



CONCEPTUAL STAGE RELOCATION PLAN

Work Program Item Number: 256422 1
Federal Aid Project Number: 1455-001-U

U.S. 301 (S.R. 41)
From S.R. 39 to C.R. 54
Pasco County, Florida

This project evaluates adding through lanes on U.S. 301 from S.R. 39 to C.R. 54 through Zephyrhills. A one-way pair system using 6th Street and U. S. 301 is recommended.

The approximate length of the project is 2.6 miles.



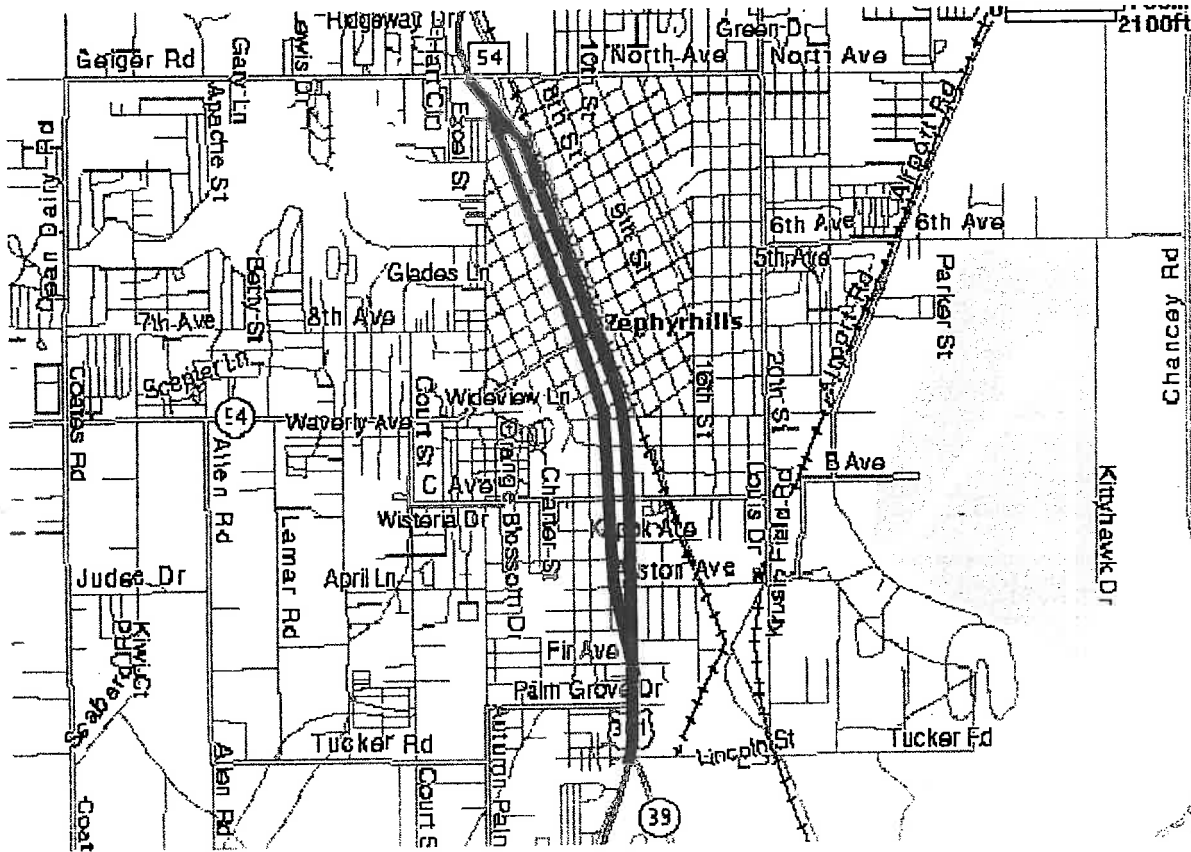
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I. Project Location Map



II. Introduction

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

The U. S. 301 Project Development and Environment (PD&E) Study has been evaluating and documenting engineering and environmental issues associated with the proposed improvements from S.R. 39 to C.R. 54 in Pasco County, a distance of approximately 2.6 miles.

Based on this study, which began in 1999, seven "Build" Alternatives were developed. Of these seven, three alternatives, Alternatives 1, 2 and 3 were determined to be viable and were shown at the Public Alternatives Workshop. These three alternatives all involve creating a one-way pair system using U. S. 301, 6th Street, and/or 7th Street.

Alternative 1 creates a one-way pair using 6th Street southbound and 7th Street northbound. In this alternative both 6th and 7th Streets would be two lane urban streets and the existing U. S. 301 would remain a two lane, two way rural roadway. The urban curb and gutter section for 6th and 7th Streets have two 12 foot travel lanes, a four foot bicycle lane and five foot sidewalk on each side. An underground piping system would be used to convey storm water to retention ponds.

This alternative would involve an estimated 52 residential relocations and 7 business relocations. It would impact 1 historic site, as well as 1 historic district.

Alternative 2 is a one-way pair using 6th Street southbound and U. S. 301 northbound. In this alternative, 6th Street and U. S. 301 would be three lane urban streets. The urban section for both of these streets have three 11 foot travel lanes, a four foot bicycle lane and five foot sidewalk on each side. An underground piping system would be used to convey storm water to retention ponds.

This alternative would involve an estimated 25 residential relocations and 4 business relocations. It would not impact any historic sites or historic districts.

Alternative 3 is a one-way pair using U. S. 301 southbound and 7th Street northbound. In this alternative, U. S. 301 and 7th Street would be three lane urban streets. The urban section for both of these streets is the same as for alternative 2, with three 12 foot travel lanes, a four foot bicycle lane and five foot sidewalk on each side. An underground piping system would be used to convey storm water to retention ponds.

This alternative would involve an estimated 27 residential relocations and 3 business relocations. It would impact 1 historic site, as well as 1 historic district.

From an environmental perspective each of these alternatives will impact 1 flood plain and will potentially encounter contamination on 30 sites. None of these alternatives will impact wetlands.

From a cultural resources perspective none of these alternatives impact any known archaeological sites.

This Conceptual Stage Relocation Plan is for the recommended alternative, Alternative 2. The objective of the Conceptual Stage Relocation Plan is to identify the residential and business entities displaced and assess the community impact, if any, caused by the proposed project, including displacements resulting from the acquisition of structures, as well as from significant loss of parking, close proximity to the ROW, and ingress/egress problems.

III. Neighborhood Study Area

U.S. Highway 301 is a major north-south corridor through central Florida. The project area, between County Road 39 north to County Road 54 is in urban Zephyrhills. The project area along U.S. 301 consists of retail businesses, including the Vagabond Village RV Park which will account for approximately one half of the residential relocations. The southbound road will be

along 6th Street which consists of mostly residential properties with a few community service businesses in operation.

According to the 1990 U.S. Census data, which is the latest data available (Summary information is available for 2000, but not detailed data), the greater Zephyrhills census area has a population of 23,054, which according to Chamber of Commerce information increases by approximately 42,000 in the winter months of November through April. The City of Zephyrhills has a permanent population of 8,126. Of this number 6,974 are 18 years of age or over, 3253 are 65 years of age or older and the median age is 57.5 years. 7,931 are white, 158 are black and 91 are of hispanic origin. Per capita income in the State of Florida is \$19,127 per year. Per capita income for Zephyrhills is \$10,381 per year. Based on extrapolation of available data it is anticipated that 12 families will have at least one member over 65 years of age.

Data for renters from the 1990 U.S. Census shows that in Zephyrhills there are 1,084 rental units with an average of 2.07 persons per unit. Of these 136 pay less than \$250 per month, 833 pay between \$250 and \$500 per month and 115 pay more than \$500 per month.

Data for homeowners shows that there are 1,765 owner-occupied houses in the city with an average of 2.9 persons per unit.

Judging from the ages of mobile homes in the project area which are listed for sale, the ages of the structures which will be acquired by this project should be 15 to 25 years old.

Interview with mobile home park managers indicates that most of the parks have a minimum size for mobile homes to be brought into the parks. This ranges from 10'x38' as a low to 10'x40', and that the mobile home fit the existing pads. In addition they require skirting around the mobile homes. Utilities are typically the responsibility of the homeowner and park managers estimate average bills of \$75 per month.

IV. Residential Overview

The project will potentially require the displacement of twenty five (25) households. This number includes permanent occupants of single family residences and tenants residing in short term rental mobile home units.

Resource data obtained from site inspection and neighborhood tour, review of real estate publications, a search of the internet and discussions with local realtors indicate that there should be more than adequate available replacement housing in the local market area to meet the anticipated comparable replacement housing needs of the relocatees on this project.

Discussion with Dick Henk of D & K Henk Realty, Inc. indicates that there are at any time of the year typically 200 to 300 mobile homes on land (i.e. not in a mobile home park) listed for sale in the MLS.

The abbreviated list of mobile homes on the MLS following indicates wide availability in size and cost.

<u>MLS No.</u>	<u>Beds</u>	<u>Baths</u>	<u>Listed Price</u>
1228779	1	1	\$19,500
1251660	2	1	\$22,500
1327216	3	2	\$26,500
1370331	1	1	\$27,300
1378549	2	2	\$28,500
1353499	2	1	\$33,200
1394206	2	2	\$42,900
1358260	2	2	\$47,500
1386232	1	1	\$49,500
1260116	2	2	\$52,900
1263177	3	2	\$53,000
1311717	2	2	\$53,500

In addition there is an equal number of mobile homes for sale in parks which are for sale, rent or lease. These are typically managed and/or sold by the park. Discussion with the managers at

several mobile home parks in the immediate vicinity indicate that between 10 and 20% of the mobile homes are listed for sale by the park or by the owners, with 2 bedroom units typically running from \$16,000 to \$21,000. Within these same mobile home parks there are adequate units for rent, typically by the park. One-bedroom/one-bath units, of which 3 were located by polling three parks, run from \$400 to \$450 and two-bedroom/two-bath units, of which there were 5, rent for \$600 to \$650.

There are also other RV parks in the near vicinity which offer weekly or monthly rentals as is offered by the Vagabond Village RV Park. These include the Edgewood RV Park and Oakdale Village. These parks offer monthly rentals from \$350 or \$100 to \$120 per week per month for one-bedroom/one-bath units, to \$600 or \$180 per week for two-bedroom units. There are currently numerous units available at each of the parks and demand is relatively constant throughout the year. All of the parks interviewed are fully compliant with Federal Fair Housing Act.

A review of the single family residence market was undertaken using real estate for sale publications, discussions with active real estate professionals and touring the immediate vicinity of the project. This review revealed an abundance of available houses for sale, fully compliant with Federal Fair Housing Act, in the vicinity of the project. The following is an abbreviated list of houses for sale:

<u>Address</u>	<u>Beds</u>	<u>Baths</u>	<u>Listed Price</u>
38323 3 rd Avenue	2	1	\$65,000
5019 16 th Street	2	1½	\$74,500
4748 17 th Street	2	1	\$64,500
4829 5 th Street	2	1	\$52,900
4809 9 th Street	2	1	\$57,000
6045 10 th Street	2	1	\$58,500
5734 19 th Street	3	1	\$59,900
5604 12 th Street	2	1	\$64,400
5550 9 th Street	2	1	\$64,500

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

V. Business Overview

There are four (4) businesses identified to be relocated on the annotated aerial photographs. One of these, Repo Mart Mobile Home is present vacant, but a commercial tract of this size will likely be occupied by the time acquisition is undertaken.

The following is a list of anticipated business displacements and estimated number of employees.

<u>Business</u>	<u>No. Employees</u>
OJ's Restaurant	10 to 15
Faye's Fruit Stand	2 to 4
Plymale Appliances	8 to 10

According to Pasco County demographic statistics unemployment in Zephyrhills for the year 1999 is 3.1%. This indicates that should some or all of these employees be displaced that they will readily be reabsorbed within the workforce.

In addition Vagabond Village RV Park appears to have a resident manager and on-site assets which will potentially necessitate either a business relocation or business damages. A fifth business, Zephyr Radiator, between Plymale Appliance and the Vagabond Village, is accessed from Corey Street and is not estimated as a relocation candidate. However, should the actual right-of-way requirements impact the structure, relocation would likely be necessary.

Research of available commercial space included site inspection and area tour, review of real estate for sale literature and discussions with real estate agents. This research indicated that there

are adequate business relocation sites available. Mike Prilliman of Bill Nye Realty, Inc. (Century 21) stated that there is consistently business/commercial space for sale or lease in Zephyrhills.

The following sampling illustrate currently available space.

<u>Location</u>	<u>Size</u>	<u>Sale or Lease</u>	<u>Price</u>
Gall Blvd. (Restaurant)	5,100sf	S/L	\$450,000
38409 South Avenue	approx. 2,000sf	S	\$59,500
5047 Gall Blvd.	1,150sf	S	\$125,000

In addition commercially zoned vacant land currently available included:

<u>Location</u>	<u>Size</u>	<u>Sale or Lease</u>	<u>Price</u>
U.S. 301	2.5 acres	S	\$200,000
U.S. 301	.9 acres	S	\$89,000

The City of Zephyrhills does not currently have a plan in place to provide financial and/or regulatory incentives for potentially dislocated businesses. The City's Director of Development states that the City would evaluate dislocated businesses on a case-by-case basis to determine where they might be able to offer assistance. Any funding or incentive packages would require approval by the City Council.

VI. On-Premise and Outdoor Advertising Signs

The only on-premise business signs observed were associated with businesses facing relocation. These include OJ's Restaurant, Vagabond Village and Plymale Appliances. In addition, there is a blank on-premise business sign in front of Zephyr Radiator which is not identified to be relocated but could potentially require a sign relocation.

As moveable personal property, on-premise signs are to be moved and the sign owners are entitled to reimbursement for the actual, reasonable cost of moving the sign to the remainder. The owner

may also be eligible for a direct loss payment and if local government does not allow the sign to be relocated without modification, the sign owner may be entitled to reestablishment expenses.

There are no Outdoor advertising signs which fall partially or wholly within the new right of way.

VII. Acquisition and Relocation Assistance

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

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

No person lawfully occupying real property will be required to move without at least 90 days written notice of the intended vacation date and no occupant of a residential property will be required to move until decent, safe and sanitary replacement housing is made available. "Made available" means that the affected person has either himself obtained and has the right of possession of replacement housing, or that the Florida Department of Transportation has offered the relocatee decent, safe and sanitary housing which is within his financial means and available for immediate occupancy.

At least one relocation specialist is assigned to each highway project to carry out the relocation assistance and payment program. A relocation specialist will contact each person to be relocated to determine individual needs and desires, and to provide information, answer questions, and give

help in finding replacement property. Relocation services and payments are provided without regard to race, color, religion, sex, or national origin.

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

Financial assistance is available to the eligible relocatee to:

1. Reimburse the relocatee for the actual reasonable cost of moving from homes, businesses, and farm operations acquired for a highway project;
2. Make up the difference, if any, between the amount paid for the acquired dwelling and the cost of a comparable decent, safe and sanitary dwelling available on the private market;
3. Provide reimbursement of expenses, incidental to the purchase of a replacement dwelling;
4. Make payment for eligible increased interest cost resulting from having to get another mortgage at a higher interest rate. Replacement housing payments, increased interest payments, and closing costs are limited to \$22,500 combined total.

A displaced tenant may be eligible to receive a payment, not to exceed \$5,250.00, to rent a replacement dwelling or room, or to use as a down payment, including closing costs, on the purchase of a replacement dwelling. The brochures which describe in detail the Department's relocation assistance program and right-of-way acquisition program are "Your Relocation: Residential", "Your Relocation: Businesses, Farms and Nonprofit Organizations", "Your Relocation: Signs" and "The Real Estate Acquisition Process". All of these brochures are distributed at all public hearings and made available upon request to any interested persons.

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

VIII. Relocation Overview

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

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

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

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

In addition, displaced businesses, farm operations, and nonprofit organizations may be eligible for

a Fixed Payment in Lieu of Actual Moving Expenses, Searching Expenses, Re-establishment Expenses, and Actual Direct Loss of Tangible Personal Property. Such payments shall not be less than \$1,000.00 or more than \$20,000.00

No persons lawfully occupying real property will be required to move without at least 90 days written notice of the intended vacation date, and no occupant of a residential property will be required to move until decent, safe, and sanitary replacement housing is "made available." "Made available" means that the affected person has either by himself obtained and had the right of possession of replacement housing, or that the FDOT has offered the relocatee decent, safe, and sanitary housing which is within his financial means and is available for immediate occupancy.

IX. Community Social Services

Meals on Wheels	352-621-5174
Senior Helpline	800-861-8111
Hispanic Helpline	800-848-5542
Food Stamps/Department of Children and Families	352-621-1200
Family Community Programs	813-998-5322
Disabled American Veterans	813-783-7012
Salvation Army	813-223-3781
Catholic Charities	813-631-4370
Public Transportation	352-621-4587

X. Community Impact

The proposed project is to create a one-way pair system using 6th Street southbound and U.S. 301 northbound from State Road 39 on the south to Geiger Road. The project will cause the relocation of an estimated twenty five (25) families during the acquisition phase of the project. An inspection of the immediate vicinity of the project and a review of the MLS listings for the

area show that there is an abundance of replacement dwellings in the area. Some of these were inspected and they appear to be compatible with the dwellings affected by the right-of-way requirements. The replacement dwellings meet the decent, safe and sanitary housing standards as well.

For the three (3) businesses being displaced there appears to be adequate replacement sites available. Discussion with real estate professionals and inspection of the area reveal that there are numerous business/commercial sites of various sizes for sale or lease.

XI. Hazardous Waste

The aerial photographs provided identify 25 potential contamination sites. Three (3) of these are on properties where right-of-way acquisition will be required. The remaining 22 sites are on properties where no acquisition is identified. Acquisition of businesses using hazardous materials would be addressed pursuant to the Right of Way Procedures Manual, Relocation Assistance, Payment for Moving and Related Expenses, Section 9.3.19 Hazardous Waste and Substances.

XII. Reference Sources

1. U.S. Department of Commerce Census 1990
2. Florida Statistical Abstract 1999
3. Pasco County Facts and Figures
4. Dick Henk, D&K Henk Realty, Inc.
5. Mike Prilliman of Bill Nye Realty, Inc. (Century 21)
6. Todd Vanderburg, Zephyrhills Director of Development