlighted sign
NP - Non profit organization displacement	1LL	One large lighted sign	1LU	One large unlighted sign

TABLE 3-2 (Cont'd)

<i>Displacement Inventory</i>			
Dis #	Business Residential Name	RECOMMENDED ALTERNATIVE	Comments
523	Church of Christ	1SL NP	Setback/landscape buffers impact structure
524	Suncoast Schools Federal Credit Union	1LL 2SU	
529	State Farm Insurance	BX	Structure impacted
	All About Hair and Nails	BX	
	Crystal Florist	BX	
530	Willow Creek Secret Garden	1ML BX	Structure impacted
533	Virginia's Exotic Junk	1LL	
	Antique Collectibles and Etc.		
	Towns End		
	Sun Plaza		
538	All Prestige Automotive	BX	Ingress/Egress problems
546	New Christian Center	1ML	
	Bible Book Store	BX	
	Hayes Motel	1ML	

BX - Business displacement due to acquisition
 RX - Residential displacement due to acquisition
 NP - Non profit organization displacement

LEGEND

1SL One small lighted sign
 1ML One medium lighted sign
 1LL One large lighted sign
 1SU One small unlighted sign
 1MU One medium unlighted sign
 1LU One large unlighted sign

TABLE 3-2 (Cont'd)

<i>Displacement Inventory</i>			
Dis #	Business Residential Name	RECOMMENDED ALTERNATIVE	Comments
<i>Segment 5 - West Side</i>			
567	Kings Bay Lodge Motel	1ML	
569	Stadt Aquatics	BX	Structure impacted No on site parking
	Vacant Unit	BX	
571	Real Estate	BX	Structure impacted
578	Crystal River Antiques	1MU	Structure impacted
		BX	
580	Citrus Paint and Wallcovering	1ML	Structure impacted
		BX	
581	Trader Jacks Antiques	1ML	Structure impacted
	Mr. Auto Insurance	3BX	
	Vacant Unit		
584	BP	1LL	Canopy and pumps impacted
		BX	
585	Oysters Restaurant	1LL	Structure impacted
		BX	
586	J & J Auto Sales	1ML	Structure impacted
		BX	
587	Key Center Thrift Shop	1LL	Structure impacted
		BX	
588	Walgreens	1LL	

LEGEND

BX - Business displacement due to acquisition
 RX - Residential displacement due to acquisition
 NP - Non profit organization displacement

1SL One small lighted sign
 1ML One medium lighted sign
 1LL One large lighted sign

1SU One small unlighted sign
 1MU One medium unlighted sign
 1LU One large unlighted sign

TABLE 3-3

<i>Displacement Segment Summary</i>		
Displacement Type		#
<i>Segment 1</i>		
<i>No Relocations</i>		
<i>Segment 2</i>		
Projected Business Relocations*		7
<i>East Side</i>		
Business		0
Residential		0
Non Profit		0
On Premise	LL	0
	ML	0
	SL	1
	LU	0
	MU	0
	SU	0
<i>West Side</i>		
Business		3
Residential		0
Non Profit		0
On Premise	LL	4
	ML	0

LEGEND

BX - Business displacement due to acquisition	1SL	One small lighted sign	1SU	One small unlighted sign
RX - Residential displacement due to acquisition	1ML	One medium lighted sign	1MU	One medium unlighted sign
NP - Non profit organization displacement	1LL	One large lighted sign	1LU	One large unlighted sign

* Projected relocations due to anticipated Stormwater Management Areas per the Cost Estimate but have not been specifically identified.

TABLE 3-3 (Cont'd)

<i>Displacement Segment Summary</i>		
Displacement Type		#
	SL	0
	LU	0
	MU	0
	SU	0
<i>Segment 3</i>		
<i>No Relocations</i>		
<i>Segment 4</i>		
<i>East Side</i>		
<i>No Relocations</i>		
<i>West Side</i>		
Business		0
Residential		0
Non Profit		0
On Premise	LL	0
	ML	0
	SL	0
	LU	0
	MU	0
	SU	1
<i>Segment 5</i>		

LEGEND

BX - Business displacement due to acquisition	1SL	One small lighted sign	1SU	One small unlighted sign
RX - Residential displacement due to acquisition	1ML	One medium lighted sign	1MU	One medium unlighted sign
NP - Non profit organization displacement	1LL	One large lighted sign	1LU	One large unlighted sign

* Projected relocations due to anticipated Stormwater Management Areas per the Cost Estimate but have not been specifically identified.

TABLE 3-3 (Cont'd)

<i>Displacement Segment Summary</i>		
Displacement Type		#
Projected Business Relocations*		1
<i>East Side</i>		
Business		6
Residential		0
Non Profit		1
On Premise	LL	3
	ML	3
	SL	2
	LU	0
	MU	0
	SU	2
<i>West Side</i>		
Business		12
Residential		0
Non Profit		0
On Premise	LL	4
	ML	4
	SL	0
	LU	0

LEGEND

BX - Business displacement due to acquisition	1SL	One small lighted sign	1SU	One small unlighted sign
RX - Residential displacement due to acquisition	1ML	One medium lighted sign	1MU	One medium unlighted sign
NP - Non profit organization displacement	1LL	One large lighted sign	1LU	One large unlighted sign

* Projected relocations due to anticipated Stormwater Management Areas per the Cost Estimate but have not been specifically identified.

TABLE 3-3 (Cont'd)

<i>Displacement Segment Summary</i>		
Displacement Type		#
	MU	1
	SU	0
Segment 6		
No Relocations		

TABLE 3-4

<i>Displacement Summary - All Segments Total</i>	
Displacement Type	#
Business	21
Projected Business Relocations*	8
Residential	0
Non Profit	1

LEGEND

BX - Business displacement due to acquisition	1SL	One small lighted sign	1SU	One small unlighted sign
RX - Residential displacement due to acquisition	1ML	One medium lighted sign	1MU	One medium unlighted sign
NP - Non profit organization displacement	1LL	One large lighted sign	1LU	One large unlighted sign

* Projected relocations due to anticipated Stormwater Management Areas per the Cost Estimate but have not been specifically identified.

DISPLACEMENT DISCUSSION

Segment 2 - East Side

- Parcel 213 **State Farm** (Insurance sales/5 employees)
 Land Title Insurance (Title insurance/5 employees)
 Clanton Realty (Real estate sales and leasing/4 employees)



One small lighted sign is impacted by the limits of the proposed acquisition area.

Segment 2 - West Side

- Parcel 225 **Storman's Produce Stand** (Fresh produce market/6 employees)



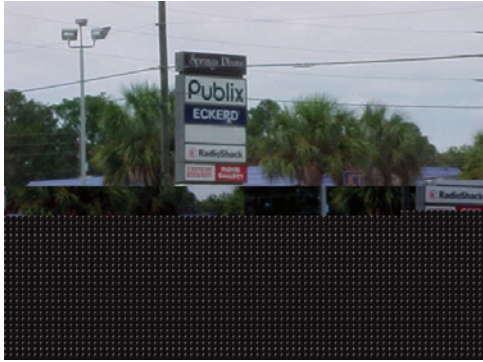
The Recommended Alternative impacts the front display shelters and cashier area. Sites are available within a 10 mile radius to relocate this business.

- Parcel 226 **Shell Station** (Gasoline sales and convenience store/5 employees)



Due to the proximity of the limits of the right of way of the proposed acquisition area, one large lighted sign and the ingress and egress for this station is impaired requiring the relocation of the business in the Recommended Alternative. Ample sites are available for a relocation of this business with a 10 mile radius of the project area.

Parcel 227 **Springs Plaza** (Shopping plaza)



The limits of the proposed acquisition area impact this large lighted sign for Springs Plaza in the Recommended Alternative. Ample room is available on the remaining property to construct a replacement sign.

Parcel 228 **Hardees** (Fast food)



The Recommended Alternative impacts one large lighted sign and ingress/egress problems will result from the proposed taking area. Ample spaces are available for the relocation of this business in a 10 mile radius.

Parcel 229 **Greater Nature Coast Welcome Center** (Tourist assistance)



The Recommended Alternative impacts the the large lighted sign. The manatee is on a trailer base and is moveable.

Segment 4 - West Side

Parcel 404 **Vacant land**



A small unlighted sign is impacted in the Recommended Alternative. The remainder of the property is vacant.

Segment 5 - East Side

Parcel 507 **Eckerd's** (Retail store)



The Recommended Alternative impacts one light pole, 16 parking spaces, one small lighted sign and one large lighted sign. No relocation of the business is required.

Parcel 523 **Church of Christ** (Non profit organization/5 employees)



The Recommended Alternative impacts the front entrance porch of the structure and one small lighted sign. Relocation will be required due to the setback/landscape buffer code of City of Crystal River. Vacant land is abundant for reconstruction of this church or there are building available which could be retrofitted for this purpose within a 10 mile radius of the project area.

Parcel 524 **Suncoast Schools Federal Credit Union** (Financial institution)



A large lighted sign and two small unlighted signs are impacted in the Recommended Alternative. No relocation of the business is required.

Parcel 529 **State Farm Insurance** (Insurance agency/6 employees)
All About Hair and Nails (Beauty salon/4 employees)
Crystal Florist (Retail florist/3 employees)



There is structure impact in the Recommended Alternative requiring relocation of all businesses. Ample sites exist in a 10 mile radius of the project area to accommodate relocation of the businesses.

Parcel 530 **Willow Creek Secret Garden** (Gifts and collectibles/3 employees)



The Recommended Alternative impacts the structure housing this business and one medium lighted sign. Relocation of the business will be necessary. Replacement locations are available in abundance within a 10 mile radius of the project area.

Parcel 533 **Sun Plaza** (Shopping plaza)
Virginia's Exotic Junk (Collectibles and antiques/ 2 employees)
Antique Collectibles and Etc. (Collectibles and antiques/ 2 employees)
Towns End Furnishings (New and used furniture/ 3 employees)



Sun Plaza is a small strip center of antique, second hand and furnishings dealers. The Recommended Alternative impacts the large lighted sign for the center. It does not appear that any business will require relocation from this center.

Parcel 538 **All Prestige Automotives** (Automotive repair/8 employees)



The Recommended Alternative impacts the ingress/egress of this property. Ample locations are available within a 10 mile radius of the project area for relocation of the business.

Parcel 546 **New Christian Center** (Non-profit corporation/5 employees)
Bible Book Store (Retail book store/3 employees)
Hayes Motel (Lodging/4 employees)



The medium lighted sign to the New Life Christian Center (Center is located on an adjacent parcel not impacted), the Hayes Motel medium lighted sign, and the building that houses the motel office and bookstore are impacted in the Recommended Alternative. Locations are available in a 10 mile radius for relocation of any of the businesses. It has been considered that the motel office could relocate to one or several of the 35 rental rooms available (but not impacted) and the business continue at this location. For the purposes of this report and the severity of the impacts, the

bookstore will be considered a potential relocation.



View of Motel office on north end of building



View of Book Store - south end of building

Segment 5 - West Side



Parcel 567 **Kings Bay Lodge Motel** (Motel)

This medium lighted sign is impacted in the Recommended Alternative. No business relocation will occur.



Parcel 569 **Stadt Aquatics** (Dive tours and instruction/4 employees)
Vacant

The Recommended Alternative impacts the structure which houses Stadt Aquatics. The adjoining unit is vacant at the time of the study but this does not preclude the possibility that it would be occupied at the time of acquisition thus it has been counted as a displacement as well as Stadt Aquatics. There is no onsite parking for this structure. Locations are available within a 10 mile radius of the project area which would offer suitable replacement space.



Parcel 571 **Ernest C. Woods Real Estate** (Real estate sales/3 employees)

The Recommended Alternative impacts the structure requiring the relocation of the business. Sites are available in a 10 mile radius of the project area which provide for comparable replacement space.

Parcel 578 **Crystal River Antiques** (Retail antique and collectible sales/ 2 employees)



The structure is impacted for this business in the Recommended Alternative as well as one medium unlighted sign. There are ample locations available for the timely and successful relocation of this business within a 10 mile radius of the project area.

Parcel 580 **Citrus Paint and Wallcovering** (Retail paint and wallpaper/5 employees)



The structure of this business is impacted in the Recommended Alternative as well as a medium lighted sign. Sites are available within a 10 mile radius of the project area which would provide for the timely relocation of the business.

Parcel 581 **Trader Jacks Antiques** (Antique sales and auctions/3 employees)
Mr. Auto Insurance (Insurance sales/4 employees)
Vacant Unit



This small strip center and the medium lighted sign is impacted in the Recommended Alternative. There are locations available within a 10 mile radius of the project area which would provide suitable space for relocation. One unit was vacant at the time of the study but this does not preclude the possibility that it would be occupied at the time of acquisition thus it has been counted as a possible displacement in addition to the other two businesses currently in operation in the building.

North end of strip center

Parcel 584 **BP Station** (Gasoline station and convenience store/4 employees)



The canopy, pumps and one large lighted sign are impacted in the Recommended Alternative requiring the relocation of this business. Sites are available for relocation or construction of a new station within a 10 mile radius of the project area.

Parcel 585 **Oysters Restaurant** (Restaurant/7 employees)



The structure and the large lighted sign are impacted in the Recommended Alternative. There is ample space on the remainder for reconstruction of the building and provide ample parking should the business wish to remain on the parcel. Otherwise, there are ample sites for the relocation of this business within a 10 mile radius of the project area.

Parcel 586 **J & J Auto Sales** (Used car sales/4 employees)



The Recommended Alternative impacts the structure on this parcel and the medium lighted sign. There are sites available within a 10 mile radius of the project area which would provide suitable replacement locations.

Parcel 587 **Key Center Thrift Shop** (Resale shop/3 employees)



The limits of the proposed acquisition area impact the structure and large lighted sign in the Recommended Alternative. The building is currently for sale. Ample sites are available within a 10 mile radius of the project area for relocation of the businesses.



Parcel 588 **Walgreens** (Retail store/8 employees)

The Recommended Alternative impacts the large lighted sign and some parking area. No relocation of this business is required.

IV. RESOURCE OVERVIEW

Data was collected during the survey phase and analyzed to determine the resource needs of each type of land use displacement. An inventory of displacee needs was compiled to determine the type and quantity of resources that would be necessary to accomplish a successful relocation of all displacees. The market was searched for the availability of sufficient resources to accomplish this purpose. At the current time, sufficient resources are available to accommodate all relocations associated with this project.

BUSINESSES/NON-PROFIT ORGANIZATIONS

The Recommended Alternative does not displace any businesses in Segment 1. Three businesses are displaced in Segment 2 plus 7 “projected” businesses due to anticipated Stormwater Management Areas. There are no businesses displaced in Segments 3 and 4. There are 18 identified businesses in Segment 5 plus 1 “projected” business due to anticipated Stormwater Management Areas and 1 non-profit organization displacement (a church).

- For displaced businesses wishing ownership status, a sufficient amount of vacant land and business office buildings for sale or lease exist within a 10 mile radius of the project area. Sites available for purchase and lease are listed in *Table 4-1 (Commercial to Purchase)* and *Table 4-2 (Commercial to Lease)*.

RESIDENTIAL

No residential displacements have been identified in any Segment, however, should residential relocations be identified at a later date, there are sufficient available properties within a 10 mile radius to the project area which would provide suitable and comparable replacement locations for any displacees. Residential units available as replacement properties are listed in *Table 4-3 (Single Family Homes)*, *Table 4-4 (Residential Rental Units)* and *Table 4-5 (Mobile/Manufactured Homes - Sales and Rentals)*. There are sufficient resources in the area for Equal Opportunity Housing,

available without discrimination, to any displacee, which would provide housing comparable in price and density to those residences which are in the area. No special facilities or schools that would accommodate handicapped or disabled persons were impacted by the proposed project.

TABLE 4-1




COMMERCIAL TO PURCHASE			
Picture	Location/Comments	SIZE	PRICE
	Commercial lot located in Inverness Listed by ERA American Realty (352) 746-3600	< .50 acre	\$10,000
No picture available	3 building lots located just off US 19. Office Building, Store or Residential Com. Zoned GNC. Homosassa Listed by Caldwell Banker (352) 794-7653	< .50 acre	\$12,000
	Prime land located near communications tower on Hwy 44. Deeded easement for access. Some fill already on property. Conditions use permit was granted for PS/O zoning. Inverness Listed by Moore and Moore Real Estate Company (352) 621-3004	< .50 acre	\$15,000
No picture available	Commercially zoned lot on Citrus Way - Inverness Listed by ERA American Realty (352) 746-3600	< .25 acre	\$15,000
No picture available	Commercial lot - suitable for offices 490 Homosassa Trail, Homosassa Listed by ERA Suncoast (352) 795-6811	< .25 acre	\$15,000
No picture available	Homosassa Trail West - Homosassa Commercial lot Listed by ERA American Realty (352) 746-3600	<.25 acre	\$19,900
No picture available	Commercial lot - Thomas Street W. Inverness Listed by Cridland and Cridland (352) 344-5535	80' x 120'	\$23,000
	Property zoned HD (R-2) with possible commercial lot - behind Amoco on US Hwy 19; office or retail use; approx 200' frontage on 2nd Avenue NE - City of Crystal River Listed by Century 21 - (800) 624-5634	< 1 acre	\$25,000

TABLE 4-1 (Cont'd)

COMMERCIAL TO PURCHASE			
Picture	Location/Comments	SIZE	PRICE
	Commercial lot on city paved road, one lot off of Hwy 44 in city limits of Crystal River Listed by Alexander Real Estate - (352) 795-6633	.24 acre	\$25,000
	Vacant lot located behind Raymond James - City of Crystal River Listed by Century 21 - (800) 624-5634	< .50 acre	\$25,000
	Suncoast Boulevard - Homosassa Restaurant Listed by Alexander Real Estate - (352) 795-6633	N/A	\$28,000
No picture available	5 lots with various types of commercial zoning Homosassa Listed by Silver King Properties (352) 628-5500	Varies	\$29,900
	3 lots side by side zoned PSO (commercial use) CR 490 Homosassa Listed by Century 21 - (800) 624-5634	Varies	\$30,000
	2693 Norvell Bryant Hwy W Lecanto Vacant lot zoned PSO Listed by Century 21 - (800) 624-5634	< .50 acre	\$36,000
	Adjoining parcels zoned PSO located behind Oak Ridge Centre just west of Hwy 19 intersection. Homosassa - 5485 Oak Ridge Drive	3.29 acres	\$38,900
No picture available	Grover Cleveland Blvd. W Homosassa zoned general commercial Listed by ERA Suncoast (352) 795-6811	< .50 acre	\$39,900

TABLE 4-1 (Cont'd)

COMMERCIAL TO PURCHASE			
Picture	Location/Comments	SIZE	PRICE
	100 front feet on SR 44 with billboard sign in city limits zoned C-1A - City of Crystal River Listed by Century 21 - (800) 624-5634	< .35 acre	\$40,000
	1000 sq ft building with established pizza shop - Located in Inverness Listed by ERA American Realty (352) 726-5855	< .25 acre	\$42,500
	General commercial zoning - Lecanto Highway N - Lecanto Listed by ReMax Realty One (352) 795-2441	.90 acre	\$45,000
	Established 1975 (in present location since 1995) thriving Mom & Pop deli/catering business grosses \$100K per year 6 hours/day - 5 days/week. Inventory, equipment, name and goodwill included. City of Crystal River Listed by ERA Suncoast (352) 795-6811	< .25 acre	\$48,900
No picture available	Business/commercial lot on NE 7th Ave. 150'x132' directly behind Cody's Steakhouse. City amenities. Office location. City of Crystal River Listed by ERA Suncoast (352) 795-6811	.45 acre	\$50,000
No picture available	Commercial lot on Hwy 491 - Lecanto Listed by ReMax Realty One (352) 795-2441	<.50 acre	\$50,000
No picture available	Zoned low density urban City of Inverness - Forest Drive Listed by Cridland and Cridland Real Estate (352) 344-5535	6.5 acres	\$51,995

TABLE 4-1 (Cont'd)

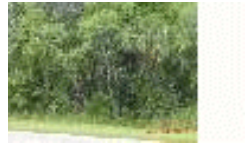


COMMERCIAL TO PURCHASE			
Picture	Location/Comments	SIZE	PRICE
	Zoned B-1 for professional office. Will need fill added. 264 front footage on N. Citrus Ave. and 66 front footage on NW 11th Street, zoned B-1 for professional office. City of Crystal River Listed by Century 21 - (800) 624-5634	1.22 acres	\$53,000
No picture available	Vacant commercial lot - Suncoast Boulevard Crystal River Listed by Trotter Realty (352) 628-2410	<.25 acre	\$53,790
	Vacant commercial property on busy Gulf to Lake Hwy/Hwy 44, just east of new Publix Shopping Center; Fenced Listed by Alexander Real Estate - (352) 795-6633	105' x 166'	\$55,000
	5475 Oakridge Drive South - Vacant lot Zoned GNC located behind Sunny Days Plaza w/ quick access to Suncoast Pkwy. Proposed future site for 200' Monopole Cell tower w/ projected \$1000/mo lease revenue Listed by Caldwell Banker (352) 794-7653	5.39 acres	\$58,900
	Parcel in deed restricted professional park Lecanto Listed by Century 21 - (800) 624-5634	.63 acre	\$65,000
	Commercial Lot on south side of Hwy. 44 East of Rockcrusher and Meadowcrest on West side of gas station and across from new medical building. Zoned GNC County Water & Sewer Available. City of Crystal River Listed by Crossland Realty (352) 726-6644	100' x 262'	\$65,000
	495 (Citrus Ave) and 11th St in City of Crystal River Zoned B-1 Listed by Century 21 - (800) 624-5634	300' x 350'	\$68,000

TABLE 4-1 (Cont'd)




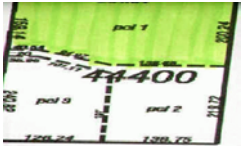

COMMERCIAL TO PURCHASE			
Picture	Location/Comments	SIZE	PRICE
No picture available	3 Prime Business Lots. High Traffic. High visibility. Lot 8 Is 17,600 Sq Ft.\$70,000. Lot 9 Is 16,550 Sq Ft.\$75,000. Lot 10 Is 16,550 Sq Ft. \$75,000. City Water and Sewer. Location for Any Business or Office.City of Crystal River Listed by ERA Suncoast (352) 795-6811	1.16 (3 lots) acres	\$70,000 - \$75,000
	Commercial location/former residential home located on Highway 44. Suitable for office or business. Good visibility. City of Crystal River Listed by Century 21 - (800) 624-5634	< .50 acre	\$74,900
	867 5th Street NE Crystal River Listed by ERA Suncoast (352) 795-6811	< .25 acre	\$79,900
	Corner Commercial Lot on (2) Paved Roads Located on Main Thoroughfare, Great Visibility; Almost Directly Across from Manatee Bowling Lanes; Zoned GNC, County Water Main on North Side of Hwy 44 and Forced Sewer Line on South Side. City of Crystal River. Listed by Alexander Real Estate - (352) 795-6633	< .50 acre	\$85,000
	Rear Parcel of Land (197x138x219.72x138) - City Water/Sewer - DRE already in place. All County approved. Ready to build - could place a 6,500 sq. ft. building on property with ample space for parking. 450 Pleasant Grove Road - Inverness Listed by ERA American Realty (352) 726-5855	200' x 138' approx.	\$89,900
	7655 Gulf-to-Lake Highway W. Crystal River Office condominium - Crystal River Listed by Moore and Moore Real Estate (352) 621-3004	N/A	\$89,900

TABLE 4-1 (Cont'd)

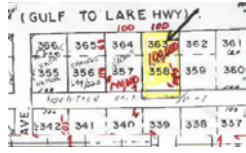


COMMERCIAL TO PURCHASE			
Picture	Location/Comments	SIZE	PRICE
	Commercial Lot with visibility, close to Crystal River, Visible from Hwy 19 Listed by Alexander Real Estate - (352) 795-6633	.42 acre	\$95,000
No picture available	3 store fronts of Airport Plaza with ongoing steady lunch and evening trade. Area being setup for billards and game room. Income and expense available. Listed by ReMax Realty One - (352) 527-7842	N/A	\$95,000
No picture available	Zoned general commercial - vacant lot Centennial Avenue S. Homosassa Listed by ERA American Realty (352) 726-5855	2.5 acres	\$98,500
No picture available	NE 6th Ave and NE 5th Terr Crystal River - Zoned Industrial Listed by ERA American Realty (352) 726-5855	Double corner lot	\$99,000
	Gulf to Lakes Highway W Lecanto Listed by Alexander Real Estate - (352) 795-6633	N/A	\$100,000
	Three Commercial Corner Lots on South Citrus Ave in downtown Crystal River adjacent to Women's Club Listed by Century 21 - (800) 624-5634	N/A	\$105,000
No picture available	Zoned commercial - city water & sewer - just south of and contiguous to Professional Office condos - 30'x522' - entrance next to Dr. Tabaoda's office is legal ingress and egress to parcel - Buyer will receive warranty deed. Listed by ERA Suncoast (352) 795-6811	3.46 acre	\$120,000

TABLE 4-1 (Cont'd)





COMMERCIAL TO PURCHASE			
Picture	Location/Comments	SIZE	PRICE
No picture available	Front is 143x350 zoned HDR. Close to Meadowcrest. Visible daily by Citrus Hills, Beverly Hills and Black Diamond drivebys. Water and sewer available. Offers acceptable to zoning request, approx. 3 3/4 acres in rear is HDR. Adjacent parcel for sale at \$119,900.00 to have potential of 7 acres mol. City of Crystal River Listed by Exit Realty Lenders (352) 794-0888	3.5 acres	\$124,900
	In town location just off US19 on road to Crystal River Post Office. Double Road Frontage, city water/sewer and high elevation. 19 to 1st Terrace (beside Wendy's), Left to lots on right. City of Crystal River Listed by ReMax Realty One - (352) 527-7842	1.50+ acre	\$125,000
	Across street from Crystal River Post Office in high profile location. Great for any professional; attorney, accountant, insurance, etc. Hwy 19 to 1st Terrace (next to Wendy's), west to corner of 4th on Right. Listed by ReMax Realty One - (352) 527-7842	N/A	\$125,000
	Operating Use Car Business on this site, Location for Car Sales, Corner Lot of Busy Gulf to Lake Hwy & NE 9th Ave & NE 5th Terrace; Listed by Alexander Real Estate - (352) 795-6633	.22 acre	\$150,000
No picture available	Location for C1A, Currently Used as Art Gallery W/ Eff. Apartment @ 350/month Shared Utilities, 6 Parking Units in Rear, Storage Shed Listed by National Discount Brokers - (352) 795-1598	N/A	\$159,000
No picture available	200 Feet on Major Highway. 44E to Site on left just past Sunshine RV Park. Listed by ReMax Realty One - (352) 527-7842	2.00 acres	\$160,000
	Buyer must Agree to 1031 Exchange. Sufficient Location for Office or Retail Location. Waterfront district of re-development Listed by National Discount Brokers - (352) 795-1598	< .25 acre	\$167,500

TABLE 4-1 (Cont'd)

COMMERCIAL TO PURCHASE			
Picture	Location/Comments	SIZE	PRICE
	Directly on Hwy 44 just outside city limits of Crystal River, central water & sewer directly in front of lot. Listed by Alexander Real Estate - (352) 795-6633	1.14 acre	\$175,000
	"AS IS" with right to inspect. Front acre Commercial/Rear 2.5 acre Res. Property extends all the way back to apartments. Listed by National Discount Brokers - (352) 795-1598	3.5 acre	\$179,900
	Full Block in Downtown Crystal River Zoned R2a Currently Has a Nursery on Crystal Street, Glass Greenhouse plus Several Sheds on Concrete Pads. Lot Sizes Vary Listed by Century 21 - (800) 624-5634	1.2 acre	\$180,000
No picture available	Land and 2 Buildings on Highway 495 (Citrus Ave). Front building comes with a reception area, a conference room and 6 offices. Detached office has 2 offices and a warehouse area. City of Crystal River Listed by ERA Suncoast (352) 795-6811	N/A	\$188,000
No picture available	Newest commercial subdivision in Crystal River next to new Stereotown by Rex. 5 vacant commercial lots - size varies 145x300 or 150x300. plat & topo available Listed by ERA Suncoast (352) 795-6811	5 lots 145' x 300' to 150' x 300'	\$200,000
	200 Ft. of Frontage on 495 (Citrus Ave.) and Garden St. 1 Block West of Turkey Oak Rd. The existing 40X60 Steel Building is in excellent condition and also has a 25X40 overhang area. City of Crystal River Keller Williams (352) 697-4663	2.00 acres	\$228,000
	2 Story Commercial Building, Paved Parking, (2) Stall Carport, Located on Busy Hwy 44, Just 1.2 Miles from Hwy 19 of Crystal River Listed by Alexander Real Estate - (352) 795-6633	< .50 acre	\$245,000

TABLE 4-1 (Cont'd)

COMMERCIAL TO PURCHASE			
Picture	Location/Comments	SIZE	PRICE
No picture available	330 on 7th Ave in area of Professional Offices. 660 on 8th Ave Bypass. Adjoins Jim Legrone City Park. Multi Family and Business Zoning. From 44 or 19 to 8th Ave Bypass, Beside Park. City of Crystal River Listed by ReMax Realty One - (352) 527-7842	6.5 acres	\$285,000
	Approx. 5580 sq.ft, Visible Location, Adjacent to Airport, Long term Tenants, Current Income of \$1415/month, 1- \$450/month Vacancy, Owner Occupies Approx. 2,000 Sq.ft Will Move or Lease Back Listed by National Discount Brokers - (352) 795-1598	< .25 acre	\$289,000
No picture available	Prime commercial site 167'x350' directly across from new proposed shopping center on Hwy. 44 - 1400 sq.ft. home CBS on site - Access to 486 - Road on 3 sides Listed by ERA Suncoast (352) 795-6811	167' x 350'	\$295,000
	Commercial parcel zoned for vehicle sales and service, Located within City of Crystal River Has an Existing Building currently occupied by a tenant. Listed by Century 21 - (800) 624-5634	< .50 acre	\$299,000
No picture available	19N, Rt on 4E, Left on Hwy 486, Property between Church & Medical Offices across from entrance to Pine Ridge. Zoned MXU*. Will accommodate 8 Units per acre. Has County Water & Sewer. Listed by ReMax Realty One - (352) 527-7842	15.00 acres	\$325,000
	Strip Center on Highway 44 Close to Crystal River City Limits. 3,228 sq. ft. bldg. Listed by Century 21 - (800) 624-5634	< .50 acre	\$325,000
No picture available	Vacant commercial land - City of Crystal River. 200' on SR 44, 3 road frontages, city water & sewer, cleared, ready to develop. New Race Track convenience gas and store next door. Owner financing available. Great location. Listed by ERA Suncoast (352) 795-6811	4.29 acres	\$395,000

TABLE 4-1 (Cont'd)








COMMERCIAL TO PURCHASE			
Picture	Location/Comments	SIZE	PRICE
	Area Close to Airport, Home Depot and New Applebees Restaurant. Listed by Century 21 - (800) 624-5634	1.25 acre	\$430,000
No picture available	City of Crystal River - Vacant land Listed by Century 21 Inverness (352) 726-6668	5.54 acres	\$450,000
	Commercial land located within the City limits of Crystal River, 150 feet on SR 44 (Gulf to Lake Hwy) 2nd parcel west of new convenience Race Track Gas and Store. Listed by Century 21 - (800) 624-5634	1.13 acres	\$450,000
	210' Highway frontage in city limits of Crystal River. Across from Crackers. Listed by Century 21 - (800) 624-5634	2.5 acres mol	\$525,000
No picture available	On 491 directly across from Allen Ridge Medical Complex. 542' x 450' - can subdivide into 150' lots. Frontage road to be built for access. Listed by ERA Suncoast (352) 795-6811	5 acres	\$542,000
	Building has 5000 Sq. Ft. plus 1000 Sq. Ft Loft system installed with Concrete Floor for Heavy Storage. High Bay Door with Security Alarm system installed. On Well and Septic with Body Shop Rental in 1200 Sq. Ft. Block Building. All Fenced and Room for Expansion or Warehouse or Mini Storage. Across from New Publix on Hwy #44. 6629 & 6655 W. Gulf to Lake Hwy Listed by ReMax Realty One - (352) 527-7842	< .50 acre	\$595,000
	Neighborhood Plaza in the heart of town between Wendy's and Crystal River Post Office. Adjoining lots available for expansion. High Profile location adjoins Kings Bay Shopping Center. Great for user or investor. Rent rolls available to qualified prospects. US19 to 1st Terrace beside Wendy's, west to Crystal Terrace Plaza on Right. Listed by ReMax Realty One - (352) 527-7842	< 1.00 acre	\$699,000

TABLE 4-1 (Cont'd)

COMMERCIAL TO PURCHASE			
Picture	Location/Comments	SIZE	PRICE
	Premium Commercial Location in the Heart of Crystal River. Superior location for high profile business. 354' on US 19. Includes over 14,000 Square Ft. combined buildings Listed by ReMax Realty One - (352) 527-7842	N/A	\$750,000
	Church w/downtown Crystal River location - Over 16,000 sq.ft. with 450 seat sanctuary, full kitchen, 2,000 sq.ft. fellowship hall, Educational wing and offices Listed by ERA Suncoast (352) 795-6811	3.48 acres	\$890,000

It should be noted that properties for sale have been included which are in the project area but are not impacted by any of the proposed acquisition areas.

TABLE 4-2

COMMERCIAL FOR LEASE			
Contact Number	Location/Comments	SIZE	PRICE
(352) 746-5992	750 West Hampshire Blvd - Hwy 491 Dunnellton	1000 sq. ft.	\$500.00 mo.
(727) 808-5949	6203 W. Homosassa Trail - Hwy 490 Homosassa	1400 sq. ft.	\$775.00 mo.
(352) 628-3186	5484 S. Highway 19 Homosassa	650 sq. ft. 1300 sq. ft.	\$400.00 mo. \$800.00 mo.
(352) 476-9527	5444 Atlas Drive Homosassa	400 sq. ft.	\$225.00 mo.
(352) 746-3200	1647 W. Gulf to Lake Hwy. Lecanto	1000 sq. ft.	\$550.00 mo.
(727) 808-5949	5208 W. Homosassa Trail Homosassa	1400 sq. ft.	\$700.00 mo.

TABLE 4-3

<i>SINGLE FAMILY HOMES</i>			
Picture	Location	Size	Price
	4926 Coleus Terrace Crystal River FL 34428	2/1	\$44,900
	242 7th Terrace NE Crystal River, FL 34429	4/3	\$45,000
	1226 7th Avenue NE Crystal River, FL 34428	2/2	\$52,900
	340 Lochview Terrace Crystal River, FL 34429	3/2	\$71,500
	951 Country Club Drive Crystal River, FL 34429	2/2	\$79,900


TABLE 4-4

RESIDENTIAL RENTAL UNITS			
Apartment Name	Size / Location	Price Range	Contact Number
Lost Lake Apartments	8590 W. Mayo Drive Crystal River	Studios - \$325 and up 1/1 - \$350 and up 2/1 - \$410 and up Seasonals available - furnished and inclusive of all utilities - \$675 and up	(352) 795-5050
Mayo Drive Apartments	8710 W. Mayo Drive Crystal River	1/1 - \$325-380 2/1 - \$430	(352) 795-2626
Schohl Apartments	740 NE 5 th Avenue Crystal River	\$450 - 600 per month	(352) 564-9698
Sawgrass Landing Condos	1B/1.5B Crystal River	\$1100 per month (weekly rates available)	Caldwell Banker Real Estate (352) 794-7653

TABLE 4-5

MOBILE/MANUFACTURED HOMES - SALES AND RENTALS				
Picture/Name	Bedroom /Bath	Specs/Location	Contact Number	Price
	2/1	80' x 120' lot US 19 South, left on Godfrey, right at stop sign, left on Wings to home on left. Crystal River	ERA Suncoast Realty (352) 795-6811	\$22,500
	3/2	14x60 manufactured home, large kitchen/living room area. Also 2 room apartment w/ separate access and screened porch. Property completely chain-link fenced	ERA Suncoast Realty (352) 795-6811	\$34,900
	2/2	Mobile home on lot w/Florida room and a garage - Crystal River	National Discount Brokers (352) 795-1598	\$38,500
	3/2	Well Kept 3/2 doublewide mobile home on 1/2 Acre Lot at the end of a private dead end road. Sold "as is" with right to inspect. Crystal River	Listed by ReMax Realty One (352) 795-2441	\$39,900

TABLE 4-5 (Cont'd)

<i>MOBILE/MANUFACTURED HOMES - SALES AND RENTALS</i>				
Picture/Name	Bedroom /Bath	Specs/Location	Contact Number	Price
	3/2	Located close to town. 2 screened porches, shed, pole barn, fencing and exterior lighting. Zoned RUR*	ERA Suncoast Realty (352) 795-6811	\$44,500
<i>Mobile Home Parks</i>				
Imperial Gardens	2/1	780 S. Suncoast Boulevard Homosassa	Manager (352) 564-0201	\$650.00 mo lots - \$170 mo.
Oak Pond Mobile Home Park	Lot rentals	8587 E. Gulf to Lake Highway Inverness	Tom Stiffler (352) 637-0055	\$165 and up
Shady Acres Mini-Golf and Mobile Home Park	1/1 2/1	8763 E. Gulf to Lake Highway Inverness	George Radloff (352) 726-2024	\$285.00 mo. \$325.00 mo.
Walden Woods	2/2	7162 Walden Woods Drive Inverness	Wayne Jones (352) 382-0770	\$850 and up

V. IMPACTS ON THE COMMUNITY

The proposed project is primarily an expansion of an existing roadway, so the construction of this project is expected to minimally disrupt neighborhood activity and enhance traffic patterns in a developed area. Since the project is to use existing US 19 right-of-way, its completion will not subdivide neighborhoods or negatively impact neighborhood identity. Nor does the project separate residences from community facilities such as churches, schools, shopping areas or civic or cultural facilities. The project is not expected to contribute to social isolation of any special populations of elderly, handicapped, minority or transit dependent. Bus transportation will be enhanced by the completion of this project.

Because this project is an expansion of an existing roadway, existing land use types will be maintained.

No functional replacement of real property in public ownership will be necessary.

VI. ACQUISITION AND RELOCATION ASSISTANCE PROGRAM

No publicly owned lands have been identified which would require consideration for functional replacement of real property in public ownership.

In order to minimize the unavoidable effects of the right-of-way acquisition and displacement of people, the FDOT will carry out a Right-of-Way and Relocation Assistance Program in accordance with Florida Statute, 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 FDOT 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 by himself obtained and has the right of possession of replacement housing, or that the FDOT has offered the relocatee decent, safe, and sanitary housing which is within his financial means and available for immediate occupancy.

At least one Relocation Agent is assigned to each highway project to carry out the relocation assistance and payments program. A relocation specialist will contact each person to be relocated to determine individual needs and desires, and to provide information, answer questions, and to 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 of replacement housing, either private or publicly 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 costs 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 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 a mortgage at a higher interest rate. Replacement housing payments, increased interest payments, and closing costs are limited to \$22,500.00, combined total.

A displaced tenant may be eligible to receive payment, not to exceed \$5,250, 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 FDOT's relocation assistance program and Right-of-Way acquisition program are: "Residential Relocation", "Relocation Assistance Businesses, Farms and Nonprofit Organizations", "Sign Relocation", and "The Real Estate Acquisition Process". All of these brochures are distributed at all public workshops and hearings and made available upon request to any interested persons.

An individual, family, business, farm operation or non-profit organization is entitled to the reimbursement of reasonable, actual and necessary moving costs for a distance of no more than 50 miles, in most cases, provided the eligibility requirements are met for an initial or subsequent occupant and the property is subsequently acquired by the FDOT.

In addition to moving costs, a small business, farm operation or non-profit organization may be eligible to receive reimbursement for Search Expenses, the Actual Direct Loss of Tangible Personal Property, and a payment not to exceed \$10,000 for Reestablishment Expenses.

In place of the above, a small business, farm operation or non-profit organization may be eligible for a Fixed Payment in Lieu of Moving Expenses. This payment will not be less than \$1,000.00 or more than \$20,000.00 and removes the eligibility for any move expense, search expense or reestablishment expense reimbursement.

The “Real Estate Acquisition Process” is a brochure describing in detail the Right-of-Way Acquisition Program. The Relocation Assistance and Payments Program is outlined in the “Your Relocation” Brochure. These brochures are distributed at all public hearings and the initiation of Negotiations for owners and within 14 days subsequent for tenants. These brochures are also available upon request to any interested party.

This project has been developed in accordance with the Civil Rights Act of 1964, as amended by the Civil Rights Act of 1968. A Public Hearing will be held in October of 2003. The project is not expected to impact any distinct minority, ethnic, elderly, or handicapped groups.

Along with the Title VI of the Civil Rights Act, Executive Order 12898 (Environmental Justice) ensures that minority and/or low-income households are neither disproportionately adversely impacted by major transportation projects, nor denied reasonable access to them by excessive costs or physical barriers (EPA, 1994). The project does not have an adverse or disproportionate impact on minority or low-income households.

VII. POTENTIAL HAZARDOUS WASTE CONCERNS

A preliminary contamination assessment review was conducted for the proposed acquisition area. Sites have been identified as potential contamination sites whether or not acquisition is required. *Table 7-1 (Sites of Potential Contamination Concern)* shows sites identified to be of potential concern during the contamination screening evaluation.

TABLE 7-1

<i>Sites of Potential Contamination Concern</i>	
Site No.*	Location Name
Site No. 1	Fina - Huey Station
Site No. 2	U-haul Rentals
Site No. 3	Cumberland Farms #1006
Site No. 4	U.S. Fish & Wildlife Service – Chassahowitzka
Site No. 5	Circle K #7497
Site No. 6	The Station Bar & Grill
Site No. 7	The Fire Place (aka Sun N Fire)
Site No. 8	Justin Case Auto Repair
Site No. 9	Larry’s Quality Paint & Body
Site No. 10	Pools by Warren (aka Birdsong Pool Service)
Site No. 11	Kwik Stop (Citgo - Binal Food Mart)
Site No. 12	Homosassa Tire
Site No. 13	R & R Auto and Bob’s Towing
Site No. 14	Quick Save Discount Beverage
Site No. 15	Dave’s Custom Paint & Body
Site No. 16	Southern Automotive Muffler & Marine
Site No. 17	Sprint – Florida
Site No. 18	Texaco #242031372 (aka Sunrise Food Mart #10)
Site No. 19	Amoco #182 (#6322)
Site No. 20	Walgreens #4217 (aka Larry’s Auto Sales)
Site No. 21	Citrus County Landfill & Sand Company
Site No. 22	Touch of Quality Cleaners
Site No. 23	Homosassa Springs Dump

TABLE 7-1 (Cont'd)

<i>Sites of Potential Contamination Concern</i>	
Site No.*	Location Name
Site No. 24	Fina Station (Jay's 66 Service)
Site No. 25	Island Foods #518 (Shell)
Site No. 26	Texaco #721
Site No. 27	Kanes Ace Hardware / Shooting Range
Site No. 28	Citrus Oldsmobile Pontiac (aka Sunset Oldsmobile)
Site No. 29	Chevron Sprint #6184 (aka Li'l Champ Food Store #184)
Site No. 30	Love Nissan/Honda
Site No. 31	Family Value Automotive (aka Dayton Andrews Jeep Eagle)
Site No. 32	All-State Transmission
Site No. 33	Hudson Tire (aka Palmer Tire & Automotive)
Site No. 34	Pro-Line Boats
Site No. 35	Suncoast Battery & Golf Carts
Site No. 36	Eagle Buick / GMC Truck
Site No. 37	Ferman of Citrus County (aka Crystal Chevrolet)
Site No. 38	Dan D Radiator
Site No. 39	Circle K #7489
Site No. 40	Nationsbank (H & H Motors)
Site No. 41	Edward Jones Investments (aka Chevron - Raddie Jones)
Site No. 42	Cliff's Auto Reconditioning
Site No. 43	National Guard Armory
Site No. 44	Developers Diversified
Site No. 45	Maloy's Marine Service & Fiberglass Repair (aka Stricker Marine & Boat Sales)
Site No. 46	Citrus County - Crystal Aero Group

TABLE 7-1 (Cont'd)

<i>Sites of Potential Contamination Concern</i>	
Site No.*	Location Name
Site No. 47	Citrus County Public Works – Airport
Site No. 48	A-1 Alarm Company
Site No. 49	Crystal River Marine
Site No. 50	Crystal River Firestone
Site No. 51	Ewell Concrete (aka Masons Concrete of Crystal River)
Site No. 52	Florida Pest Control & Chemical Company
Site No. 53	Johnson Motorcars
Site No. 54	Crystal River Cleaners
Site No. 55	AAA Engine and Machine
Site No. 56	Palms ACE Hardware
Site No. 57	Crystal Chevrolet (aka H&H Motors)
Site No. 58	Texaco Lube Express
Site No. 59	Southdown, Inc. (Florida Mining & Materials Corp.-Crystal River)
Site No. 60	Florida Power Corporation - Whetstone Oil Unit #5
Site No. 61	Fina - Crystal River
Site No. 62	Exxon #5132 - Crystal River/Exxon Car Wash (aka White Rose Cleaners)
Site No. 63	Crystal Paint & Decorating, Inc.
Site No. 64	Texaco #24-203-0051
Site No. 65	Texaco #24-203-1357
Site No. 66	Crystal River Landfill
Site No. 67	Capital City Bank (aka Barnett Bank)
Site No. 68	Big Lots (aka Kmart)

TABLE 7-1 (Cont'd)

<i>Sites of Potential Contamination Concern</i>	
Site No.*	Location Name
Site No. 69	Circle K #2814
Site No. 70	Touch of Quality Cleaners
Site No. 71	Woods Garage
Site No. 72	Bumper To Bumper Auto Parts
Site No. 73	Touch of Quality Cleaners
Site No. 74	Midas Muffler
Site No. 75	Former Fox Automotive Service (Fina - Franks)
Site No. 76	Chevron (Sunmart #22)
Site No. 77	BP Shop (aka Giant #107/Co-Op Oil Company #3)
Site No. 78	Citgo Food Mart #4
Site No. 79	Amoco #185
Site No. 80	City of Crystal River Water Tower
Site No. 81	Dixie Automotive
Site No. 82	Sprint Florida
Site No. 83	Heritage Antiques Mall
Site No. 84	Chevron - Kwik Stop
Site No. 85	Crystal River STP
Site No. 86	Charlie's Fish House, Inc
Site No. 87	Pete's Pier Dockside (aka Knox Bait House)
Site No. 88	City of Crystal River
Site No. 89	European Auto Specialist
Site No. 90	City of Crystal River Public Works
Site No. 91	Pinch a Penny #37
Site No. 92	Nobles Marine

TABLE 7-1 (Cont'd)

<i>Sites of Potential Contamination Concern</i>	
Site No.*	Location Name
Site No. 93	Li'l Champ Food Store #111
Site No. 94	Judy Cressey
Site No. 95	Suncoast Lincoln-Mercury
Site No. 96	Days Inn - Denny's (aka Motel Investments)
Site No. 97	Gulf Coast Ford (aka Nick Nicholas Ford)
Site No. 98	Equipment Maintenance & Repair
Site No. 99	Construction Yard
Site No. 100	Shell - Seven Rivers (aka Texaco #242030614)
Site No. 101	Seven Rivers Community Hospital
Site No. 102	Commercial Carrier Corporation
Site No. 103	Crystal River Precast Plant
Site No. 104	Crystal River Quarries, Inc.
Site No. 201	Sun Fiberglass Products
Site No. 202	MD Auto Clinic
Site No. 203	Dimensions Manufacturing & Distribution, Inc
Site No. 204	Berryman & Henigar (aka Henigar & Ray Engineering Association, Inc.)
Site No. 205	Sears, Roebuck & Company
Site No. 206	City of Crystal River Public Works
Site No. 207	Citrus RV Center
Site No. 208	Secret Garden Gift Shop

*Site numbers correspond to Alternative Design Concepts maps

APPENDICES

**APPENDIX A ADVISORY HEALTH AND SOCIAL SERVICE
ORGANIZATIONS**

APPENDIX B RESOURCES

APPENDIX A

ADVISORY HEALTH AND SOCIAL SERVICE ORGANIZATIONS

APPENDIX A
ADVISORY HEALTH AND SOCIAL SERVICE ORGANIZATIONS

NAME	ADDRESS	TELEPHONE
Citrus County Social Services	3600 W. Sovereign Path Lecanto, FL 34461	(352) 527-5435
Better Business Federation	6460 W. Gulf to Lake Hwy. Crystal River, FL 34429	(352)795-3547
Senior Care Services	3600 W. Sovereign Path Lecanto, FL 34461	(352) 527-7718
Service Corps of Retired Executives (SCORE)	3810 S. Lecanto Hwy. Lecanto, FL 34461	(352) 621-0775
Citrus County Chamber of Commerce	208 W. Main Street Inverness, FL 34450-4855	(352) 637-6498
Homosassa Springs Area Chamber of Commerce	3495 S. Suncoast Blvd. Homosassa Springs, FL 34447	(352) 628-2666
Citrus County Economic Development Council	28 NW US 19 Crystal River, FL 34428-3929	(352) 795-2000

APPENDIX A (Cont'd)

Citrus County Public Health	3700 W. Sovereign Path Lecanto, FL 34461-8071	(352) 527-5400
Council Exchanges	1844 E. St. James Loop Inverness, FL 34453-3640	(352) 341-1156
Realtors Association of Citrus County	1619 W. Gulf to Lake Hwy. Lecanto, FL 34461-7725	(352) 341-1156
Suncoast Business Masters	2320 N. Sunshine Path Crystal River, FL 34428	(352) 795-5350
United Way of Citrus County	1315 N. Van Nortwick Road Crystal River, FL 34423-1379	(352) 795-8844
American Red Cross	7449 W. Gulf to Lake Hwy. Crystal River, FL 34429	(352) 564-8455
Citrus County Schools	1007 W. Main Street Inverness, FL 34450	(352) 726-1931
Citrus Housing Services Division	3600 W. Sovereign Path Lecanto, FL 34461	(352) 527-5377
Blind Americans, Inc.	6055 N. Carl G. Rose Hwy. Hernando, FL 34442	(352) 637-1739

APPENDIX B

RESOURCES

APPENDIX B

RESOURCES

- U.S. Department of Commerce, Bureau of Economic Analysis
- American Fact Finder
- U.S. Department of Commerce, Bureau of the Census 2000
- Occupational Compensation Survey
- Citrus County Chamber of Commerce
- Florida Department of Commerce
- Mapquest.com
- U.S. Census Bureau
- City of Crystal River - Office of Planning
- University of South Florida - Government Documents Center
- Citrus County Economic Development Services
- University of South Florida - Center for Economic and Management Research
- University of Florida, Bureau of Economic and Business Research
- Citrus County Outlook 2001