

# **Conceptual Stage Relocation Plan**

## **S.R. 674 PD&E Study**

From U.S. 301 (S.R.43) to C.R. 579

Hillsborough County, Florida

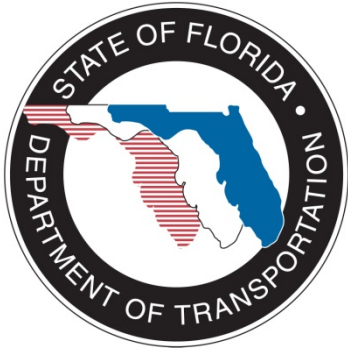
WPINo: 422762 1

**Florida Department of Transportation  
District Seven**



**October 2008**

# CONCEPTUAL STAGE RELOCATION PLAN



Florida Department of Transportation  
Project Development and Environment (PD&E) Reevaluation Study

S.R. 674 PD&E Study  
**From U.S. 301 (S.R. 43) to C.R. 579**  
Hillsborough County, Florida

WPI No: 422762 1

Submitted to:

Florida Department of Transportation – District 7  
Tampa, Florida

Submitted by:

**Elbert Johnson**  
**District Right of Way Administrator, Relocation**

**October 6, 2008**

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## **Introduction**

The Conceptual Stage Relocation Plan (CSR) for SR 674 from US 301 to CR 579 (East of Sun City to East of Wimauma City Limits) The Project Development and Environment (PD&E) Study has been conducted in accordance with the Uniform Relocation and Real Property Acquisition Act of 1970, as amended. And the purpose is to assess the community impact if any, attributed to the potential relocation of residents and businesses along the SR 674 corridor.

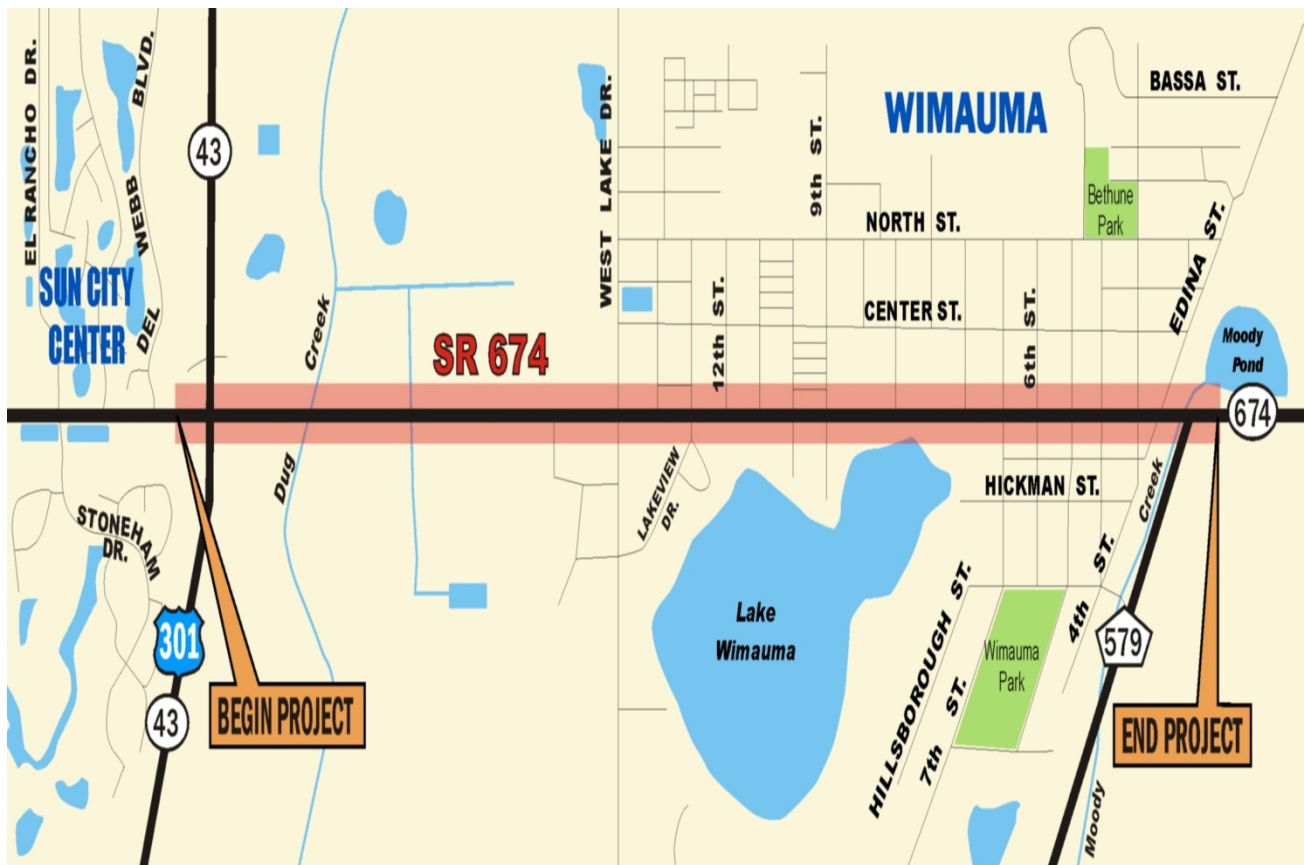
SR 674 is a major east/west arterial in Southwestern Hillsborough County. And it connects the communities (East-to West) of Ft. Lonesome, Wimauma, Sun City, and Ruskin. Additionally it provides direct access to three (3) major North/ South distributors (US 41/301, and Interstate 75).

The study of the proposed improvement to SR 674 consisted of four (4) segments with a three (3) phased alignment for each (North, Center, and South, respectively). However, the preferred alignment, - Segment 1 North, Segment 2 South, Segment 3 North, and Segment 4- will require a total of eight (8) non-residential /business displacements. All displacements occur in Segment 3 North, and are listed in the evaluation matrix.

A demographic portrait of the project area (zip code 33598) is shown under the demographic heading.

## Project Description

The study area of this project falls within Section 7, 8, 9, and 10 of township 32 South, Range 20 East. It extends from US 301 (SR 43) to County Road (CR) 579 in Hillsborough County, Florida. The length is approximately 2.4 miles. And specifically, it is the commercial corridor in the Wimauma community.



The businesses located thereon consist mostly of local eateries, auto repair shops, and vegetable markets. Within the project limits, SR 674 is predominantly a two-lane undivided rural roadway, and transitions to a four-lane divided rural roadway as it approaches US 301. The proposed typical for Segment 1- from US 301 to West Lake Drive is a six-lane urban divided highway with four-foot bike lanes and five-foot sidewalks. And

for Segments 2, 3, and 4 the proposed typical is a four lane divided highway with four feet bike lanes and five feet sidewalks.

## **Project-Community Overview**

In 1902 Captain C.H. Davis founded Wimauma as a town to mark the half-way point, opening a post office, on the connecting Seaboard Airline Railroad between Turkey Creek and Braidentown (Bradenton). Previously State Road 5, the first shell road built in the county, ran from Tampa to Wimauma and allowed citrus-farmers to travel by ox-drawn wagon. This road today is called U.S. 301 after it was repaved in 1926. Davis created the town's unique name by taking the first letters of his three daughters names; Willie, Maude, and Mary. Lake Wimauma, originally called Lake Tiger, was the center of the town with the railroad tracks as the western boundary.

Hillsborough County in total had a tremendous 10-year growth spurt. By 1918 the population of the town reached 500. At that time the population of Ruskin was under 200, Gibsonton was 150, and Riverview was 100. In 1925, the town was officially incorporated as Hillsborough County's fourth municipality until its cease in the 1930's during the Great Depression. This incorporation was rediscovered in 1933 but after 60 years without self-government it was decided to be no longer valid.

After 1900, the railroads accelerated the growth of the South County. At that time there was no Sun City Center. There was a small farm community called Ross which later became Sun City in 1920. In 1913 Ruskin was connected to the Seaboard Airline Railroad only being 5 years old and founded as a Christian Socialist commune after British philosopher John Ruskin. This community centered on Ruskin College which only existed for 8 years before its closure. The remainder of this school is College Avenue on the Ruskin portion of State Road 674.

By 1925, the Tampa Southern Rail had a line running through Gibsonton allowing it to absorb its surrounding smaller communities. That same year, Sun City opened a movie studio that produced two short films for competition in Hollywood. Sun City street names such as Chaney, Fairbanks, Chaplin, and Pickford all come from this silent film era.

In 1962, a retirement community along Ruskin-Wimauma Road, currently State Road 674, was opened by a developer. This community is called Sun City Center today.

As of the 2000, there are just under 4,300 people living in Wimauma.

## **Project Approach**

The purpose of this Conceptual Stage Relocation Plan (CSRP) is threefold: 1) to identify community characteristics and analyze the effects of the project on the community, and 2) to identify residences, businesses, or special needs potentially affected by the project, and 3) identify a plan of action of how the displacements may be resettled into the surrounding community.

Community characteristics are determined by analyzing and comparing the demographics State, County, and Study Area. The neighborhood study area for the Conceptual Stage Plan is defined by Zip Code 33598. The 2000 US Census was the source for much of the baseline demographic data used in developing this CSRP.

The demographic information analyzed includes: total population, Male/Female population, Elderly, population, Minority population, Hispanic population, income, household size, number of available housing units, owner/tenant occupancy rates, housing vacancy rates, and income. The statistical extrapolation of proposed displacements in comparison to the corridor's demographics provides an acceptable measurement of the proposed improvement's effect upon the community.

And although due care has exercised to minimize the effects of the proposed project on the existing sand use, some displacements associated with the project are unavoidable. Suffice it to say, there are no residential displacement on the preferred alignment. However, there are eight (8) non- residential/business displacements on the preferred alignment.

## Demographics

As of the census of 2000, there were 4,246 people, 951 households, and 820 families residing in the community. The population density was 504.1 people per square mile (194.7/km<sup>2</sup>). There were 1,097 housing units at an average density of 130.2/sq mi (50.3/km<sup>2</sup>). The racial makeup of the community was 51.13% White, 7.42% African American, 0.80% Native American, 0.21% Asian, 0.28% Pacific Islander, 37.21% from other races, and 2.94% from two or more races. Hispanic or Latino of any race was 72.89% of the population.

There were 951 households out of which 53.5% had children under the age of 18 living with them, 59.2% were married couples living together, 17.8% had a female householder with no husband present, and 13.7% were non-families. 8.8% of all households were made up of individuals and 4.1% had someone living alone who was 65 years of age or older. The average household size was 4.31 and the average family size was 4.36.

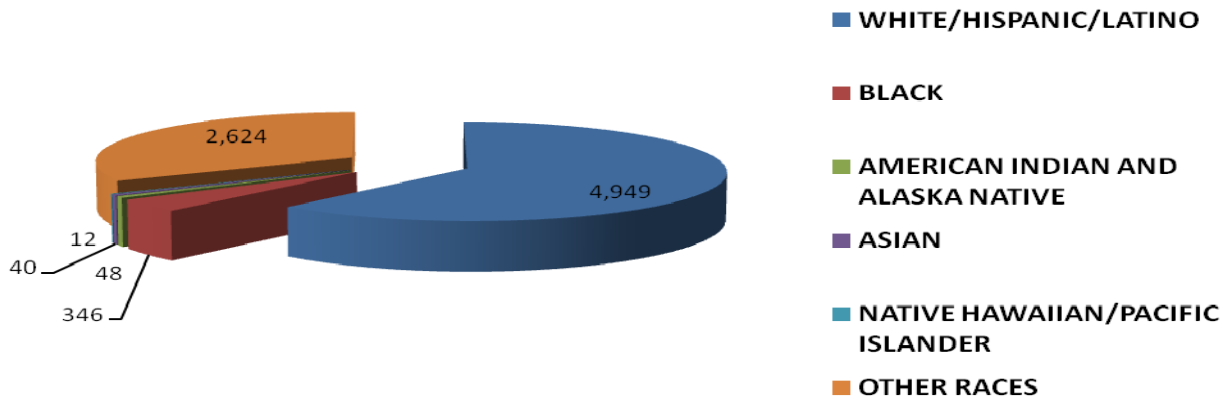
In the community the population was spread out with 38.6% under the age of 18, 14.2% from 18 to 24, 27.9% from 25 to 44, 13.6% from 45 to 64, and 5.7% who were 65 years of age or older. The median age was 24 years. For every 100 females there were 116.3 males. For every 100 females age 18 and over, there were 124.5 males.

The median income for a household in the community was \$35,114, and the median income for a family was \$34,671. Males had a median income of \$20,484 versus \$19,604 for females. The per capitol income for the community was \$8,597. about 26.5% of families and 31.7% of the population were below the poverty line, including 44.5% of those under age 18 and 11.1% of those age 65 or over

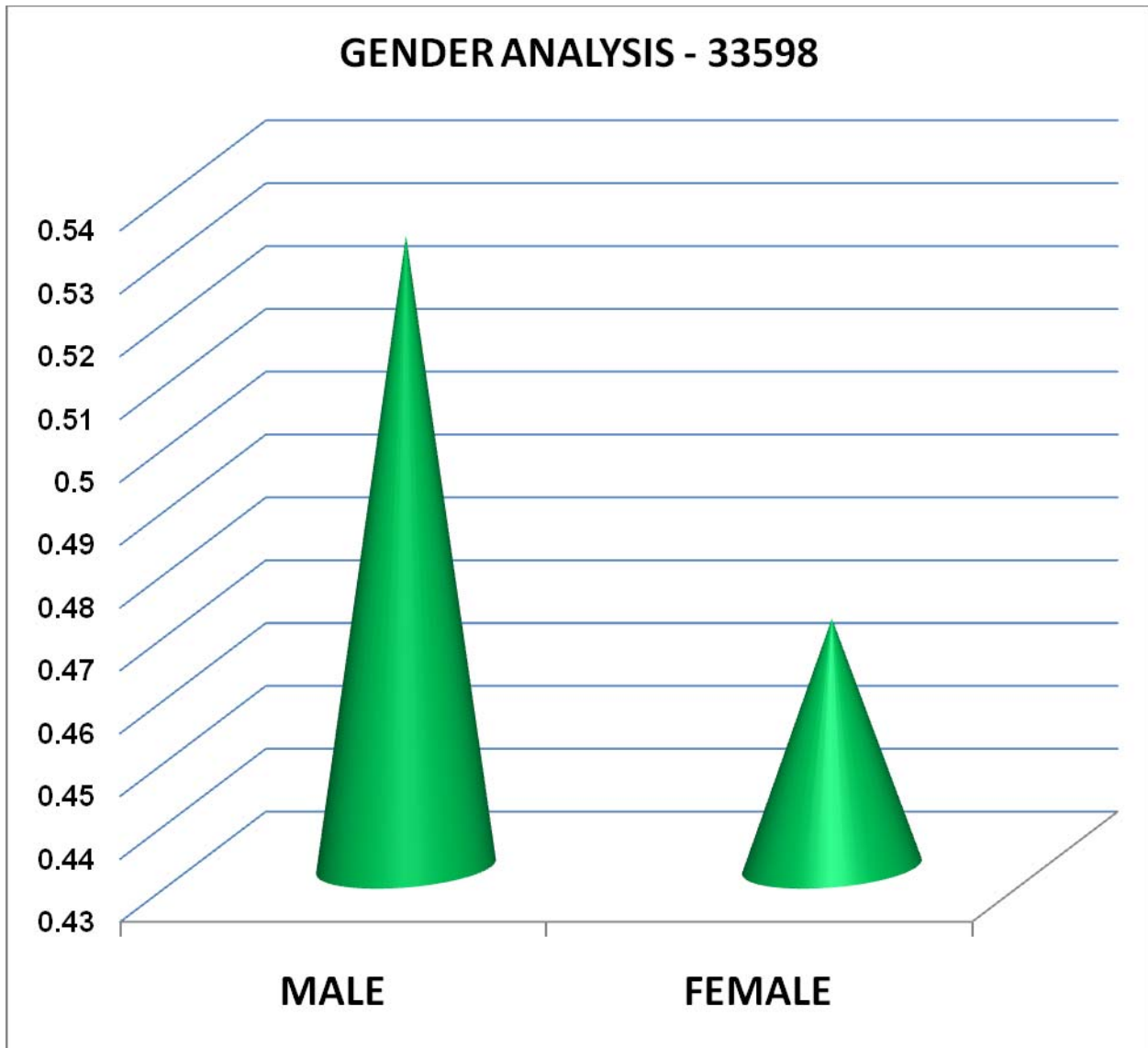


| <b>RACE ANALYSIS - 33598</b>      |              |                |
|-----------------------------------|--------------|----------------|
|                                   | <b>#</b>     | <b>%</b>       |
| WHITE/HISPANIC/LATINO             | 4,949        | 61.72%         |
| BLACK                             | 346          | 4.31%          |
| AMERICAN INDIAN AND ALASKA NATIVE | 48           | 0.60%          |
| ASIAN                             | 40           | 0.50%          |
| NATIVE HAWAIIAN/PACIFIC ISLANDER  | 12           | 0.15%          |
| OTHER RACES                       | 2,624        | 32.72%         |
| <b>TOTAL</b>                      | <b>8,019</b> | <b>100.00%</b> |

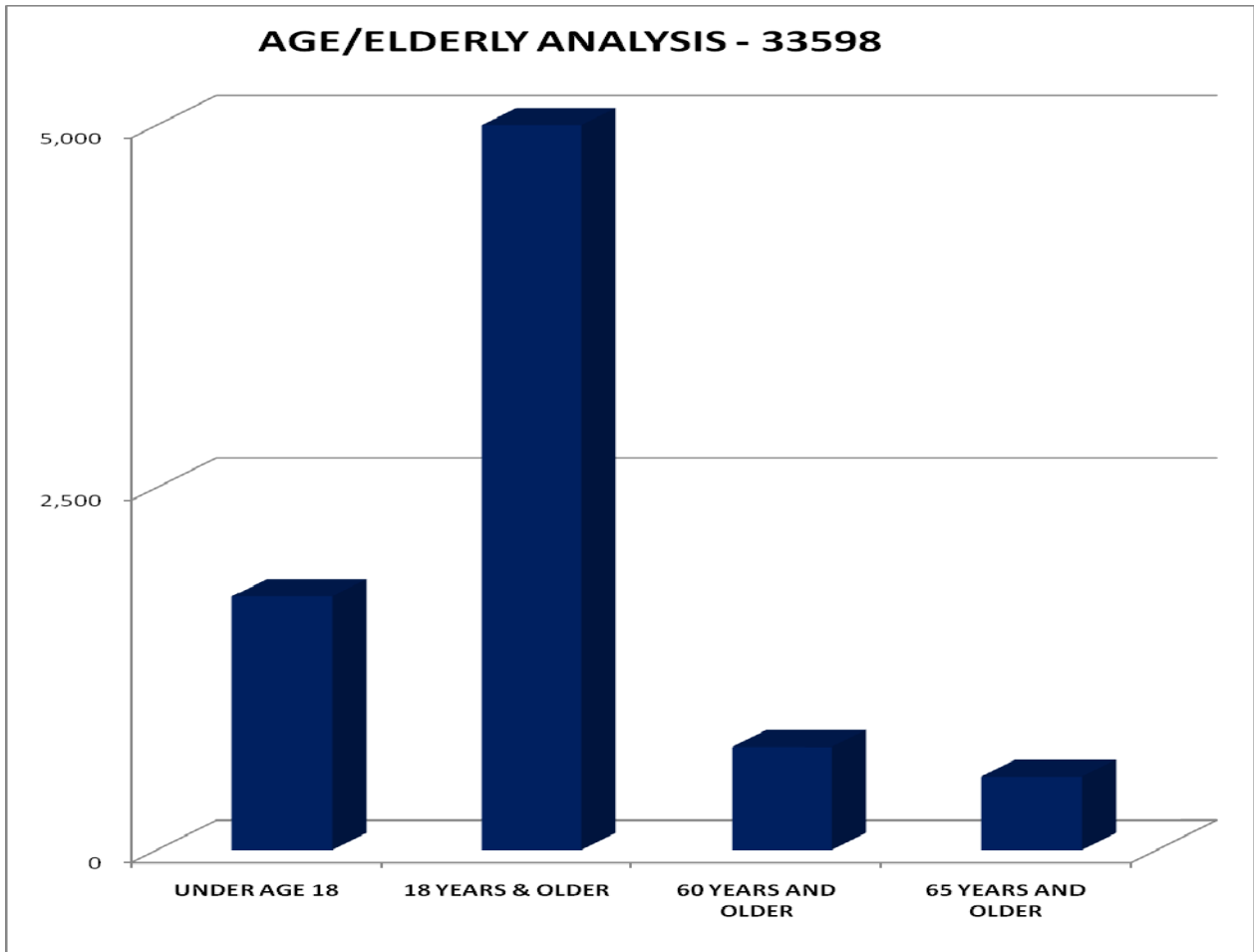
### WIMAUMA - RACE ANALYSIS



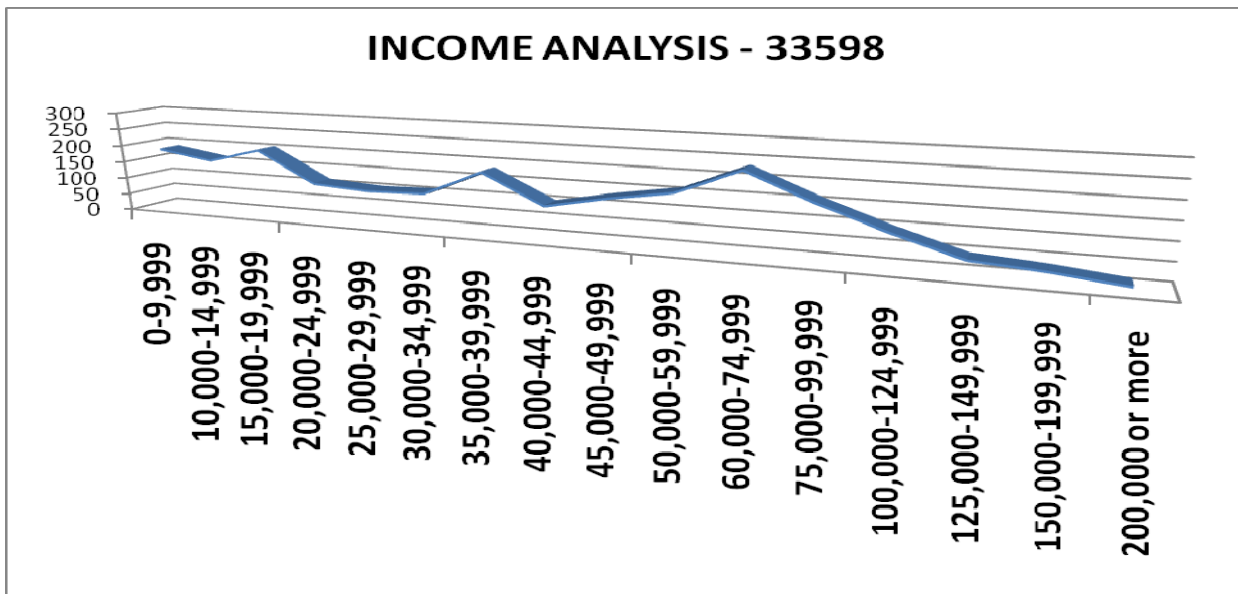
| <b>GENDER ANALYSIS - 33598</b> | <b>#</b>     | <b>%</b>       |
|--------------------------------|--------------|----------------|
| MALE                           | 4,254        | 53.05%         |
| FEMALE                         | 3,765        | 46.95%         |
| <b>TOTAL</b>                   | <b>8,019</b> | <b>100.00%</b> |



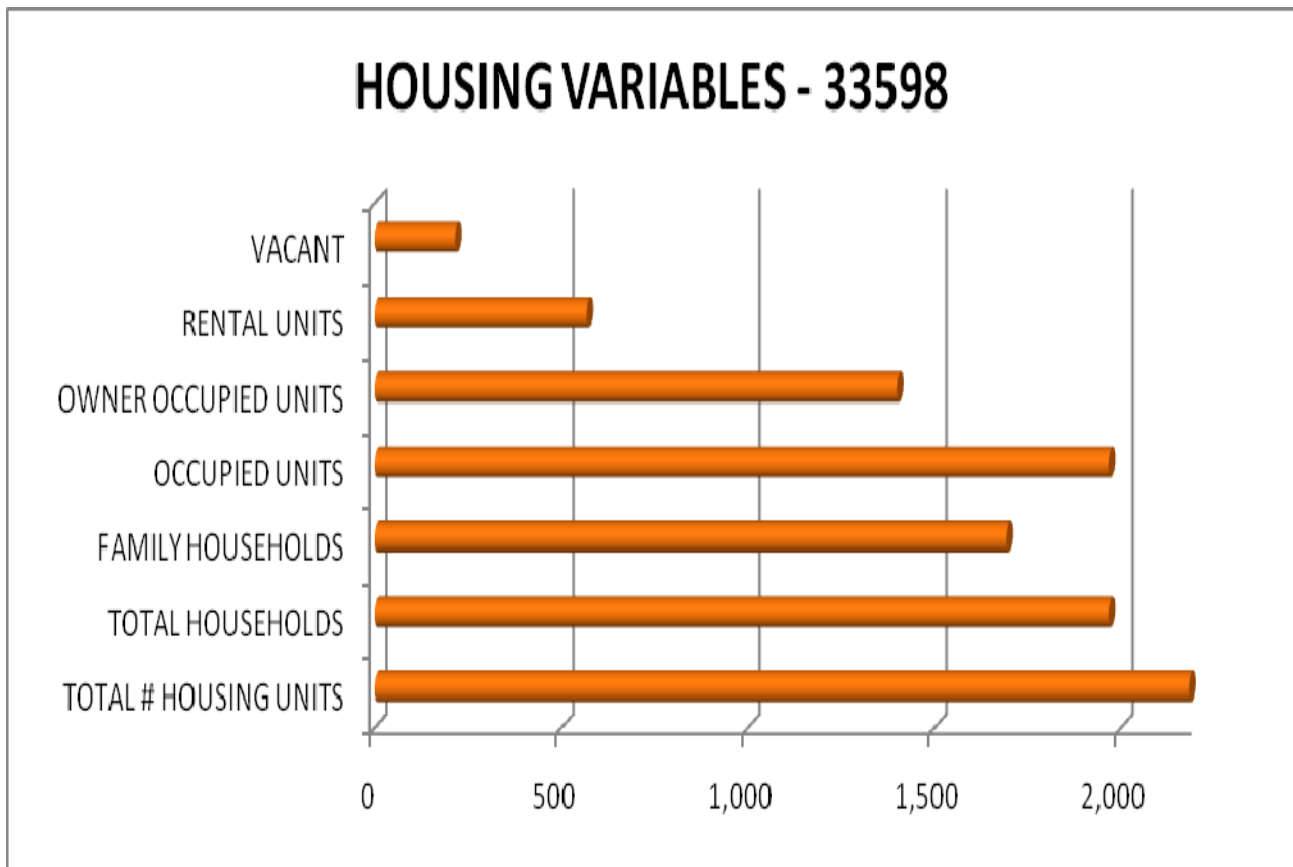
| <b>AGE/ELDERLY ANALYSIS - 33598</b> | <b>#</b>     | <b>%</b>       |
|-------------------------------------|--------------|----------------|
| UNDER AGE 18                        | 1,750        | 21.82%         |
| 18 YEARS & OLDER                    | 5,052        | 63.00%         |
| 60 YEARS AND OLDER                  | 711          | 8.87%          |
| 65 YEARS AND OLDER                  | 506          | 6.31%          |
| <b>TOTAL</b>                        | <b>8,019</b> | <b>100.00%</b> |



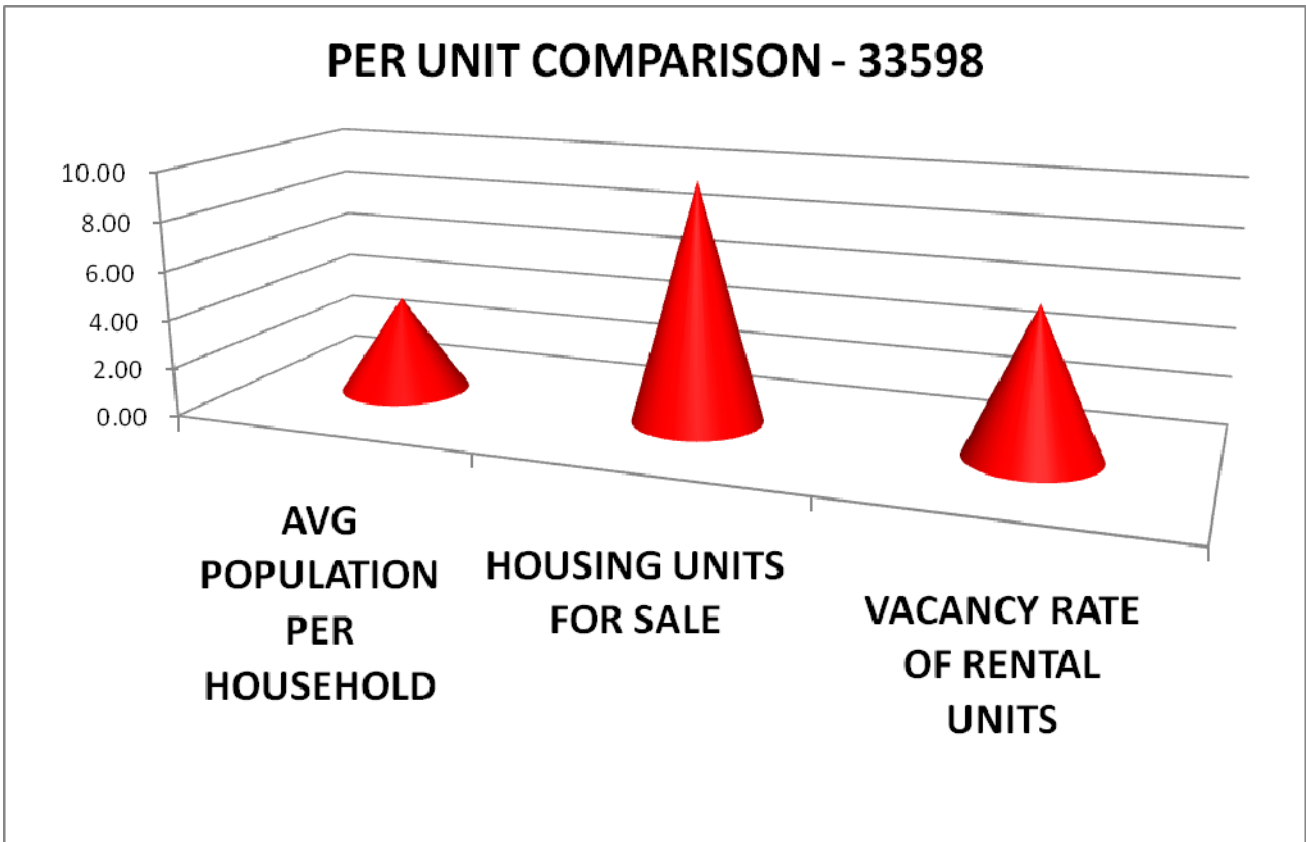
| <b>INCOME ANALYSIS - 33598</b> | <b># HOUSEHOLDS</b> | <b>%</b>       |
|--------------------------------|---------------------|----------------|
| 0-9,999                        | 186                 | 9.26%          |
| 10,000-14,999                  | 161                 | 8.02%          |
| 15,000-19,999                  | 202                 | 10.06%         |
| 20,000-24,999                  | 112                 | 5.58%          |
| 25,000-29,999                  | 102                 | 5.08%          |
| 30,000-34,999                  | 107                 | 5.33%          |
| 35,000-39,999                  | 180                 | 8.96%          |
| 40,000-44,999                  | 97                  | 4.83%          |
| 45,000-49,999                  | 131                 | 6.52%          |
| 50,000-59,999                  | 159                 | 7.92%          |
| 60,000-74,999                  | 230                 | 11.45%         |
| 75,000-99,999                  | 158                 | 7.87%          |
| 100,000-124,999                | 97                  | 4.83%          |
| 125,000-149,999                | 43                  | 2.14%          |
| 150,000-199,999                | 31                  | 1.54%          |
| 200,000 or more                | 12                  | 0.60%          |
| <b>TOTAL</b>                   | <b>2,008</b>        | <b>100.00%</b> |



| <b>HOUSING VARIABLES - 33598</b> | <b>#</b> |
|----------------------------------|----------|
| TOTAL # HOUSING UNITS            | 2,182    |
| TOTAL HOUSEHOLDS                 | 1,967    |
| FAMILY HOUSEHOLDS                | 1,694    |
| OCCUPIED UNITS                   | 1,967    |
| OWNER OCCUPIED UNITS             | 1,399    |
| RENTAL UNITS                     | 568      |
| VACANT                           | 215      |



| <b>PER UNIT COMPARISON - 33598</b> |      |
|------------------------------------|------|
| AVG POPULATION PER HOUSEHOLD       | 3.97 |
| HOUSING UNITS FOR SALE             | 9.80 |
| VACANCY RATE OF RENTAL UNITS       | 6.00 |



## Relocation Effects

This section of the plan identifies potential right of way effects and displacements anticipated as a result of alignments proposed. The evaluation matrix identifies the number of potential relocations per segments. And the preferred alignment is referenced in bold type. Presently, there are no known identified publicly owned lands.

## Evaluation matrix

## **Residential Effect**

**The recommended alternative for this project will not require any residential displacement.** However, Segment 2 phase 2N estimates as many as nine (9) residential displacement may occur.

## **Business Effect**

Based on the recommended alternative, the construction of the proposed project will have a nominal effect on the local community and business owners. It is anticipated eight (8) business displacements may occur.

## **Potential Business Relocations**

Garcia's Title Search

El Mercado

Auto repair facility

Odds & Ends

BP Service Station

Swiggers Crates & Boxes

Vacant Building

Aquarius waters

Utilizing a secondary source (visualization) to determine type and size of the businesses to be displaced, inclusive of special characteristics, services to specialized clientele, and number of employees, it appears Aquarius water may have the largest number of



employees. However, there are two (2) large vacant tracks of land to the west and northwest of its present site upon which to replace that portion of the parking needed for the widening of SR 674.

Additionally, Hillsborough County office of Economic Development was contact to ascertain what assistance, if any was available to assist businesses who may have to relocate due roadway improvement project. The County has at least four (4) programs which may prove helpful;

### **1) Business Retention**

The Business Retention and Tourism Development program serves as the point of contact for general business assistance for existing businesses in the community and administers the County's Tourism Development efforts. It works with local professional associations and chambers to provide needed assistance, and also administers the County's University Community Area state designated Enterprise Zone program. It works in coordination with county departments and local universities and community colleges in facilitating available resources to assist local existing businesses that are struggling to grow and those that are healthy and seek support in financing and site selection to expand. The program interfaces with other local Economic Development offices in the Tampa Bay region.

### **2) Small Business Information Center**

The Small Business Information Center coordinates small business development and advocacy for small, minority and women owned businesses in Hillsborough County. The Center offers small business workshops and free business counseling and has small business resource material available.

### **3) Minority/Small Business Enterprise**

The Minority / Small Business Enterprise program provides an opportunity for minority / disadvantaged / women owned and small businesses to participate in the County's procurement programs which include construction, contractual services, professional consulting services, and commodities

### **4) Corporate Business Development**

The Corporate Business Development section is committed to increasing quality job opportunities for our community's residents by helping to establish, maintain and project Hillsborough County's business friendly climate to corporations that create and sustain those desirable quality jobs.

### **Potential Contamination Concerns**

Of the properties identified within the plan as relocations, three appear to handle environmentally sensitive substances. Two (2) are engaged in some form of automotive repair; and the third is a fairly new BP service station. The Department's preliminary hazard material report lists only two (2) medium rated sites for the entire recommended alignment.

### **Relocation Resources**

In addition to the Advisory Services provided by the Florida Department of Transportation (FDOT), there are several real estate firms operational in the area, as well as social service resources available for those whose households and businesses may be displaced. These resources are available without regards to race, color, national origin, religion, sex, age, or disability.

## Available Housing

As previously stated there are no residential displacements associated with the recommended alternative. However, if there were residential displacements, an abundance of existing and planned homes are more than enough to absorb residents who choose to remain in the project area.

### AVAILABLE PROPERTIES FOR SALE

| ADDRESS<br>FL 33598      | BEDROOMS/BATHS | PRICE    |
|--------------------------|----------------|----------|
| 5542 RUTH MORRIS RD.     | 3/1            | 144,900. |
| 14415 BARLEY FIELD DR.   | 3/2            | 169,900. |
| 14408 BARLEY FIELD DR.   | 3/2            | 173,400. |
| 14635 DUPREE RD.         | 2/1            | 184,900. |
| 1621 SURREY TR.          | 3/2            | 189,900. |
| 1005 SILVER SPURS CIR.   | 2/2            | 199,000. |
| 1719 SURREY TR.          | 3/2            | 210,000. |
| 14004 SWEAT LOOP RD.     | 4/3            | 229,900. |
| 5107 ZACHS BAR LN.       | 3/2            | 234,777. |
| 4328 SAFFOLD RD          | 3/2            | 235,000. |
| 5107 LAKE TOSCANA DR.    | 3/3            | 235,000. |
| 15530 JENKINS RD.        | 4/2            | 239,000. |
| 1204 LIGHTFOOT RD.       | 3/2            | 244,900. |
| 3315 RIDGE RD.           | 3/1            | 247,500. |
| 2918 LONG RIFLE DR.      | 4/3            | 249,000. |
| 21320 KEENE RD.          | 3/2            | 249,562. |
| 1612 WAGONWHEEL RD.      | 4/3            | 250,000. |
| 2908 WILD WEST LANE      | 3/2            | 159,900. |
| 15765 CRYSTAL WATERS DR. | 3/2            | 259,900. |
| 2931 LONG RIFLE DR.      | 2/2            | 260,000. |
| 5604 CENTER ST.          | 3/2            | 260,000. |
| 1702 SURREY TR.          | 3/2            | 274,999. |
| 15774 CRYSTAL WATERS DR. | 3/2            | 289,900. |
| 4928 SANDY BROOK CIR.    | 2/2            | 299,000. |
| 14807 GRADY SWEAT LN.    | 5/3            | 299,000. |
| 16532 CARLTON LAKE RD    | 3/3            | 299,450. |
| 5051 SANDY BROOK CRI     | 3/2            | 299,900. |
| 4920 SANDY BROOK CIR     | 3/3            | 299,900. |
| 15201 BALM WIMAUMA RD    | 3/2            | 329,000. |
| 1415 BUTCH CASSIDY L.    | 3/2            | 335,000. |
| 5064 RUBY FLATS DR.      | 4/3            | 339,000. |
| 3201 STAGECOACH TRL      | 4/3            | 349,000. |
| 2923 LONG RIFLE DR.      | 3/2            | 349,900. |

| <b>ADDRESS<br/>FL 33598</b> | <b>BEDROOMS/BATHS</b> | <b>PRICE</b> |
|-----------------------------|-----------------------|--------------|
| 14004 SWEAT LOOP RD.        | 4/3                   | 349,900.     |
| 4965 SANDY BROOK CIR        | 3/3                   | 349,900.     |
| 5013 RUBY FLTAS DR.         | 4/3                   | 350,000.     |
| 4902 SAPPHIRE SOUND DR      | 4/3                   | 350,000.     |
| 918 LAKEVIEW DR.            | 3/2                   | 360,000.     |
| 3320 STAGECOACH TR          | 3/2                   | 379,000.     |
| 5003 RUBY FLATS DR.         | 2/3                   | 379,900.     |
| 5007 RUBY FLATS             | 4/3                   | 389,900.     |
| 4225 SAFFOLD RD.            | 4/3                   | 398,900      |
| 5209 ROUGH WOODS LN         | 4/3                   | 399,900.     |
| 814 BUTCH CASIDY TRL        | 4/3                   | 419,995.     |
| 14811 GRADY SWEAT LN.       | 4/3                   | 424,900.     |
| 3130 LONG RIFLE DR          | 3/3                   | 425,000.     |
| 17216 ALDERMAN TURNER RD    | 3/2                   | 435,000.     |
| 5030 RUBY FLATS DR.         | 3/3                   | 439,900.     |
| 801 BUTHCASSIDY TRL         | 4/3                   | 449,900.     |
| 18624 GRANGE HALL LOOP      | 4/2                   | 450,000.     |
| 1619 WAGONWHEEL RD.         | 3/3                   | 525,000.     |
| 3006 PONDEROSA TL.          | 4/3                   | 525,000.     |
| 5329 SAN REMO CIR           | 4/4                   | 535,900.     |
| 13873 SWEAT LOOP RD.        | 5/5                   | 549,000.     |
| 5307 SAN REMO CIR           | 4/4                   | 550,000.     |
| 5217 LAKE SIENA DR.         | 4/4                   | 594,900.     |
| 5218 LAKE TOSCANA DR        | 4/3                   | 599,000.     |

### AVAILABLE PROPERTIES FOR RENT

| TYPE  | 1 BR<br>RENT RANGE | 2 BR<br>RENT RANGE  | 3 BR<br>RENT RANGE | 4 BR<br>RENT RANGE | 5 BR<br>RENT RANGE |
|---|--------------------|---------------------|--------------------|--------------------|--------------------|
| SINGLE FAMILY HOMES   | NONE               | 3<br>1, 500 – 3,000 | 8<br>1,200 – 2,400 | NONE               | 1<br>2,450         |
| MOBILE HOMES  | NONE               | NONE                | NONE               | 1<br>1,200         | NONE               |
| APARTMENTS<br><br>3 COMPLEXES WITHIN<br>10 MILES OF WIMAUMA | 789 - 835          | 900 – 1,100         | 1,095 – 1,232      | 1,349              |                    |

As previously indicated there are no residential displacements based on the recommended alternative. But if there were residential displacements currently, there is an atypical inventory of available homes for sale. Therefore, it is assumed an abundance of available housing will be for all displacees prior to project construction. Moreover, due to the age and condition of most residential units fronting SR 674, the replacement computation most likely will result in Last Resort Housing Payment computations.

### **Business Space and Sites**

Eight (8) businesses are anticipated to be displaced by the proposed project. The number of structures available for sale or rent is limited in the immediate Wimauma community is somewhat limited. However, there the number of vacant property fronting SR 674 and available for new construction is numerous.

## AVAILABLE COMMERCIAL PROPERTIES FOR SALE

| ADDRESS<br>FL 33598              | TYPE PROPERTY            | PRICE    |
|----------------------------------|--------------------------|----------|
| 6008 VEL ST.                     | CHURCH                   | 199,000. |
| SR. 674 & 7 <sup>TH</sup> STREET | RESTAURANT & RETAIL      | 435,000. |
| 3119 WILLOW RD.                  | WAREHOUSE – 8,910 SQ.FT. | 450,000. |

## AVAILABLE VACANT LAND FOR SALE

| ADDRESS<br>FL 33598        | TYPE PROPERTY                             | PRICE     |
|----------------------------|---|-----------|
| VEL ST.                    | 93X114 RES. LOT                           | 34,900.   |
| MARY ANN DR.               | 125x174 RES. LOT                          | 42,000.   |
| 21027 LONESOME ACRE RD.    | 2.5 ACRES                                 | 82,000.   |
| 401 RIVER BED CT.          | 1.82 ACRE RES. LOT                        | 85,000.   |
| US 301 HIGHWAY             | .5 ACRE ON 301 FRONTAGE                   | 89,000.   |
| US 301 HIGHWAY             | 190X550 ON 301 FRONTAGE                   | 95,000.   |
| STAGECOACH TRAIL           | 1 ACRE RES. BUILDING LOT                  | 118,000.  |
| 4434 SAFFOLD RD.           | 6 MOL ACRES                               | 135,000.  |
| 704 4 <sup>TH</sup> STREET | 75x85 COMMERCIAL BLDG. LOT                | 140,000.  |
| 13507 Sweat Loop           | 5 ACRE HOMESITE                           | 150,000.  |
| 3006 PONDEROSA TRAIL       | 2 ACRE HIGH & DRY LAND                    | 150,000.  |
| WIMAUMA                    | 4.04 ACRE SUNDANCE RANCH –<br>VACANT LAND | 199,999.  |
| 908 LEONARD LEE RD.        | 5.46 ACRE HORSE FARM                      | 296,500.  |
| WIMAUMA                    | 10 ACRES VACANT LAND                      | 424,000.  |
| WIMAUMA                    | 50 ACRE PARKER RANCH –<br>VACANT LAND     | 1,769,705 |

## **Relocation Assistance Process**

In order to minimize the unavoidable affects of the right- of- way acquisition and displacement of businesses in Hillsborough County, the Florida Department of Transportation (FDOT) will carry out a Right of way Acquisition and Relocation program in accordance with Florida Statutes 20.23(3)(a), 73, 334.044, 337, 339.09(a), and 421.55; Titles 23 and 49, Part 24, Code of Federal Regulations; and Florida Administrative Codes 12B and 14-66.

FDOT provides advance notification of impending right –of-way acquisitions. Before acquiring the 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 full compensation 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 Hernando County and/or State has offered the relocate 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 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 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 displaces 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; and (4) moving owner – occupied housing to another location.

Financial assistance is available to the eligible relocate to:

1. Reimburse the relocate 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 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 a combined total of \$22,500.00.

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.

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

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

- Repairs or improvements to the replacement of real property as required by federal, state, or local authorities;
- Modifications to the property which are necessary to accommodate the business;



- Estimated increased cost of operation during the first two years at the replacement site;
- Additionally, displaced business owners may receive up to \$2,500.00 for actual and reasonable expenses incurred while searching for a replacement business.

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

The brochures which describe in detail the County's/FDOT's relocation assistance program and right-of-way acquisition program are: "Residential Relocation", "Relocation Assistance: Business, Farms and Nonprofit Organizations", "Sign Relocation", 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.

### **Community Service Organizations**

|                                       |                 |
|---------------------------------------|-----------------|
| Wimauma Civic Center                  | 671-5162        |
| Wimauma Family Health                 | 633-8489        |
| Wimauma Pre- Kindergarten Program     | 671-5162        |
| Wimauma Senior Center                 | 671-7672        |
| Redland Christian Migrant Association | 1-800-282-34142 |
| Aging services Department             | 272-3779        |
| Animal Services                       | 744-5660        |

|                                   |                |
|-----------------------------------|----------------|
| Auto Tag Department South County  | 635-5200       |
| Children's Board                  | 229-2884       |
| Clerk of Circuit Court            | 276-8100       |
| Disaster Information              | 272-6900       |
| Economic Development Department   | 272-7232       |
| Hartline                          | 623-5835       |
| Head Start Division South County  | 671-7662       |
| Hillsborough Information Line     | 272-5900       |
| Hillsborough Co./City Planning    | 272-5940       |
| Property Appraiser                | 272-6100       |
| Social Security Administration    | 1-800-772-1213 |
| Small Business Information Center | 914-4028       |
| Social Services Division –Ruskin  | 671-7741       |
| Sherriff Wimauma Station          | 672-7439       |

## References

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3. www.c21beggins.com
4. [www.ziprealty.com](http://www.ziprealty.com)
5. [www.trulia.com](http://www.trulia.com)
6. [www.realtor.com](http://www.realtor.com)
7. [www.loopnet.com](http://www.loopnet.com)