

US 41 (SR 45)

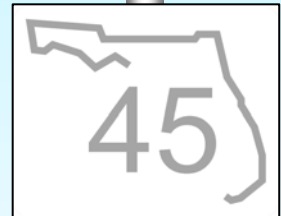
Project Development and Environment (PD&E) Study

From 12th Street to Kracker Avenue

Final Conceptual Stage Relocation Plan

WPI Segment No: 421140 8; ETDM # 9511
Hillsborough County

Prepared for the
Florida Department of Transportation
District Seven



September 2009



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Prepared by
Daniel E. Trosper, Senior Project Manager
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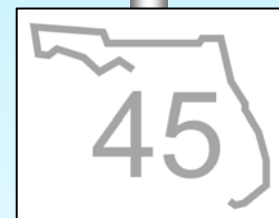


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Section 1 – EXECUTIVE SUMMARY

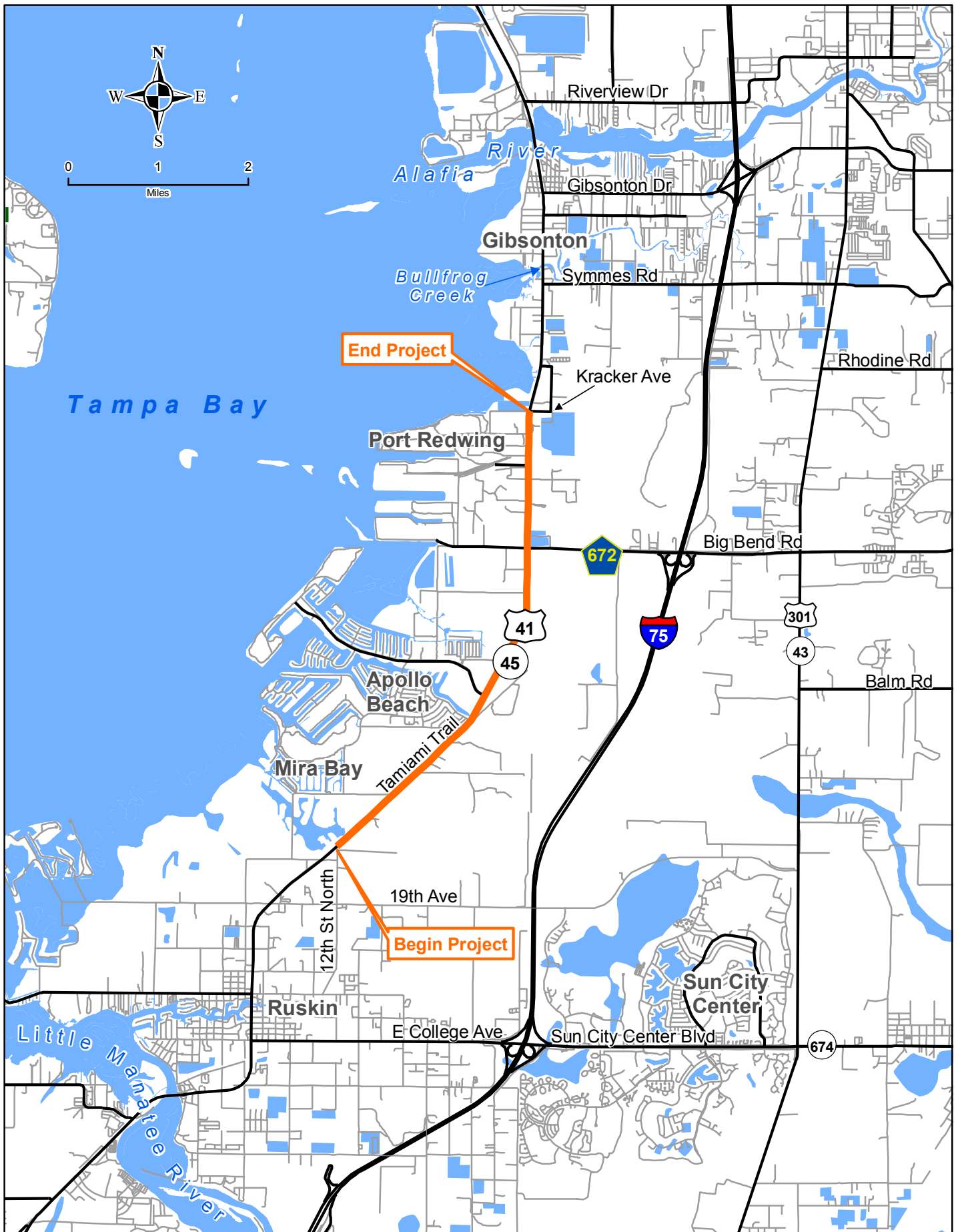
The Florida Department of Transportation (FDOT) conducted a Project Development and Environment (PD&E) Study to evaluate alternative improvements for US 41 (SR 45) from 12th Street north to Kracker Avenue in southern Hillsborough County (**Figure 2-1**). The total project length is approximately 6.2 miles. Study objectives included the following: determine proposed typical sections and develop preliminary conceptual design plans for proposed improvements, while minimizing impacts to the environment; consider agency and public comments; and ensure project compliance with all applicable federal and state laws. Improvement alternatives were identified which will improve safety and meet future transportation demand.

A Conceptual Stage Relocation Plan was prepared for the proposed project. With the proposed design there are no residential displacements and only one commercial displacement (plant nursery) on the project. The relocation does not involve a minority or an individual with special needs. There are a sufficient number of replacement sites available for relocation.

Section 2 – INTRODUCTION

2.1 Project Description

The Florida Department of Transportation (FDOT) conducted a Project Development and Environment (PD&E) Study to evaluate alternative improvements to US 41 (SR 45). This project involves a 6.2 mile segment of US 41 from 12th Street extending north to Kracker Avenue in Hillsborough County (**Figure 2-1**). The highway is to be improved from an existing, four-lane rural facility to an urban and suburban six-lane divided facility. There are no bridge structures located within this segment of US 41; however, bridge culvert widening or replacement is anticipated over Wildcat Creek and Newmans Branch. The proposed improvements will include construction of stormwater management facilities and various intersection improvements, in addition to bicycle and pedestrian facilities. The study area is located in Township 31, Range 19, and Sections 2, 3, 10, 11, 14, 15, 22, 27, 28, 32 and 33.



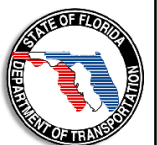
US 41 (SR 45) PD&E Study

from 12th Street to Cracker Avenue
 Hillsborough County, FL
 WPI Segment No. 421140-8

Project Location Map

Source: FGDL

Figure X-X



Purpose and Need

The purpose of the proposed project is to provide a higher capacity and safer facility to better meet future transportation demand in this rapidly developing area of Hillsborough County. US 41 runs parallel to and west of I-75. US 41 is a major north-south urban principal arterial that connects numerous communities along the west coast of Florida, including Ruskin, Apollo Beach and Gibsonton. This anticipated traffic growth and existing high levels of congestion create a need to analyze the corridor for necessary improvements to ensure this facility does not continue to deteriorate resulting in unacceptable levels of service. The PD&E Study will also include the consideration of a No-Build Alternative.

US 41 is functionally classified as an “urban principal arterial – other”. While US 41 is not on the Strategic Intermodal System (SIS), a short (0.92 miles) segment of US 41 between Pembroke Road and Big Bend Road (CR 672) is part of a SIS connector, which connects the Port of Tampa to I-75, both of which are SIS facilities. The Strategic Intermodal System (SIS) is a statewide network of highways, railways, waterways and transportation hubs that handle the bulk of Florida’s passenger and freight traffic. This project is included in the Hillsborough County Metropolitan Planning Organization’s (MPO) Year 2025 Long-Range Transportation Plan (LRTP) as an unfunded need. The West Central Florida MPO Chair’s Coordinating Committee (CCC) has classified US 41 as a “regional road” and as an “unfunded need” on the “regionally significant road network” in west central Florida. This corridor is also designated as an emergency evacuation route.

A longer segment of US 41 was evaluated in the Programming Screen of the Efficient Transportation Decision Making (ETDM) process (project #9511) in 2008, for a larger area along US 41, from 19th Avenue NE to Gibsonton Drive. This process established the Class of Action as a State Environmental Impact Report (SEIR).

2.2 Purpose of Report

This Conceptual Stage Relocation Plan (CSRP) is submitted in accordance with Florida Statutes §§ 339.09(2), 339.09(3) and 421.55, 49 CFR Part 24, and 23 CFR Part 710 to comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (Public Law 91-646). The CSRP is prepared as part of the Project Development & Environmental Study (PD & E) that provides additional highway capacity to meet existing and projected traffic demand resulting from development in southeast Hillsborough County. The purpose of the CSRP is to provide an analysis of the number and type of relocations resulting from the proposed project and identification of any socio-economic impacts to the community.

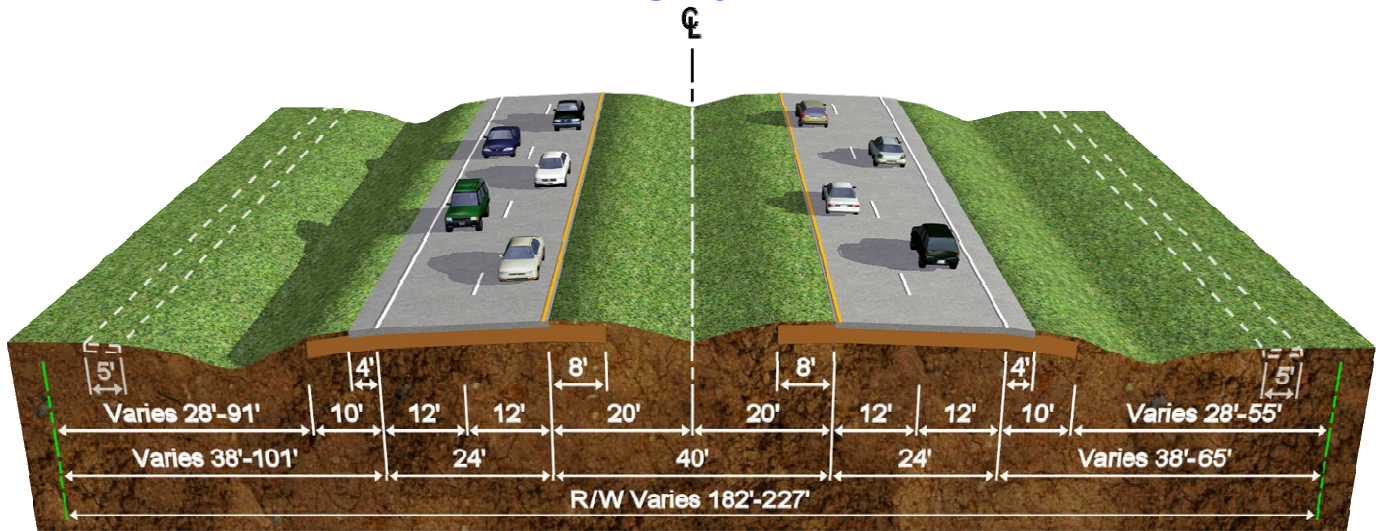
2.3 Existing Facility and Proposed Improvements

US 41 currently has a 4-lane divided rural typical section (**Figure 2-2**). The existing roadway has 11.5 to 12.0 ft travel lanes, 4-ft paved inside and outside shoulders, and a 40-ft grassed median. The posted speed limit is 55 miles per hour (mph) except for a short segment on either side of Big Bend Road, which is posted at 45 mph. The existing right-of-way typically varies from 182 ft to 227 ft.

Expected improvements include widening to six lanes as well as intersection improvements and construction of stormwater management facilities and bicycle and pedestrian facilities. In addition to six basic lanes, auxiliary lanes are also proposed in the vicinity of Apollo Beach Boulevard and Big Bend Road (CR 672). Preliminary recommended roadway typical sections are shown in **Figure 2-2**. A “No-Build” Alternative will also be considered. The proposed project is not funded in FDOT’s current 5-year work program.

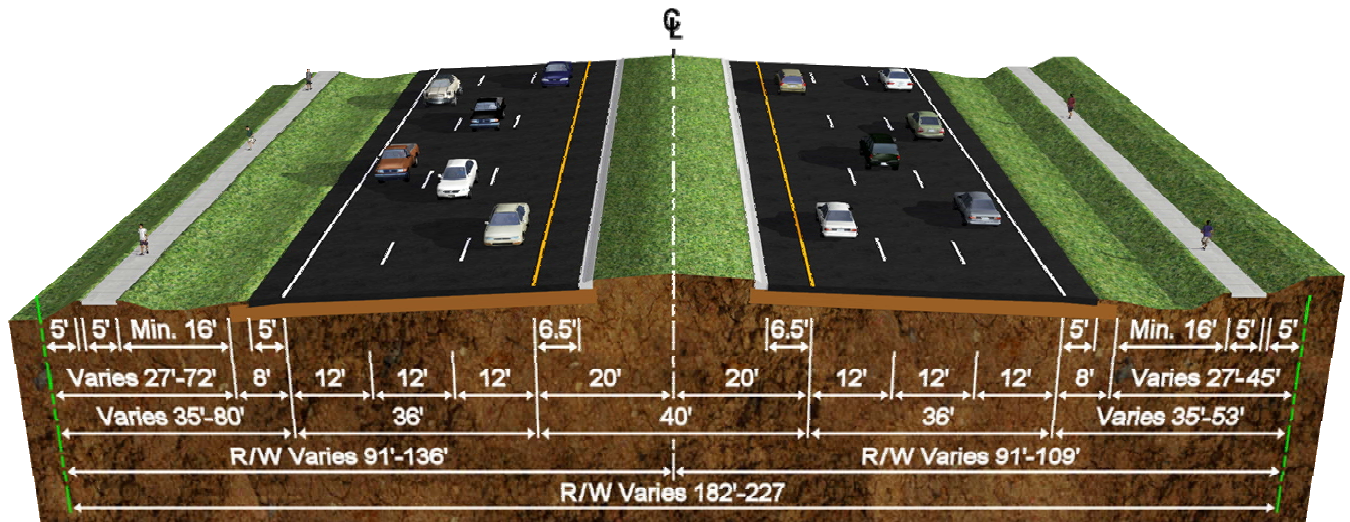
A public hearing was held March 30, 2009, for the proposed build alternative. The hearing included discussions with public and private officials, as well as right of way specialists who were available to answer individual and community concerns about relocation and acquisition policies.

US 41 Existing Typical Section



(Existing 5-ft sidewalks are intermittent)

US 41 Proposed Suburban Typical Section

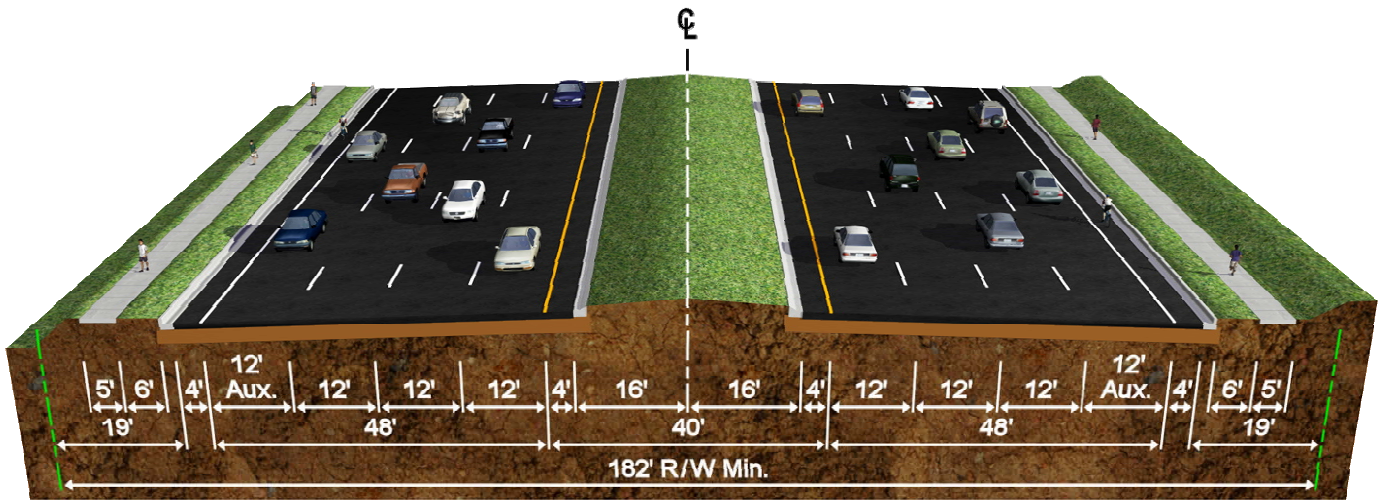


6-Lane Suburban

Design Speed = 50 MPH

Rev. 7/30/09



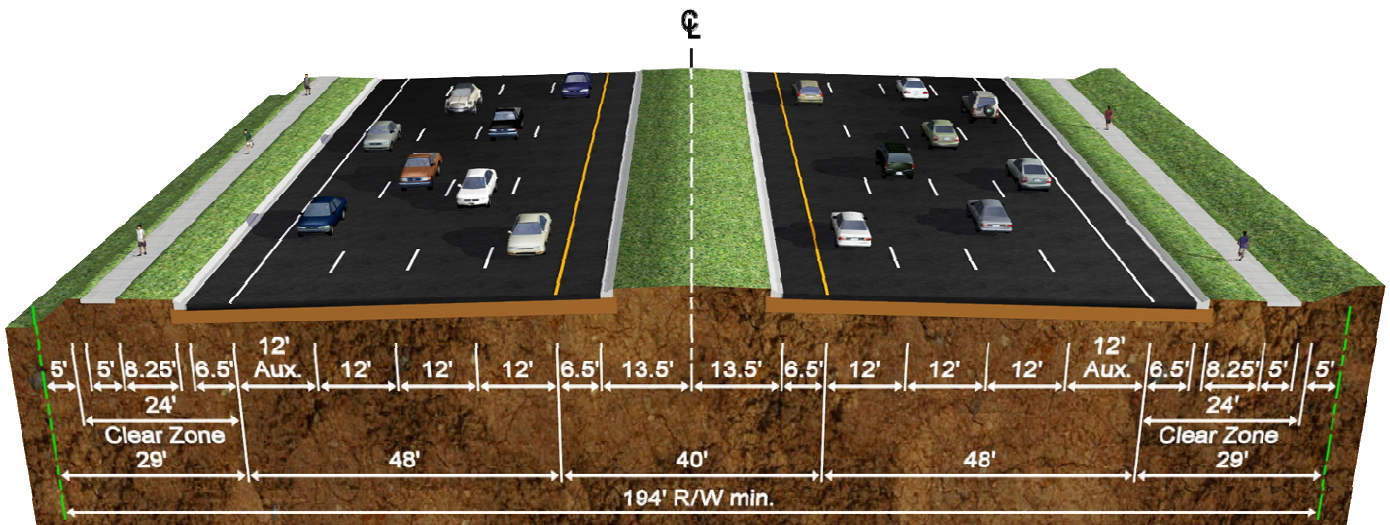


6-Lane Urban with Auxiliary Lanes*

Design Speed = 45 MPH

*This typical section applies to two segments:

1. From Flamingo Drive to approximately 1000 ft north of Apollo Beach Blvd
2. Approximately 1000 ft south of Big Bend Road to Big Bend Road



6-Lane High-Speed Urban with Auxiliary Lanes**

Design Speed = 50 MPH

**This typical section applies to US 41 from Big Bend Road to Pembroke Road, which is part of a Strategic Intermodal System (SIS) connector route which connects the Port of Tampa to I-75.

Rev. 2/27/09

Section 3 – PROPOSED IMPROVEMENT

Project Location and Limits

The project is located on US 41 south of Tampa in the Ruskin/Apollo Beach/Gibson area. Project limits are from 12th Avenue, north of Ruskin, to Kracker Avenue, south of Gibson. The project is 6.2 miles in length. Right of way impacts occur mainly at the intersections of US 41/Apollo Beach Blvd., and US 41/Big Bend Rd. The alternative that is the focus of the CSRP is the preferred alternative that is used on the October 29, 2008 right of way cost estimate. Other alternatives were analyzed for this project, including a no-build alternative, and transportation system management (deemed in the PD&E document to not adequately address the major need for the project, to increase the roadway capacity to meet future demand). A western shift of the alignment near Big Bend Rd. was analyzed and concluded to be not feasible from a right of way perspective.

3.1 Study Segments

For the purpose of this study the project is divided into three study segments. The design features and proposed features and proposed typical sections within each segment are as follows:

Segment 1

Segment 1 begins at the southern limit of the project and ends south of the US 41/Big Bend Rd. intersection. The type of properties located on this segment include residential subdivision, vacant, and interspersed commercial/farm/industrial. Commercial development is fairly intense on the west side of US 41 at the US 41/Apollo Beach Blvd intersection. There is no commercial or residential relocation in this segment. Typical sections that apply to the segment are 6-lane suburban and 6-lane urban with auxiliary lanes.

Segment 2

The limits for Segment 2 are the south and north ends of the US 41/Big Bend Rd. intersection. At this point commercial development is more dense and the commercial uses are more intense. Although there are impacts to several commercial properties

including two gas station/convenience stores, as documented by the October 28, 2008 2008 right of way cost estimate for this project, the only commercial relocation is the Keep-It-Green Nursery, on the east side of US 41 just to the south of the US 41/Big Bend Rd. intersection. Typical sections that apply to the segment are 6-lane urban with auxiliary lanes, and 6-lane high speed urban with auxiliary lanes.

Segment 3

Segment 3 begins at the southern limit of the project and ends south of the US 41/Big Bend Rd. intersection. The type of properties located on this segment included vacant and interspersed commercial/farm/industrial. There is no commercial or residential relocation in this segment. Typical sections that apply to the segment are 6-lane high speed urban with auxiliary lanes, and 6-lane suburban.

3.2 Overall

The build alternative begins on the south as a divided 6-lane suburban design, with open ditches, and pedestrian and bicycling facilities on both sides of the corridor and throughout the length of the project. South of Big Bend Road the proposed improvement changes to a divided 6-lane urban section with auxiliary lanes. This typical section continues to Big Bend Road.

North of Big Bend Road, the build alternative changes to a 6-lane high speed urban section with an expanded clear zone. This typical section applies to the segment of US 41 running north from Big Bend Road to Pembroke Road, which is part of the Strategic Intermodal System (SIS) connector route, connecting the Port of Tampa to I-75.

From a right of way perspective, the character of the properties does not vary widely from the south to the north limits of the project. On the south segment there is high level residential subdivision development, mostly on the west side of US 41. Throughout the project there is interspersed commercial, industrial, and farm development that becomes more dense and more intense at the intersections of US 41/Apollo Beach Blvd. and US 41/Big Bend Rd. The improved properties are in good condition and the business operations look to be organized and well maintained. The businesses along this corridor include a vegetable corporation, a tomato growers operation, restaurant/bar & grills, a

bank, a real estate office, pharmacy, convenience store/gas stations at the US 41/ Big Bend Rd. intersection, plant nurseries, and a fencing company. Even at the intersections the improvements are well spaced and there is plenty of vacant land, with a number of properties listed for sale on the project.

There is an active CSX railroad running to the east of US 41 that has an effect on the east side properties of Segment 1. Initially the railroad is located to the east, or behind any improved properties, but travelling north at the Miller Mac Road intersection, the railroad runs parallel and close to US 41. The railroad likely services Ruskin Vegetable Corporation to the south, and Pacific Tomato Growers further north, at which point it branches off to the east before the Big Bend Road intersection to the north. At this point the land on the east side becomes vacant and may not be as readily developable as other vacant properties on the project due to access issues across the railroad.

Section 4 – STATISTICAL ANALYSIS BASED ON 2000 CENSUS

Utilizing twenty census tracts* within the 2000 U.S. Census data along US 41 (SR 45) project limits, the following information was obtained:

Total Population.....	12,955
Median Age.....	36.3

Age demographics

Less than 25 years	32%
25 to 44 years	26%
45 to 64 years	27%
65 + years.....	15%

Racial demographics

White.....	90.8%
Black	0.5%
Other	8.7%

Disabled

5 to 15 years	3.3%
16 to 64	63.3%
65+	33.4%

Number of households units	4,977
Average household size	2.73

Housing units

% Housing units owner occupied	67.3%
% Housing units tenant occupied.....	21.6%
% Total of housing units occupied.....	88.9%
% Vacant housing units	11.1%

Housing units year built

< 1969	17.47%
1970 – 1979.....	30.20%
1980 – 1989.....	31.81%
> 1990	20.52%

Household income

< \$25K	25.9%
\$25K to \$49K.....	32.3%
\$50K to \$74K.....	17.6%
\$75K-\$99K	11.2%
>\$100K	13.0%
Median Income	\$20,797

Major Occupations

Management.....	46.0%
Professional.....	9.1%
Service.....	8.0%
Sales	8.8%
Office	9.3%
Farming/Fishing.....	1.3%
Construction.....	5.4%
Maintenance/Repair	3.5%
Production.....	3.9%
Transportation.....	4.7%
Total population employed	66.6%

*** Census Tracts:**

(Hillsborough County Census Tracts 138.01, 138.04, 141.05, 141.06, 141.07)

The displaced business on the site is considered a retail operation. The average hourly wage for retail salespersons for the year 2009 is \$10.55. *(Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Tampa-St. Petersburg -Clearwater MSA)*

Section 5 – RELOCATION OVERVIEW

In accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies, relocation benefits and resources are available to all potential displacees. Based on an analysis of the recommended proposed alternative and field inspection of the project limits, relocation impacts will not affect the residential or business community within the limits of this project. With the current design there is only one business displacement, a landscape nursery (Keep-It-Green Nursery), located on the east side of US 41 just to the north of Big Bend Road. Resources for businesses and residences appear to be adequate in Hillsborough County.

Multiple listings with local realtors and classified advertisements show there are sufficient sites available for relocation of the displacement site. If there are any changes in the future that might cause further displacements, there are sufficient business and residential sites available for relocation within the project area.

A right of way cost estimate was completed October 29, 2008, concluding that the total cost of mainline takings and ponds for this project, including all real estate acquisition, business damage, relocation, consultant fees, legal and administrative costs, and direct/indirect labor, totaled \$115,368,200.

The following is a breakdown by segment of the displacements:

Table 5-1 – Number and Type of Potential Relocations per Segment

Segment	Residential	Business	Non Profit Org	PPO	Signs*
Segment 1	0	0	0	0	3
Segment 2	0	1	0	1	3
Segment 3	0	0	0	0	0

* Signs are generally purchased in District 7, the column is for informational purposes only.

The only business displacement on the project is Keep It-Green Nursery. There is a personal property only move necessary for the inventory of Ellsbury Nursery Farms, which is another plant nursery located at the northwest quadrant of the US 41/Big Bend Rd. intersection. The displaced property, Keep-It-Green Nursery, is an owner occupied business with approximately nine employees. Review of listings found on the internet and within the cost estimate included a number of replacement sites within the immediate area. The following is sampling of available vacant properties.

Table 5-2 – Land for Sale

Location	Sales Price	Area	Price per SF	Prop Type	Comments
US 41 at Miller Mac Rd. Apollo Beach, FL	\$674,900	43,560 SF (1 ac.)	\$15.49/SF	Commercial	Site is within project
12641 S. US 41 Apollo Beach, FL	\$850,000	3.25 ac	\$6.00/SF	Commercial	North of Project on US 41
East of I-75 on Big Bend Rd.. Riverview, FL	\$1,500,000	1.06 ac.	\$6.46/SF	Commercial	East of Project on Big Bend Rd.
US 41 at Big Bend Rd. Gibsonton, FL	\$1,200,000	2.43 ac.	\$11.34/SF	Industrial	Site is within project
US 301 close to I-75 and Big Bend Rd.	\$1,100,000	1.72 ac.	\$14.68/SF	Commercial	East of project on US 301

There are numerous other vacant properties for sale. These above listings most closely corresponded to the subject in size and property type, with several located within the project limits.

Residential Overview

As previously mentioned, there are no residential displacements within the study area. However, should that situation change or should one of the business properties contain residential occupancy, our research indicates a sufficient supply of available residential properties within close proximity to the project area. The following information is a sampling of current availability of housing.

Table 5-3 – Homes for Sale

Address	Description	Sale Price	Area	Price Per SF	Built
6010 Firefly Ln., Apollo Beach, FL	3 Bdrm, 2 Bath	\$169,900	1,880 SF	\$74.82/SF	1980
922 Birdie Way Apollo Beach, FL	3 Bdrm, 2 Bath	\$169,900	1,550 SF	\$109.61/SF	1982
230 Lakeway Lane Apollo Beach, FL	3 Bdrm, 2 Bath	\$159,327	1,845 SF	\$86.35/SF	1999
902 Birdie Way, Apollo Beach, FL	3 Bdrm, 2.5 Bath	\$165,000	2,289 SF	\$72.08/SF	1983
321 Lookout Drive Apollo Beach, FL	3 Bdrm, 2 Bath	\$179,900	1,656 SF	\$108.64/SF	2000
716 Flamingo Drive Apollo Beach, FL	3 Bdrm, 2 Bath	\$197,900	1,636 SF	\$120.96/SF	1981

According to the listing source *Planet Realtor*, there are 278 homes listed in the Apollo Beach area alone. The above were listings of properties that were within the \$150,000 - \$200,000 range, but there are many available houses that are listed both above and below this range.

There were fewer houses for rent in the Apollo Beach location. The following is a sampling of the current availability of house rentals, taken from the same area.

Table 5-4 – Homes for Rent

Address	Description	Monthly Rent	Area	Rent Per SF	Built
307 Seneca Falls Drive, Apollo Beach, FL	3 Bdrm, 2 Bath	\$1,050	1,262 SF	\$.92/SF	2006
220 Lookout Drive, Apollo Beach, FL	3 Bdrm, 2 Bath	\$1,100	1,262 SF	\$.87/SF	1995
230 Lakeway Lane Apollo Beach, FL	3 Bdrm, 2 Bath	\$1,450	2,000 SF	\$.73/SF	2005

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 become necessary due to handicap needs.

Commercial Overview

Currently there is no need for commercial, industrial, office, or storefront space. The following is a list of available commercial space for sale or lease within the area if the necessity arises.

Table 5-5 – Available Commercial Space for Sale

Address	Type of Bldg	Size	Price	Price Per SF
5301 US 41 Apollo Beach, FL	Retail	5,194 SF	\$1,829,000	\$346.55/SF
905 Apollo Beach Blvd. Apollo Beach, FL	Office	1,440 SF	\$330,000	\$229.16/SF
450 Apollo Beach Blvd. Apollo Beach, FL	Office	3,888 SF	\$669,800	\$172.27/SF
13025 US 301 Apollo Beach, FL	Retail/Service Gas Station	1,350 sf	\$1,100,000	\$814.81/SF
8829 US Highway 19 Port Richey, FL	Strip Center	7,172 sf	\$1,770,000	\$246.79/SF

Table 5-6 – Available Commercial Space for Lease

Address	Type of Bldg	Space Available	Rental
217-243 Apollo Beach Blvd. Apollo Beach, FL	Retail	1,014 SF – 3,480 SF	\$15 -\$17/SF/yr.
13145 Kings Lake Drive Apollo Beach, FL	Office	963 SF	\$18/SF/yr.
450 Apollo Beach Blvd. Apollo Beach, FL	Warehouse	122,339 SF	\$3.50/SF/yr.

Samples consisted of properties that had some type of representation on the project. There are other listings for office space for sale and lease, for example. However, at present the only business that will be displaced is the plant nursery. In the event of a design change that might result in future displacements, there are adequate options for relocatees, as illustrated by the charts presented in this section.

Signs

As mentioned previously, on-premise signs and ODAs are handled during the appraisal and acquisition process. Property owners and/or sign owners will be compensated for the purchase or relocation of their signage.

Section 6 – COMMUNITY ECONOMIC & SOCIAL SERVICES

There are many resources in the area to relocate without discrimination. The following list highlights the services available within the area.

Bay Area Legal Services 813-232-1343 829 W. Martin Luther King Jr. Blvd., 2 nd Floor Tampa, FL 34603-3336	Legal Service
Tampa Housing Authority 813-253-0551 1529 W. Main St. Tampa, FL 33607	Housing Assistance
Hillsborough County Bar Association 813-221-7777 1610 N. Tampa Street Tampa, FL 33602	Consumer Assistance
AARP Senior Community Service Employment Program 727-552-1835 and 813-962-4600 330 5 th Street North St. Petersburg, FL 33701	Employment Services
State of Florida – Department of Elder Affairs 850-414-2000 4040 Esplanade Way Tallahassee, FL 32399-7000	Employment Services
State of Florida – Division of Vocational Rehabilitation Services 727-816-1714 Ext. 165 4440 Grand Blvd New Port Richey Unit 16B New Port Richey, FL 34652	Employment Services
State of Florida – Department of Children and Families 813-558-5500 SunCoast Region 9393 North Florida Avenue Tampa, FL 33612-7907	Financial Assistance
Salvation Army 813-226-0055 1603 N. Florida Ave. Tampa, FL 33602	Financial Assistance
Abilities, Inc. of Florida 813-673-4600 4221 N. Himes Avenue Tampa, FL 33607	Handicapped Services
Center For Independence, Inc. 727.861.5600 13910 Fivay Road Suite 8 Hudson, FL 34667-7130	Handicapped Services

Deaf and Hearing Connection for Tampa Bay. 727-399-9983 7545 83 rd St. North Seminole, FL 33777	Handicapped Services
Tampa Lighthouse for the Blind 813-251-2407 1106 Platt Street Tampa, FL 33606	Handicapped Services
Homeless Coalition of Hillsborough County 813-223-6115 2105 Nebraska Ave. Tampa, FL 33602	Housing Assistance
Family Life Resources 813-989-1900 5802 E. Fowler Ave. #D Tampa, FL 33617	Economic & Debt Counseling
CARES – Community Aging and Retirement Services, Inc. 727-862-291 7505 Rottingham Road Port Richey, FL 34668	Healthcare Services
Lifepath Hospice 727-848-7160 3010 W. Azeele St. Tampa, FL 33609	Healthcare Services
Tampa Bay Economic Development Corporation 813.984.8105 7402 North 56 th Street Suite 425 Tampa, FL 33617	Business Assistance
Black Business Investment Corp. 813-274-7925 2105 Nebraska Avenue Tampa, FL 33602	Business Assistance
Tampa Bay Retirement Center 813-971-8072 11722 North 17 th Street Tampa, FL 33612	Senior Housing
United Way Tampa Bay 813-274-0900 5201 W. Kennedy Blvd., Ste. 600 Tampa Bay, FL 33609	Consumer Assistance
Hillsborough County – Veterans’ Affairs 813-975-2181 1101 E. 139th Ave. Tampa, FL 33613	Veterans Assistance
Tampa SCORE Service Corps of Retired Executives 813-998-1435 7402 N. 56 th St. Tampa, FL 33617	Employment Services

Connections 727-849-4724 5841 Main Street New Port Richey, FL 34652	Employment Services
Goodwill Industries – Suncoast, Inc. 727-523-1512 10596 Gandy Blvd. St. Petersburg, FL 33702	Employment Services
Resource Center for Women 727-586-1110 1301 Seminole Blvd. Suite 137 Largo, FL 33770-8113	Employment Services
Catholic Charities, Diocese of St. Petersburg, Inc. 727-893-1313 1213 16 th Street North St. Petersburg, FL 33705	Financial Assistance
Consumer Credit Counseling Service 800-741-7040 5421 Beaumont Ctr. Blvd. Tampa, FL 33634	Financial Assistance
South Shore Regional Library 813-273-3652 5421 Beaumont Ctr. Blvd. Ruskin, FL 33573-4903	Information Services
Acts Homeless Shelter 813-631-9518 11710 N 17 th St. Tampa, FL 33617	Housing Assistance
Hillsborough County Medical Association Foundation, Inc. 813-253-0471 606 S. Blvd. 33606 Tampa FL, 33606	Information
Farm Workers Self-Help, Inc. 352-567-1432 37240 Calle de Milagros Dade City, FL 33523	Assistance
Greater Tampa Chamber of Commerce 813-228-7777 615 Channelside Drive, Suite 108 Tampa FL 33602	Business Assistance
Gulf Coast Community Care 727-816-1235 5744 Missouri Avenue New Port Richey, FL 34652	Housing Assistance

Section 7 – HAZARDOUS WASTE

No hazardous waste sites were observed while gathering the information for the Conceptual Stage Relocation Plan. The PD&E Study's Section 6.1.2 includes a *Limited Level I Hazardous Material and Contamination Investigation*, indicating there are 23 sites of potential environmental concern within the study limits. Ten (10) sites were ranked "low risk", eleven (11) sites were ranked "medium risk", and two (2) sites were ranked "high risk". Specific information may be reviewed in the separately prepared Level I in Table 6-1 within the PD&E Study.

Section 8 – ACQUISITION & RELOCATION ASSISTANCE PROGRAM

In order to minimize the unavoidable effects of the right-of-way acquisition and displacement of people and businesses, the Florida Department of Transportation (FDOT) will implement a Right-of-Way Acquisition and Relocation Assistance Program in accordance with Florida Statutes, Chapter 339.09 (2), the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646) and the established guidelines, by which these programs are administered.

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.

At least one Relocation Specialist is assigned to each highway project to carry out the Relocation Assistance and Payments Program. A Relocation Specialist will contact each person to be relocated to determine individual needs and 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.

Financial assistance is available to the eligible owner-occupant to (a) make up the difference, if any, between the amounts paid for the acquired dwelling and the cost of an available dwelling on the private market, (b) provide reimbursement of expenses such as legal fees and other closing costs incurred by buying a replacement dwelling or selling the acquired property to the FDOT; and (c) make payment for an increased interest cost resulting from having to get another mortgage at a higher interest rate. Replacement housing payments are limited to \$22,500.

A displaced tenant may be eligible to receive a supplement, not to exceed \$5,250, to rent a replacement dwelling (or room) or use as a down payment to purchase a replacement dwelling. The \$5,250 amount includes closing costs on the replacement dwelling.

Displaced businesses, farms and nonprofit organizations may be eligible to receive reimbursement for the actual reasonable expenses of moving personal property to a replacement site. A fixed payment in lieu of moving expenses is also available to a displaced business. This payment is based on the annual earnings of the operation and cannot exceed \$20,000 nor be less than \$1,000. Businesses may be eligible for reimbursement for expenses actually incurred in reestablishing the business. The maximum amount that may be reimbursed under this provision is \$10,000.

A business or farm operation is entitled to reimbursement for actual expenses, not to exceed \$2,500, and is determined to be reasonable. The expenses are incurred in searching for a replacement location include: transportation; meals and lodging away from home; time spent searching, based on reasonable salary or earnings; fees paid to a real estate agent or broker to locate a replacement site, exclusive of any fees or commissions related to the purchase of such sites; time spent in obtaining permits and attending zoning hearings; time spent negotiation the purchase or lease of a replacement site based on a reasonable salary or earnings.

An 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, provided that he meets the eligibility requirements for an initial or subsequent occupant and the property is subsequently acquired by the FDOT.

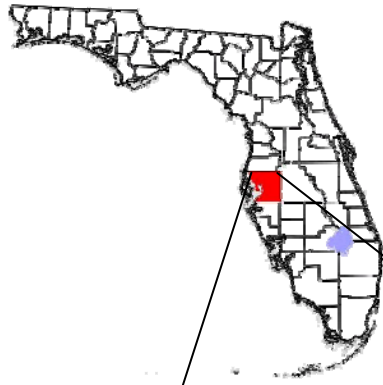
No persons lawfully occupying real property will be required to move without at least 90 day's notice.

Section 9 – RESOURCES & ASSURANCES

Relocation impacts for the project are minimal. Market research indicates there are sufficient replacement sites for the nursery and/or any other improved properties that might be displacement sites in the future. Currently, there are no minority families being displaced and there are no handicapped family members requiring special accommodations. If any are encountered, additional benefits for modifications to replacement dwellings to accommodate handicapped individuals will be made available.

APPENDIX A

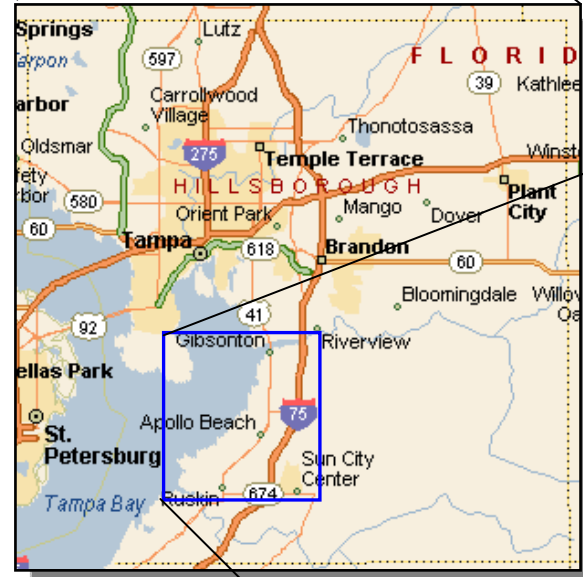
Preliminary Conceptual Design Plans



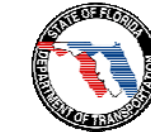
Preliminary Conceptual Design Plans

US 41 (SR 45) PD&E STUDY From 12th Street to Kracker Avenue

WPI Segment Number 421140-8



**Recommended
Build Alternative**



Prepared For:
The Florida Department of
Transportation District Seven Modal
Planning and Development Section

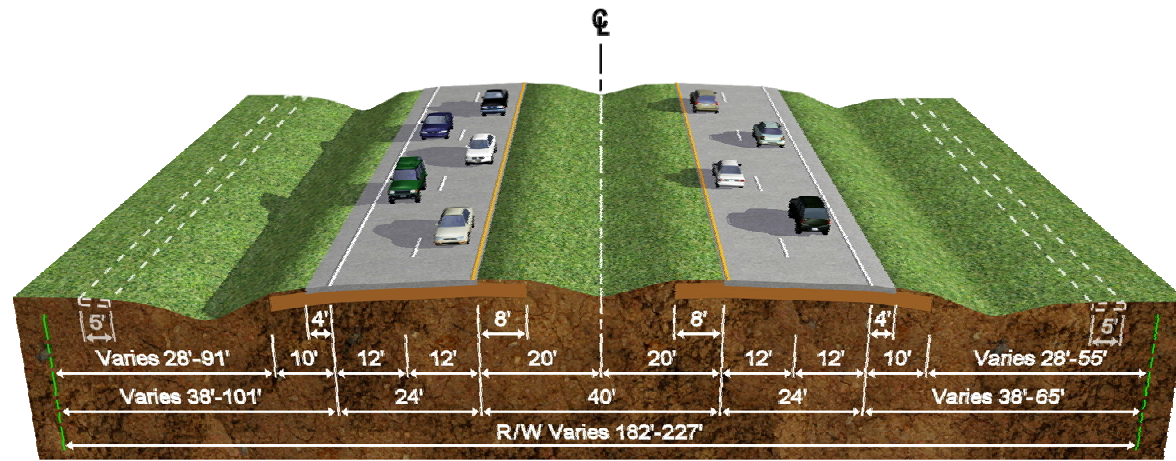
By:



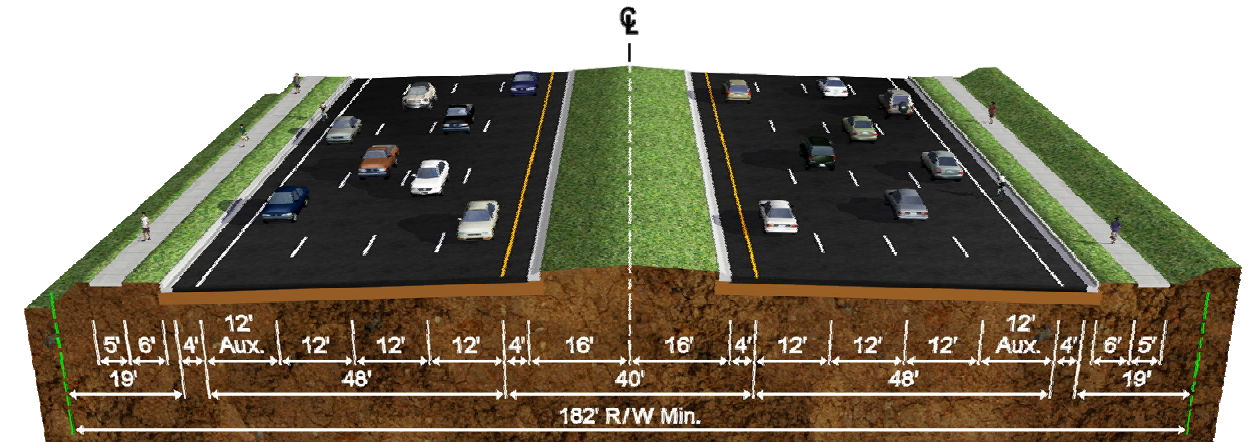
American
Consulting Engineers of Florida, LLC

Rev. July 30, 2009

US 41 Existing Typical Section



Existing 5-ft sidewalks are intermittent



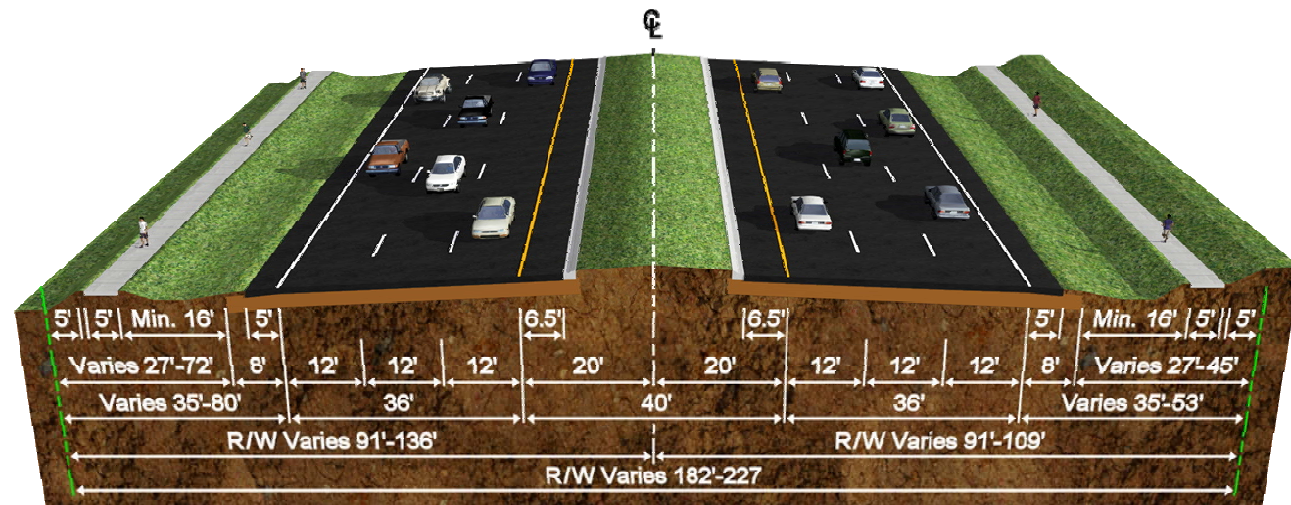
6-Lane Urban with Auxiliary Lanes*

Design Speed = 45 MPH

*This typical section applies to two segments:

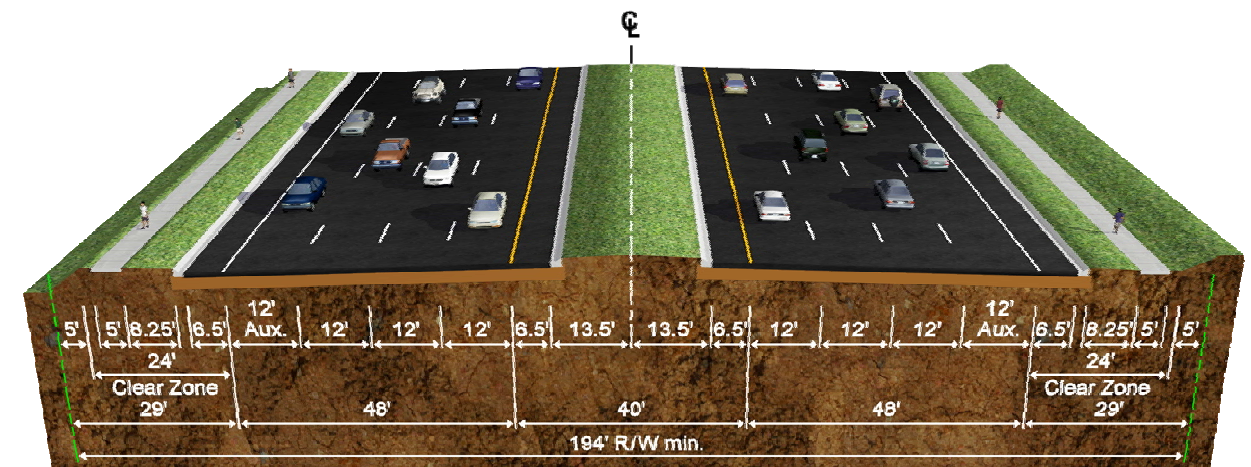
1. From Flamingo Drive to approximately 1000 ft north of Apollo Beach Blvd
2. Approximately 1000 ft south of Big Bend Road to Big Bend Road

Suburban Typical Section



6-Lane Suburban

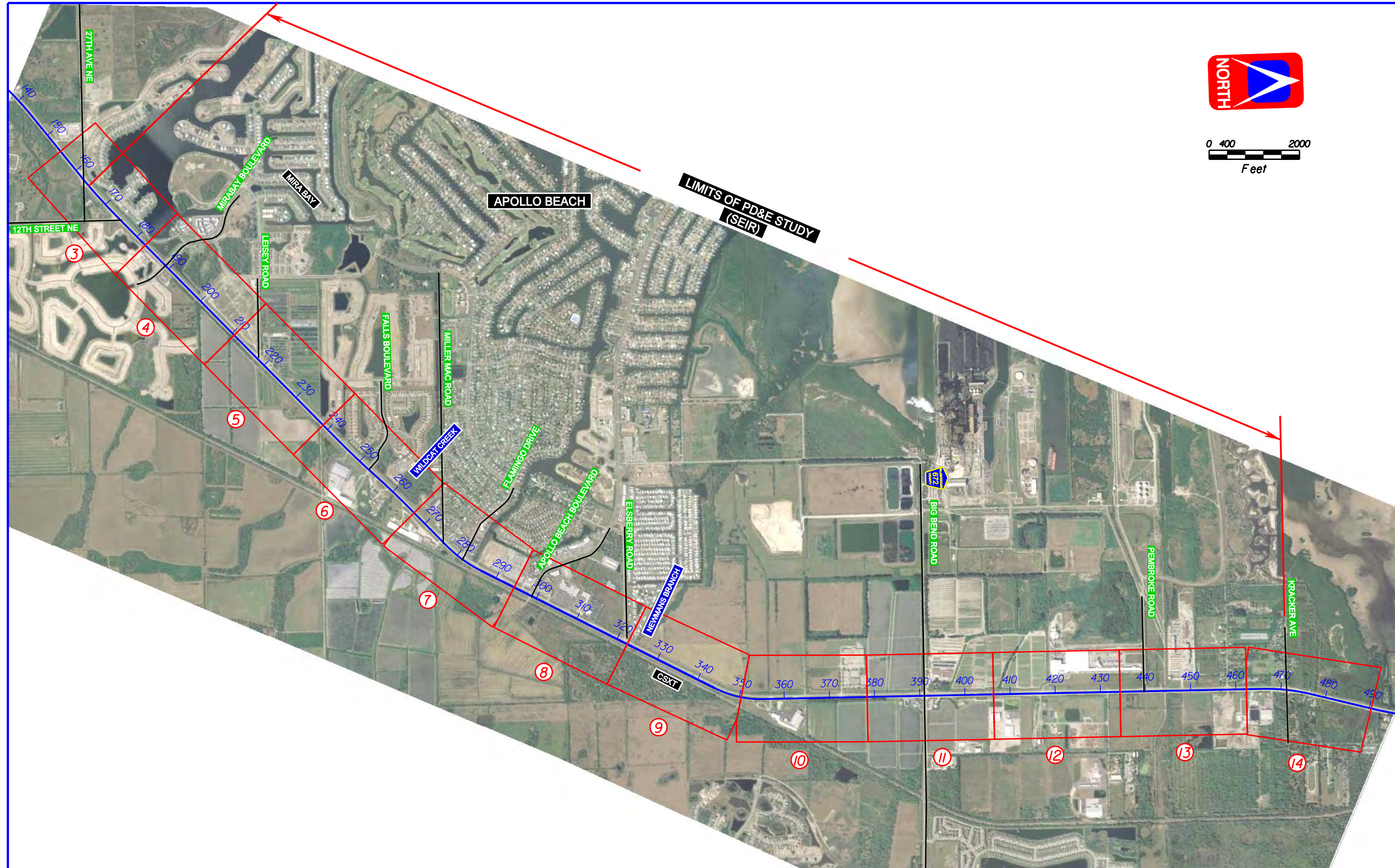
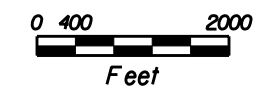
Design Speed = 50 MPH



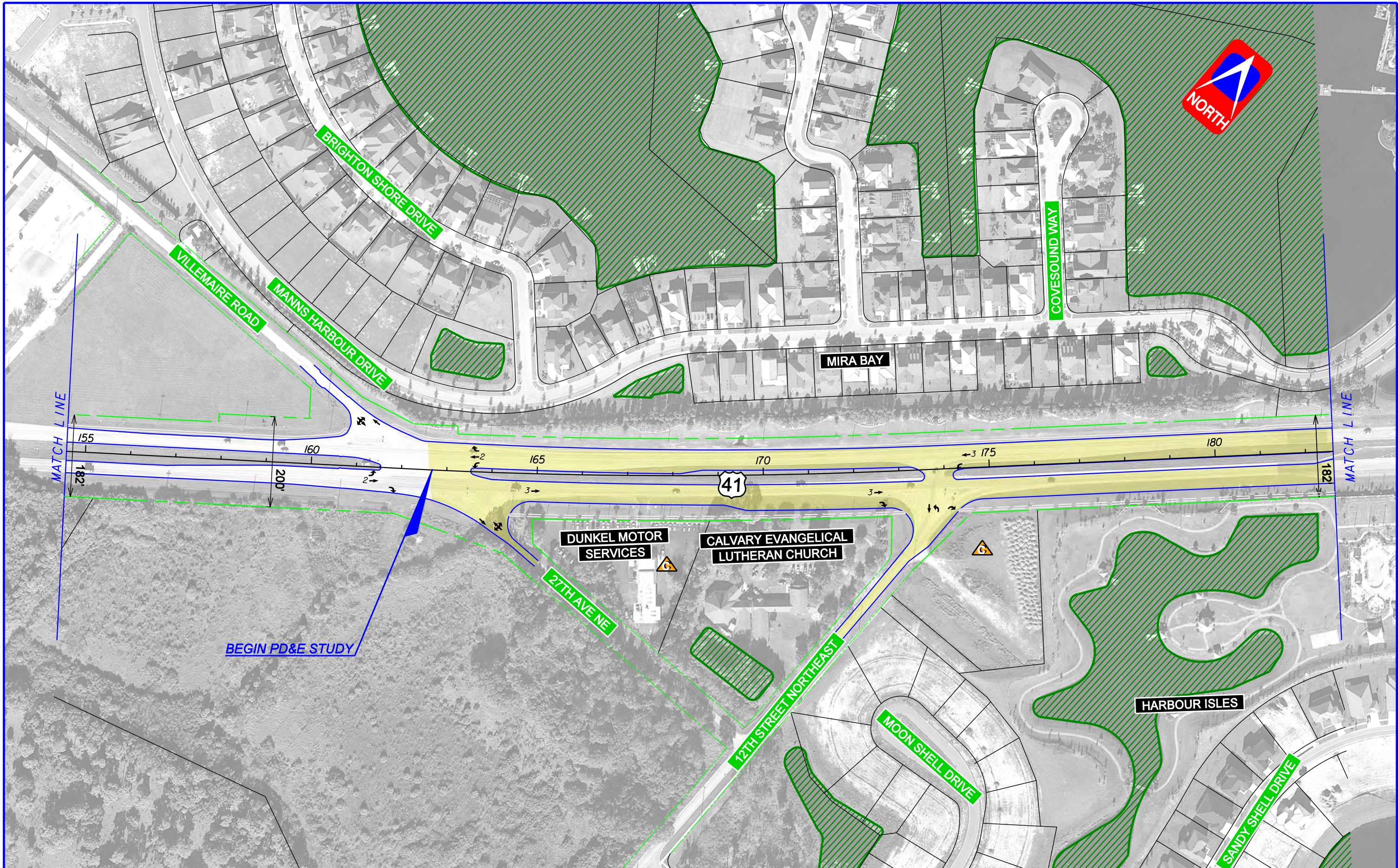
6-Lane High-Speed Urban with Auxiliary Lanes**

Design Speed = 50 MPH

**This typical section applies to US 41 from Big Bend Road to Pembroke Road, which is part of a Strategic Intermodal System (SIS) connector route which connects the Port of Tampa to I-75.

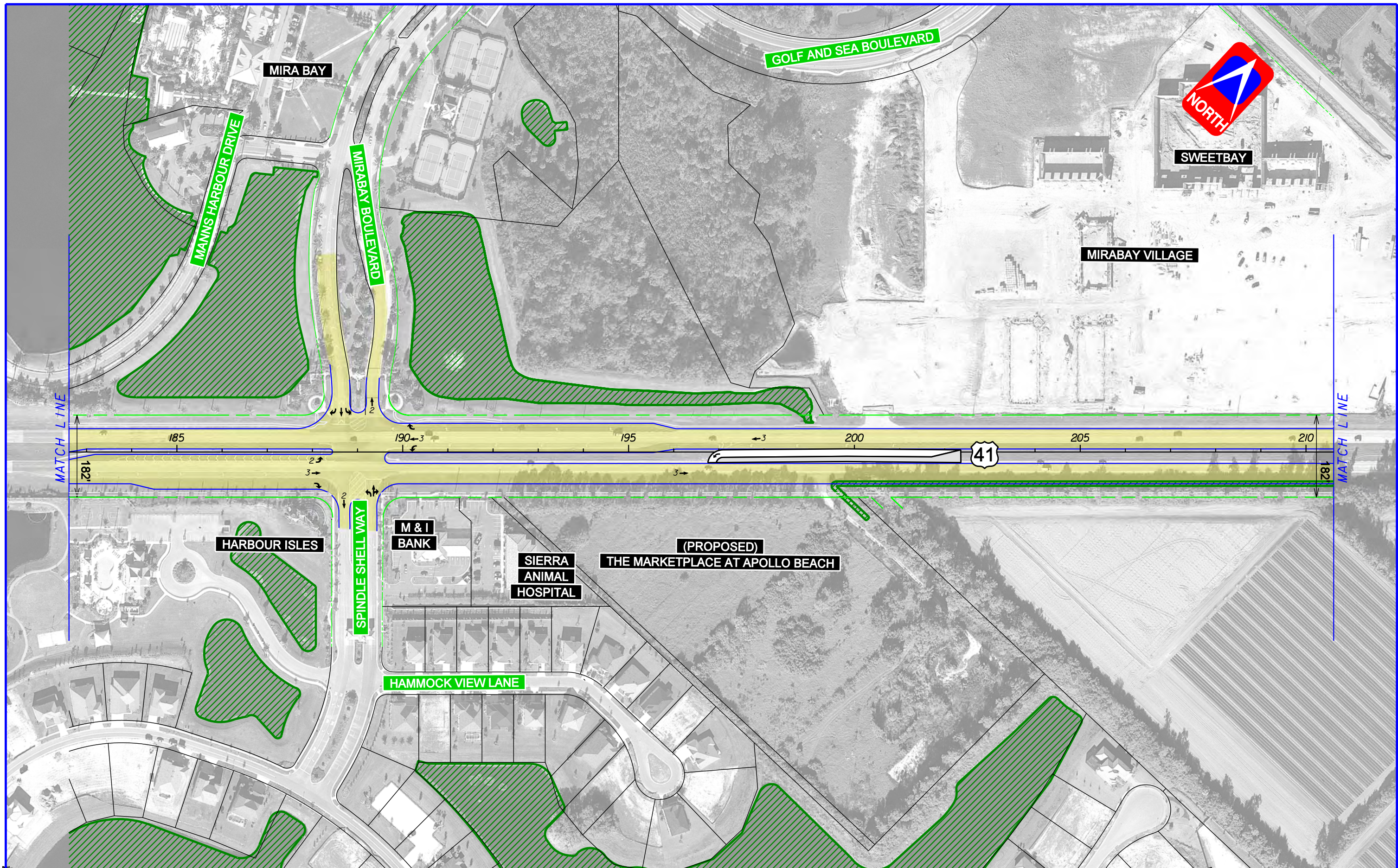


REVISIONS		REVISIONS		 American Consulting Engineers of Florida, LLC 2818 Cypress Ridge Blvd., Suite 200 Wesley Chapel, Florida 33544 Phone: (813) 435-2800 Fax: (813) 435-2801 Certificate of Authorization No. 9302 Jeffrey S. Novotny, P.E. No. 51083	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SHEET LAYOUT SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID	
					US 41	HILLSBOROUGH	421140-8-22-01	

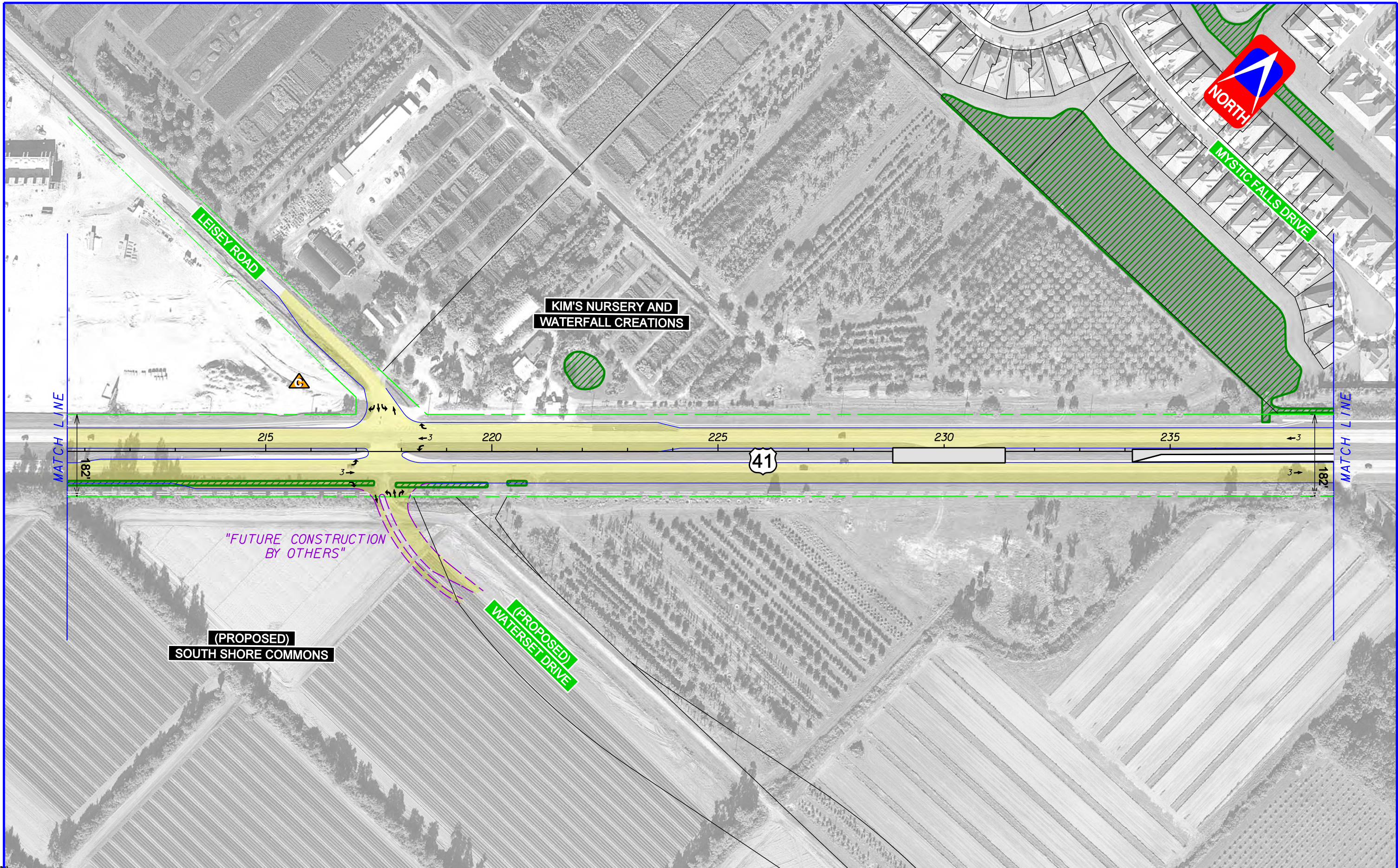


BEGIN PD&E STUDY

LEGEND	WETLAND OR OTHER SURFACE WATERS BOUNDARY	CLOSE MEDIAN OPENING	FUTURE ROAD CONSTRUCTED BY OTHERS	 DATE OF AERIAL: OCTOBER, 2008	 American Consulting Engineers of Florida, LLC 2818 Cypress Ridge Blvd., Suite 200 Wesley Chapel, Florida 33544 Phone: (813) 435-2600 Fax: (813) 435-2601 Certificate of Authorization No. 9302 Jeffrey S. Novotny, P.E. No. 51083	US 41 (SR 45) PD&E STUDY CONCEPTUAL DESIGN FPID 421140-8-22-01	SHEET NO.
	POTENTIALLY CONTAMINATED SITE	POTENTIAL DIRECTIONAL MEDIAN OPENING	PROPOSED EDGE OF PAVEMENT				3
SIDEWALK CONSTRUCTED UNDER WPI # 413399-1	PROPOSED ROADWAY	PROPERTY LINES	EXISTING ROW				
PROPOSED SIDEWALK	NUMBER OF LANES	PROPOSED ROW TO BE ACQUIRED					



LEGEND	WETLAND OR OTHER SURFACE WATERS BOUNDARY	CLOSE MEDIAN OPENING	FUTURE ROAD CONSTRUCTED BY OTHERS	 DATE OF AERIAL: OCTOBER, 2008	 American Consulting Engineers of Florida, LLC 2818 Cypress Ridge Blvd., Suite 200 Wesley Chapel, Florida 33544 Phone: (813) 435-2600 Fax: (813) 435-2601 Certificate of Authorization No. 9302 Jeffrey S. Novotny, P.E. No. 51083	US 41 (SR 45) PD&E STUDY CONCEPTUAL DESIGN FPID 421140-8-22-01	SHEET NO.
	POTENTIALLY CONTAMINATED SITE	POTENTIAL DIRECTIONAL MEDIAN OPENING	PROPOSED EDGE OF PAVEMENT				PROPERTY LINES
	SIDEWALK CONSTRUCTED UNDER WPI # 413399-1 PROPOSED SIDEWALK	PROPOSED ROADWAY	EXISTING ROW	PROPOSED ROW TO BE ACQUIRED			
	NUMBER OF LANES	NUMBER OF LANES					



LEGEND	WETLAND OR OTHER SURFACE WATERS BOUNDARY	CLOSE MEDIAN OPENING	FUTURE ROAD CONSTRUCTED BY OTHERS
	POTENTIALLY CONTAMINATED SITE	PROPOSED EDGE OF PAVEMENT	PROPERTY LINES
SIDEWALK CONSTRUCTED UNDER WPI # 413399-1	POTENTIAL DIRECTIONAL MEDIAN OPENING	PROPOSED ROADWAY	EXISTING ROW
PROPOSED SIDEWALK	NUMBER OF LANES	PROPOSED ROW TO BE ACQUIRED	

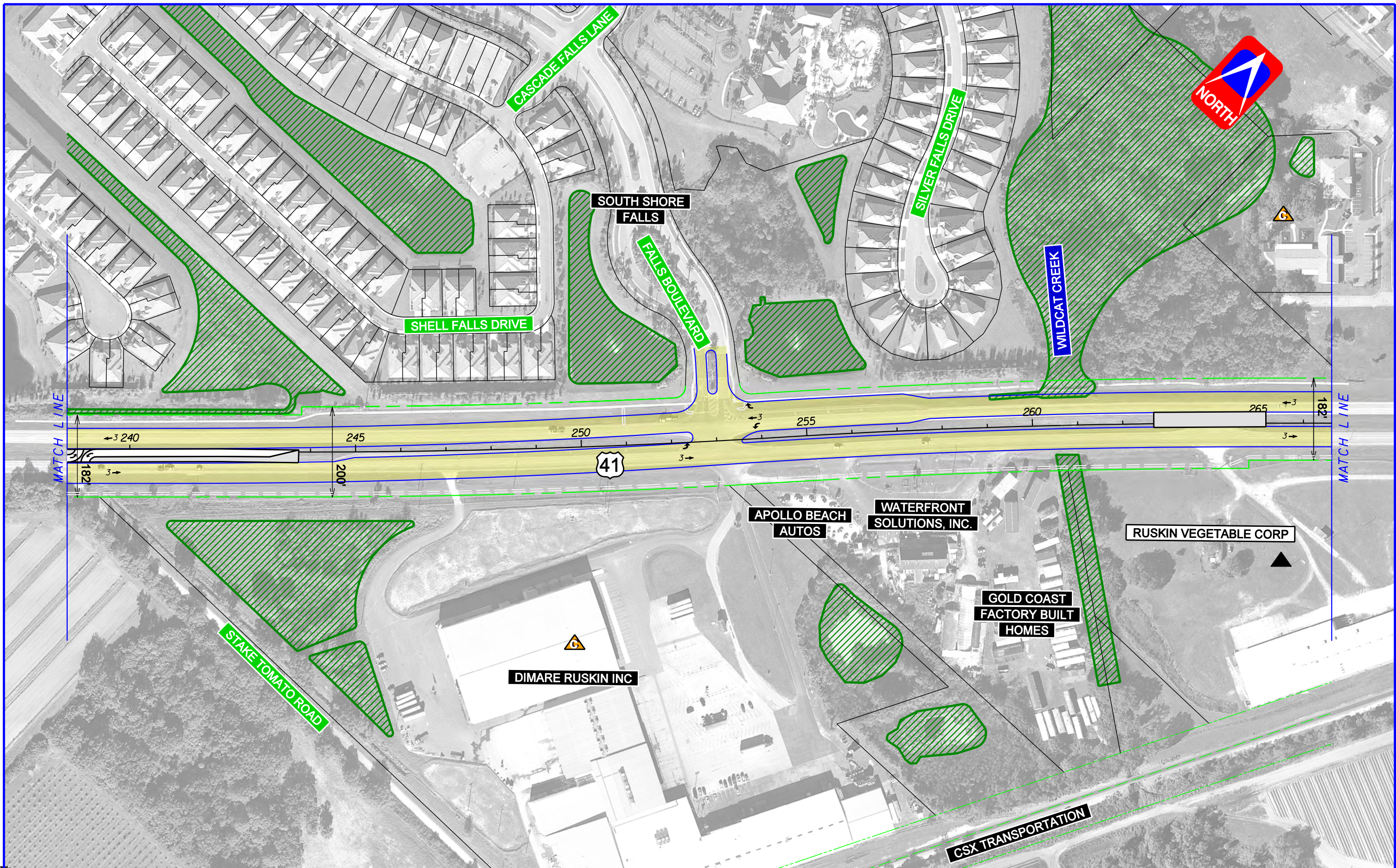
DATE OF AERIAL: OCTOBER, 2008

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Wesley Chapel, Florida 33544
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Certificate of Authorization No. 9302
Jeffrey S. Novotny, P.E. No. 51083

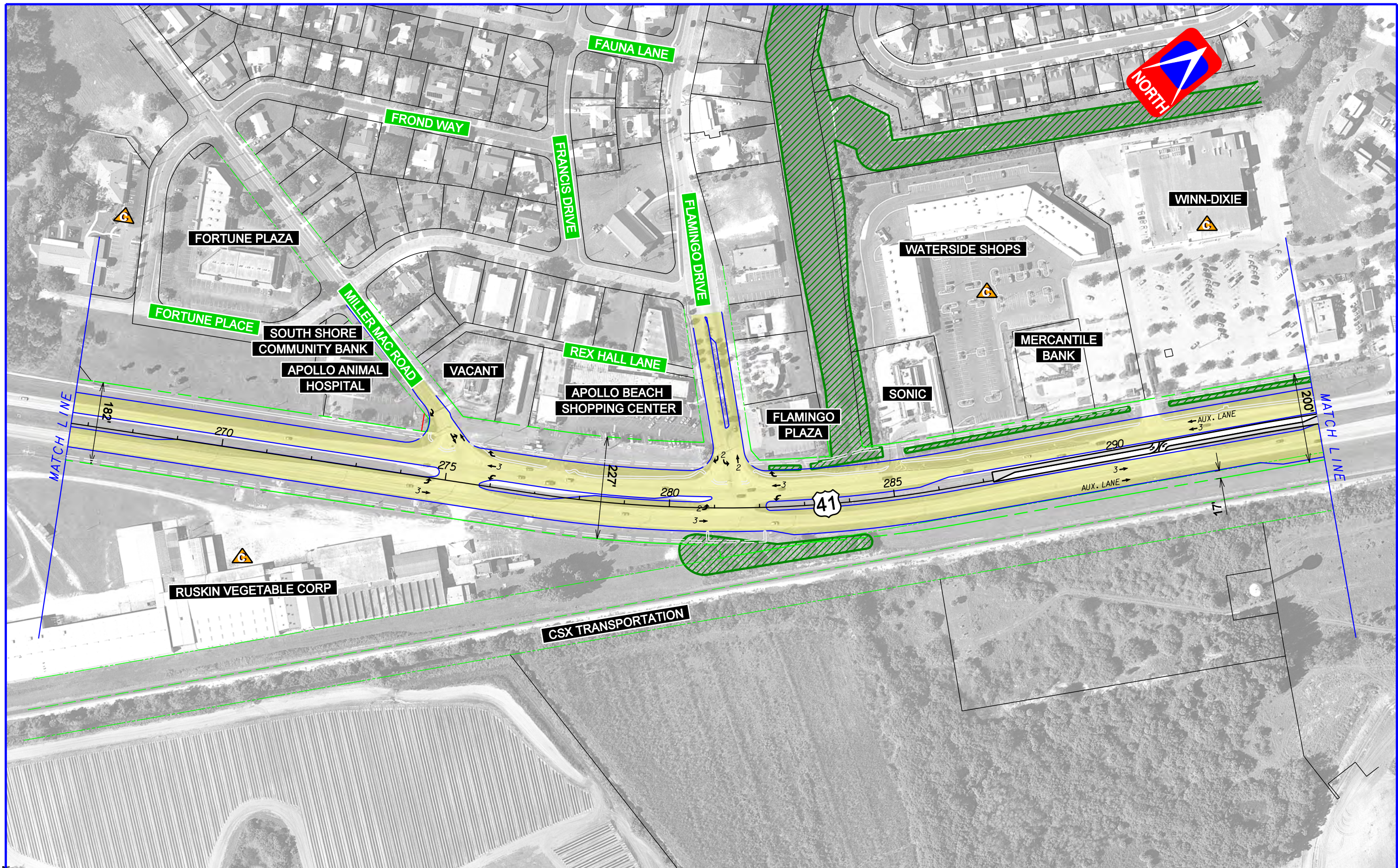
US 41 (SR 45) PD&E STUDY
CONCEPTUAL DESIGN

FPID 421140-8-22-01

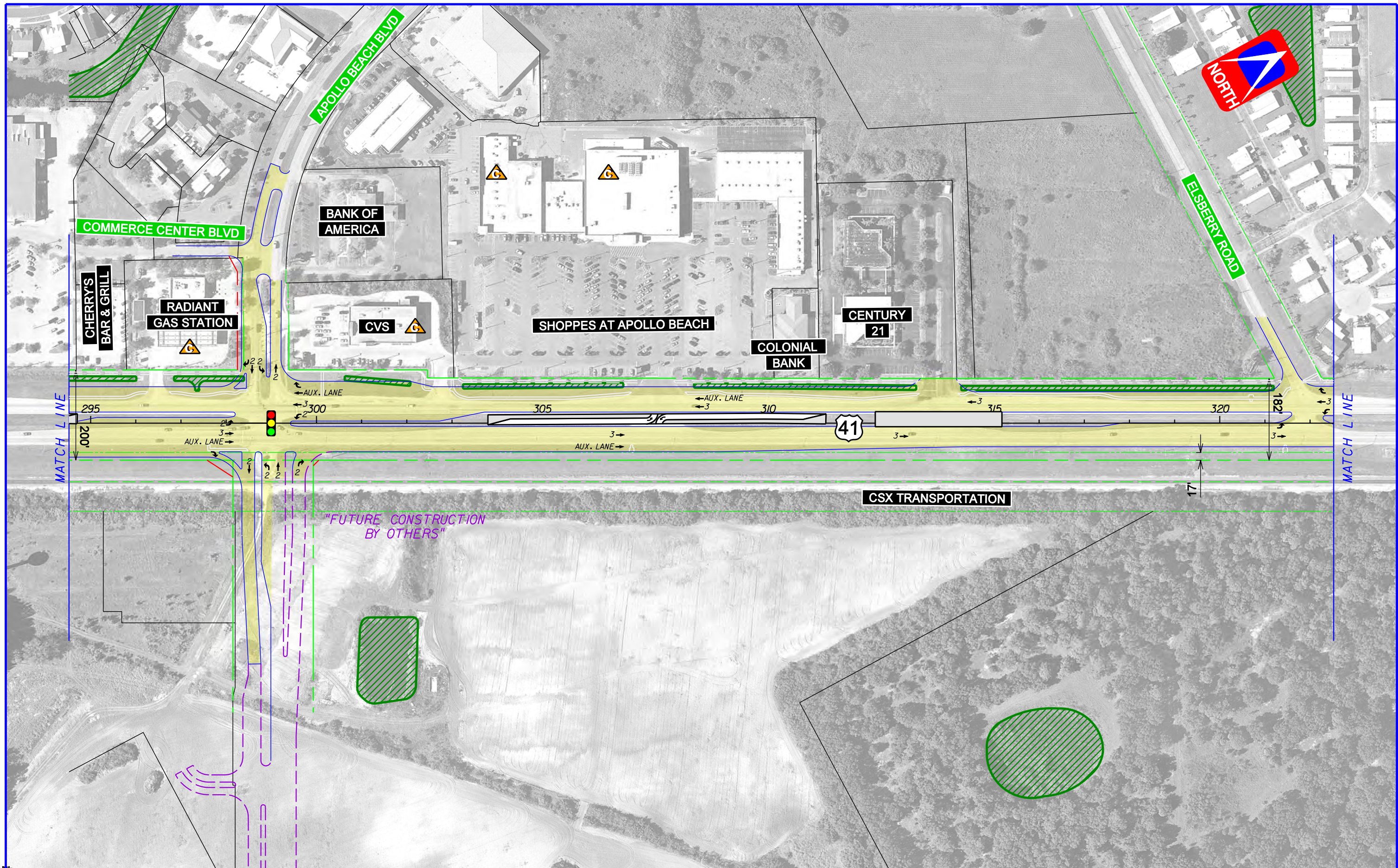
SHEET NO.
5



LEGEND	WETLAND OR OTHER SURFACE WATERS BOUNDARY	CLOSE MEDIAN OPENING	FUTURE ROAD CONSTRUCTED BY OTHERS	 DATE OF AERIAL: OCTOBER, 2008	 American Consulting Engineers of Florida, LLC 2818 Cypress Ridge Blvd., Suite 200 Wesley Chapel, Florida 33544 Phone: (813) 435-2600 Fax: (813) 435-2601 Certificate of Authorization No. 9302 Jeffrey S. Novotny, P.E. No. 51083	US 41 (SR 45) PD&E STUDY CONCEPTUAL DESIGN FPID 421140-8-22-01	SHEET NO.
	POTENTIALLY CONTAMINATED SITE	POTENTIAL DIRECTIONAL MEDIAN OPENING	PROPOSED EDGE OF PAVEMENT				PROPERTY LINES
SIDEWALK CONSTRUCTED UNDER WPI # 413399-1	PROPOSED ROADWAY	EXISTING ROW	PROPOSED ROW TO BE ACQUIRED				
PROPOSED SIDEWALK	NUMBER OF LANES						



LEGEND	WETLAND OR OTHER SURFACE WATERS BOUNDARY	CLOSE MEDIAN OPENING	FUTURE ROAD CONSTRUCTED BY OTHERS	 DATE OF AERIAL: OCTOBER, 2008	 American Consulting Engineers of Florida, LLC 2818 Cypress Ridge Blvd., Suite 200 Wesley Chapel, Florida 33544 Phone: (813) 435-2600 Fax: (813) 435-2601 Certificate of Authorization No. 9302 Jeffrey S. Novotny, P.E. No. 51083	US 41 (SR 45) PD&E STUDY CONCEPTUAL DESIGN FPID 421140-8-22-01	SHEET NO.
	POTENTIALLY CONTAMINATED SITE	POTENTIAL DIRECTIONAL MEDIAN OPENING	PROPOSED EDGE OF PAVEMENT				PROPOSED LINES
SIDEWALK CONSTRUCTED UNDER WPI # 413399-1 PROPOSED SIDEWALK	PROPOSED ROADWAY	EXISTING ROW	PROPOSED ROW TO BE ACQUIRED				
3 → NUMBER OF LANES							



LEGEND	WETLAND OR OTHER SURFACE WATERS BOUNDARY	CLOSE MEDIAN OPENING	FUTURE ROAD CONSTRUCTED BY OTHERS	 DATE OF AERIAL: OCTOBER, 2008	 American Consulting Engineers of Florida, LLC 2818 Cypress Ridge Blvd., Suite 200 Wesley Chapel, Florida 33544 Phone: (813) 435-2600 Fax: (813) 435-2601 Certificate of Authorization No. 9302 Jeffrey S. Novotny, P.E. No. 51083	US 41 (SR 45) PD&E STUDY CONCEPTUAL DESIGN FPID 421140-8-22-01	SHEET NO.
	POTENTIALLY CONTAMINATED SITE	POTENTIAL DIRECTIONAL MEDIAN OPENING	PROPOSED EDGE OF PAVEMENT				8
SIDEWALK CONSTRUCTED UNDER WPI # 413399-1	PROPOSED ROADWAY	PROPERTY LINES	EXISTING ROW				
PROPOSED SIDEWALK	NUMBER OF LANES	PROPOSED ROW TO BE ACQUIRED					



APOLLO BEACH HOLDINGS

NORTH SAINT GEORGE CIRCLE

NEWMANS BRANCH

MATCH LINE

MATCH LINE

41

CSX TRANSPORTATION

TECO

LEGEND	WETLAND OR OTHER SURFACE WATERS BOUNDARY	CLOSE MEDIAN OPENING	FUTURE ROAD CONSTRUCTED BY OTHERS	 DATE OF AERIAL: OCTOBER, 2008	 American Consulting Engineers of Florida, LLC 2818 Cypress Ridge Blvd., Suite 200 Wesley Chapel, Florida 33544 Phone: (813) 435-2600 Fax: (813) 435-2601 Certificate of Authorization No. 9302 Jeffrey S. Novotny, P.E. No. 51083	US 41 (SR 45) PD&E STUDY CONCEPTUAL DESIGN FPID 421140-8-22-01	SHEET NO. 9
	POTENTIALLY CONTAMINATED SITE	POTENTIAL DIRECTIONAL MEDIAN OPENING	PROPOSED EDGE OF PAVEMENT				
SIDEWALK CONSTRUCTED UNDER WPI # 413399-1	PROPOSED ROADWAY	EXISTING ROW	PROPOSED ROW TO BE ACQUIRED				
PROPOSED SIDEWALK	NUMBER OF LANES						



SUMMIT STAINLESS
STEEL

BRADCO SUPPLY
CORPORATION

TECO

PACIFIC TOMATO GROWERS

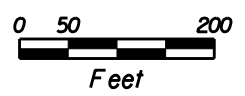
CSX TRANSPORTATION



MATCH LINE

MATCH LINE

LEGEND	WETLAND OR OTHER SURFACE WATERS BOUNDARY	CLOSE MEDIAN OPENING	FUTURE ROAD CONSTRUCTED BY OTHERS
	POTENTIALLY CONTAMINATED SITE	POTENTIAL DIRECTIONAL MEDIAN OPENING	PROPOSED EDGE OF PAVEMENT
	SIDEWALK CONSTRUCTED UNDER WPI # 413399-1	PROPOSED ROADWAY	PROPERTY LINES
	PROPOSED SIDEWALK	NUMBER OF LANES	EXISTING ROW
			PROPOSED ROW TO BE ACQUIRED



DATE OF AERIAL: OCTOBER, 2008

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**US 41 (SR 45) PD&E STUDY
CONCEPTUAL DESIGN**

FPID 421140-8-22-01

SHEET NO.

10



PROPOSED DEVELOPMENT

ELSBERRY NURSERY FARMS

APOLLO BEACH INVESTMENTS

BIG BEND ROAD

41

KEEP IT GREEN NURSERY

CHEVRON

7-11

EXPECTED RELOCATION

MATCH LINE

MATCH LINE

LEGEND	WETLAND OR OTHER SURFACE WATERS BOUNDARY	CLOSE MEDIAN OPENING	FUTURE ROAD CONSTRUCTED BY OTHERS	 DATE OF AERIAL: OCTOBER, 2008	 American Consulting Engineers of Florida, LLC 2818 Cypress Ridge Blvd., Suite 200 Wesley Chapel, Florida 33544 Phone: (813) 435-2600 Fax: (813) 435-2601 Certificate of Authorization No. 9302 Jeffrey S. Novotny, P.E. No. 51083	US 41 (SR 45) PD&E STUDY CONCEPTUAL DESIGN FPID 421140-8-22-01	SHEET NO. 11
	POTENTIALLY CONTAMINATED SITE	POTENTIAL DIRECTIONAL MEDIAN OPENING	PROPOSED EDGE OF PAVEMENT				
SIDEWALK CONSTRUCTED UNDER WPI # 413399-1	PROPOSED ROADWAY	EXISTING ROW	PROPOSED ROW TO BE ACQUIRED				
PROPOSED SIDEWALK	NUMBER OF LANES						

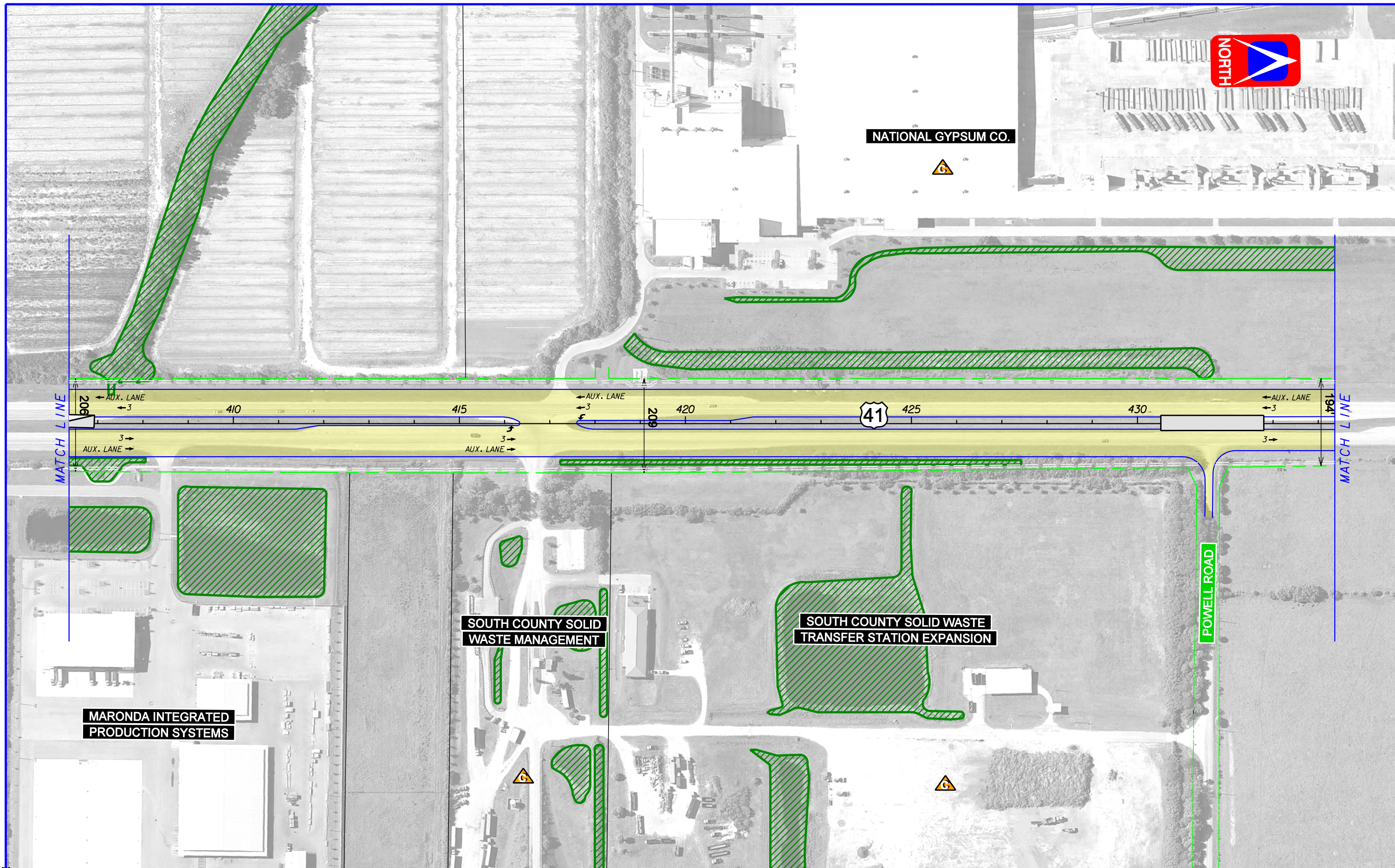


NATIONAL GYPSUM CO.

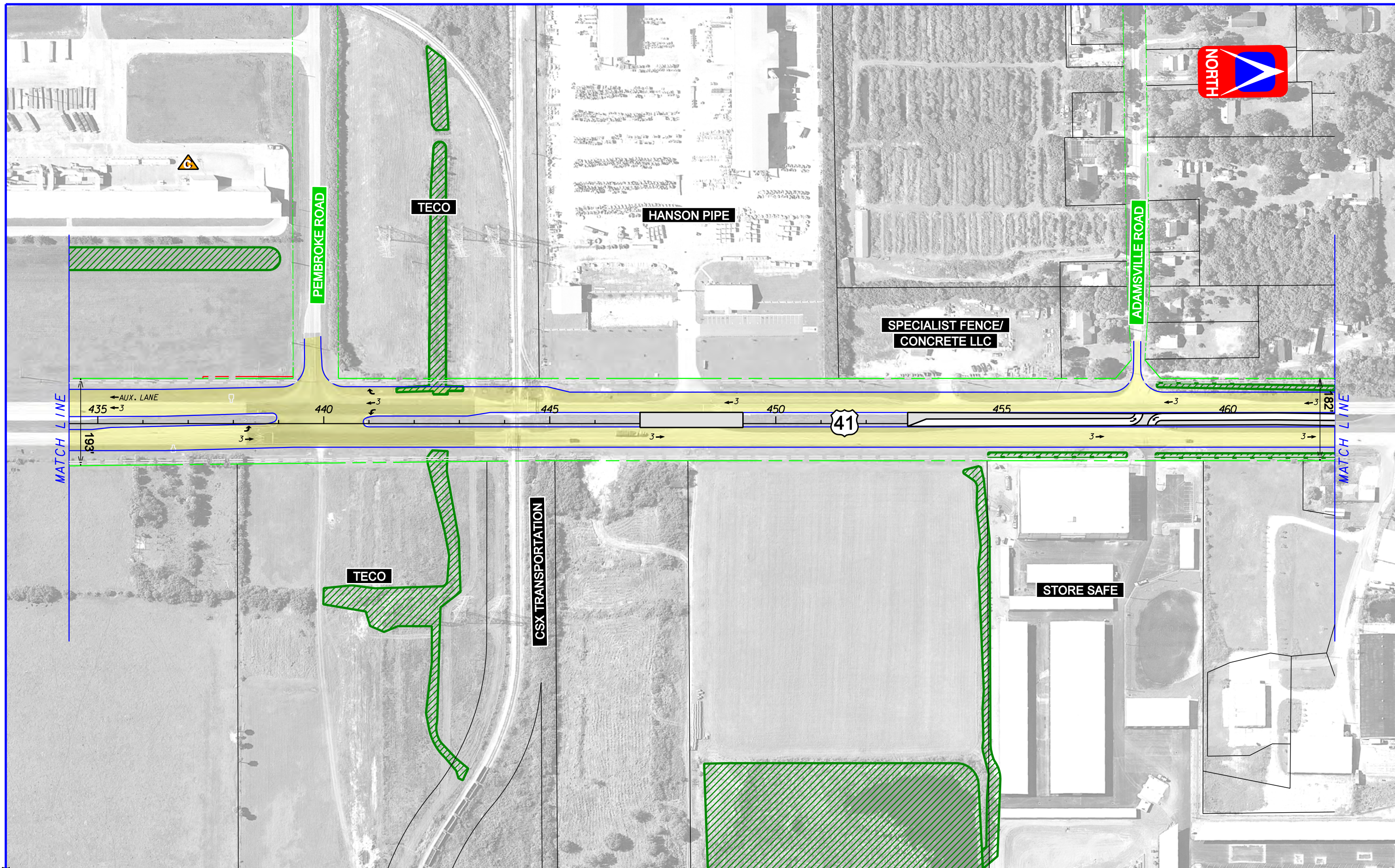


MATCH LINE

MATCH LINE



LEGEND	WETLAND OR OTHER SURFACE WATERS BOUNDARY	CLOSE MEDIAN OPENING	FUTURE ROAD CONSTRUCTED BY OTHERS	 DATE OF AERIAL: OCTOBER, 2008	 American Consulting Engineers of Florida, LLC 2818 Cypress Ridge Blvd., Suite 200 Wesley Chapel, Florida 33544 Phone: (813) 435-2600 Fax: (813) 435-2601 Certificate of Authorization No. 9302 Jeffrey S. Novotny, P.E. No. 51083	US 41 (SR 45) PD&E STUDY CONCEPTUAL DESIGN FPID 421140-8-22-01	SHEET NO. 12
	POTENTIALLY CONTAMINATED SITE	POTENTIAL DIRECTIONAL MEDIAN OPENING	PROPOSED EDGE OF PAVEMENT				
SIDEWALK CONSTRUCTED UNDER WPI # 413399-1 PROPOSED SIDEWALK	PROPOSED ROADWAY	PROPOSED ROW TO BE ACQUIRED	EXISTING ROW				
NUMBER OF LANES							



LEGEND	WETLAND OR OTHER SURFACE WATERS BOUNDARY	CLOSE MEDIAN OPENING	FUTURE ROAD CONSTRUCTED BY OTHERS	 DATE OF AERIAL: OCTOBER, 2008	 American Consulting Engineers of Florida, LLC 2818 Cypress Ridge Blvd., Suite 200 Wesley Chapel, Florida 33544 Phone: (813) 435-2600 Fax: (813) 435-2601 Certificate of Authorization No. 9302 Jeffrey S. Novotny, P.E. No. 51083	US 41 (SR 45) PD&E STUDY CONCEPTUAL DESIGN FPID 421140-8-22-01	SHEET NO. 13
	POTENTIALLY CONTAMINATED SITE	POTENTIAL DIRECTIONAL MEDIAN OPENING	PROPOSED EDGE OF PAVEMENT				
SIDEWALK CONSTRUCTED UNDER WPI # 413399-1	PROPOSED ROADWAY	PROPOSED ROW TO BE ACQUIRED	EXISTING ROW				
PROPOSED SIDEWALK	NUMBER OF LANES						



END PD&E STUDY

KRACKER AVENUE

BANNER SUPPLY

MATCH LINE

MATCH LINE



LEGEND	WETLAND OR OTHER SURFACE WATERS BOUNDARY	CLOSE MEDIAN OPENING	FUTURE ROAD CONSTRUCTED BY OTHERS	 DATE OF AERIAL: OCTOBER, 2008	 American Consulting Engineers of Florida, LLC 2818 Cypress Ridge Blvd., Suite 200 Wesley Chapel, Florida 33544 Phone: (813) 435-2600 Fax: (813) 435-2601 Certificate of Authorization No. 9302 Jeffrey S. Novotny, P.E. No. 51083	US 41 (SR 45) PD&E STUDY CONCEPTUAL DESIGN FPID 421140-8-22-01	SHEET NO. 14
	POTENTIALLY CONTAMINATED SITE	POTENTIAL DIRECTIONAL MEDIAN OPENING	PROPOSED EDGE OF PAVEMENT				
SIDEWALK CONSTRUCTED UNDER WPI # 413399-1	PROPOSED ROADWAY	EXISTING ROW	PROPOSED ROW TO BE ACQUIRED				
PROPOSED SIDEWALK	NUMBER OF LANES						