

## CONCEPTUAL STAGE RELOCATION PLAN

Florida Department of Transportation  
District Seven

US 41 (SR 45) Project Development and Environment Study  
Limits of Project: From Kracker Avenue to south of SR 676 (Causeway Boulevard)  
Hillsborough County, Florida  
Work Program Item Segment Number: 430056-1  
ETDM Number: 5180  
Date: September 2025

The environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, conducted by the Florida Department of Transportation (FDOT) pursuant to 23 U.S.C. § 327 and a Memorandum of Understanding dated May 26, 2022, and executed by the Federal Highway Administration and FDOT.

Draft

# US 41 (SR 45)

## Project Development & Environment Study (PD&E)

From Kracker Avenue to south of Causeway Boulevard (SR 676)

## Conceptual Stage Relocation Plan

Work Program Item Segment No.: 430056-1

ETDM Project No. 5180

Hillsborough County, Florida

Prepared for:



Florida Department of Transportation  
District Seven

By:

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September 2025

Draft

Reviewer:

Susan Cooper - District Right-of-Way Administrator, Relocation

# Executive Summary

The Florida Department of Transportation District Seven (FDOT) is conducting a Project Development and Environment Study (PD&E), along US Highway 41/State Road 45 (US 41/SR 45), from Kracker Avenue to south of SR 676 (Causeway Blvd.), in Hillsborough County. The study focuses on widening this section of US 41/SR 45 from a 4-lane divided facility to a 6-lane divided facility and includes pedestrian and bicycle accommodations. The study also evaluates issues related to traffic operations, safety, access management, and freight movements. The proposed improvements will include the construction of stormwater management facilities (SMF) and floodplain compensation sites (FPC). A State Environmental Impact Report (SEIR) was prepared and approved by FDOT on January 12, 2017. FDOT is pursuing federal eligibility for this project since approval of the SEIR. This will result in updated and additional analyses, as well as the preparation of a Type 2 Categorical Exclusion (CE).

This *Conceptual Stage Relocation Plan* was prepared to evaluate the identified displacement impacts and relocation needs for the roadway widening along US 41/SR 45 from Kracker Avenue to south of Causeway Blvd. Recent field reviews and evaluations of these impacts show the need for potential relocations of both businesses and residences as part of the project. The CSRP documents anticipated relocations associated with implementing the Preferred Alternative. Study results appear to indicate eight (8) affected parcels with potential relocations. These relocations include one (1) single-family residential property, one (1) multi-unit residential business property, five (5) improved commercial properties containing six (6) businesses, and one (1) vacant commercial property containing one (1) mobile business. The eight (8) parcels combined contain three (3) potential residential displacees, seven (7) potential business displacees, and six (6) potential landlord businesses that may require relocations. One (1) potential residential displacee and one (1) potential business displacee involve owner-occupants. Two (2) of the residential relocations and six (6) of the business relocations involve tenants renting from a business landlord. Study results also indicate the potential for nine (9) personal property only relocations. None of the proposed business displacees are considered to be major employers, and none appear to present unusual conditions that might prevent their successful relocations. Sufficient comparable replacement sites are available or will be made available for residential and business displacees alike.

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APPENDIX A Concept Plans

## Acronyms

CE	Categorical Exclusion
COUNTY	Hillsborough County
CSERT	Contamination Screening Evaluation Technical Memorandum
CSRP	Conceptual Stage Relocation Plan
ETDM	Efficient Transportation Decision Making
FDOT	Florida Department of Transportation
FPC	Floodplain Compensation
MFH	Manufactured Home
MPH	Miles per Hour
PD&E	Project Development & Environment
ROW	Right-of-Way
SEIR	State Environmental Impact Report
SMF	Stormwater Management Facility
SFR	Single-Family Residence
SR	State Road
US 41	US Highway 41

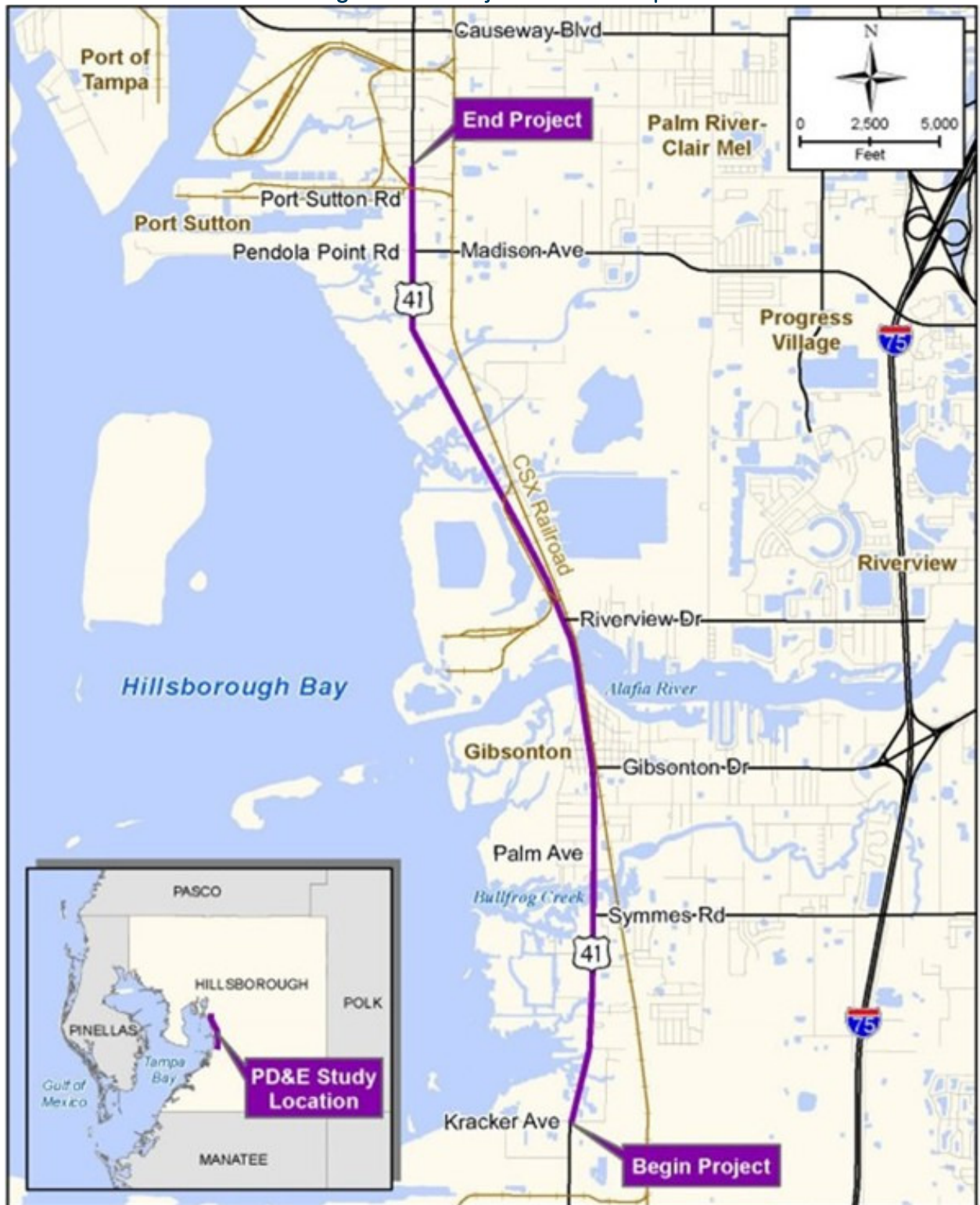
# Section 1 Introduction

## 1.1 Project Description

FDOT completed a PD&E study to evaluate the widening of approximately 7.0 miles of US 41/SR 45 from Kracker Avenue to south of Causeway Blvd., in the County (**Figure 1-1**). A SEIR was prepared and approved by FDOT on January 12, 2017. FDOT is pursuing federal eligibility for this project since approval of the SEIR. This will result in updated and additional analyses, as well as the preparation of a Type 2 Categorical Exclusion (CE).

This project consists of widening an existing four-lane divided rural and urban roadway, to a six-lane divided roadway. Bridges over Bullfrog Creek and the Alafia River will be replaced. Planned improvements include construction of SMF and FPC facilities, collectively referenced hereafter as pond sites, as well as various intersection improvements, in addition to multimodal facilities (trail, pedestrian, bicycle and transit accommodations). The approximate project length is 7.0 miles.

Figure 1-1 Project Location Map



## 1.2 Existing Facility and Proposed Improvements

### 1.2.1 Existing Facility

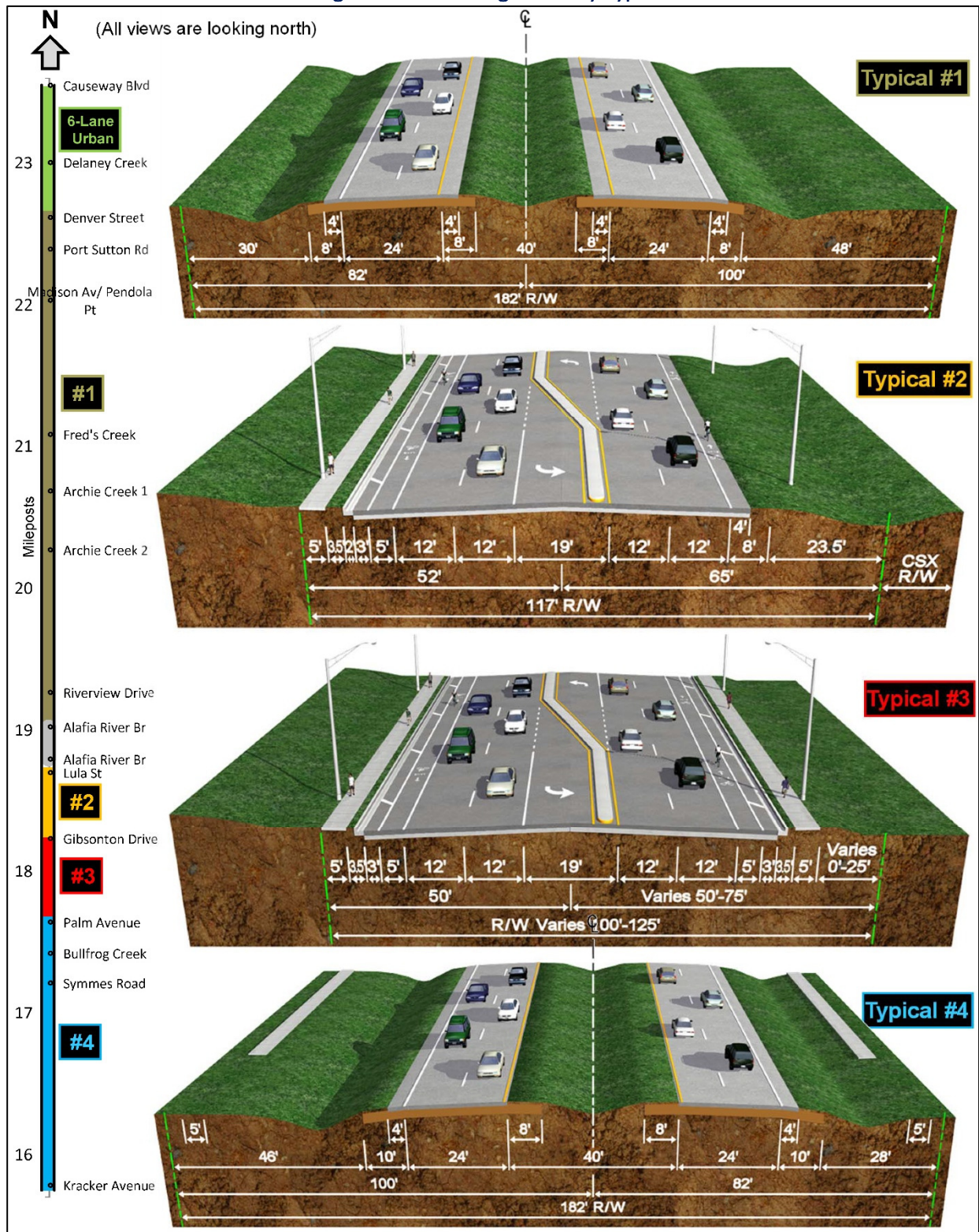
US 41/SR 45 currently has both four-lane divided rural and urban typical sections as shown in **Figure 1-2**. In addition, a 0.9 mile segment between Denver Street and Causeway Blvd., was previously widened to a six-lane urban section. Existing lane widths vary from 11 to 12 feet and median widths vary from 19 to 40 feet. All areas include 4-foot minimum wide paved shoulders. The posted speed limit is 50 miles per hour (mph) in the north Gibsonton area and 55 mph elsewhere. The existing right-of-way (ROW) width varies from 100 feet in north Gibsonton to 182 feet in the areas to the south and north. Existing bridge typical sections for US 41/SR 45 over Bullfrog Creek and the Alafia River are shown in **Figure 1-3**.

### 1.2.2 Proposed Improvements

The proposed improvements include widening US 41/SR 45 to six lanes as well as intersection improvements, construction of SMF and FPC facilities, and multimodal improvements. Proposed typical sections include urban typical sections between Palm Avenue and Lula Street within north Gibsonton (**Figure 1-4**) and suburban typical sections elsewhere (**Figure 1-5**). Additional ROW will be required in the north Gibsonton area for the Preferred Alternative. Replacement of the bridges at Bullfrog Creek and the Alafia River is also proposed. Proposed bridge typical sections are shown in **Figure 1-6**. Additional ROW will be required for off-site SMF and FPC sites. Ten (10) off-site SMF, three of which also encompass FPC are also proposed.



Figure 1-2 Existing Roadway Typical Sections



**Existing Bridges over the Alafia River (Looking North)**

SB NB

Bridge #100045 Bridge #100107

3.3' 2' 11.9' 11.9' 2.9' 2' 12.8' 12.8' 2' 3.4'

28.5' 29.6'

32.1' 39.1'

71.3 +/-

**Existing Bridges over Bullfrog Creek (Looking North)**

SB NB

Bridge #100044 Bridge #100106

3.6' 2' 11.8' 11.8' 2.6'

28.1'

36.5'

1.5' 11.25' 11.25' 1' 4'

24'

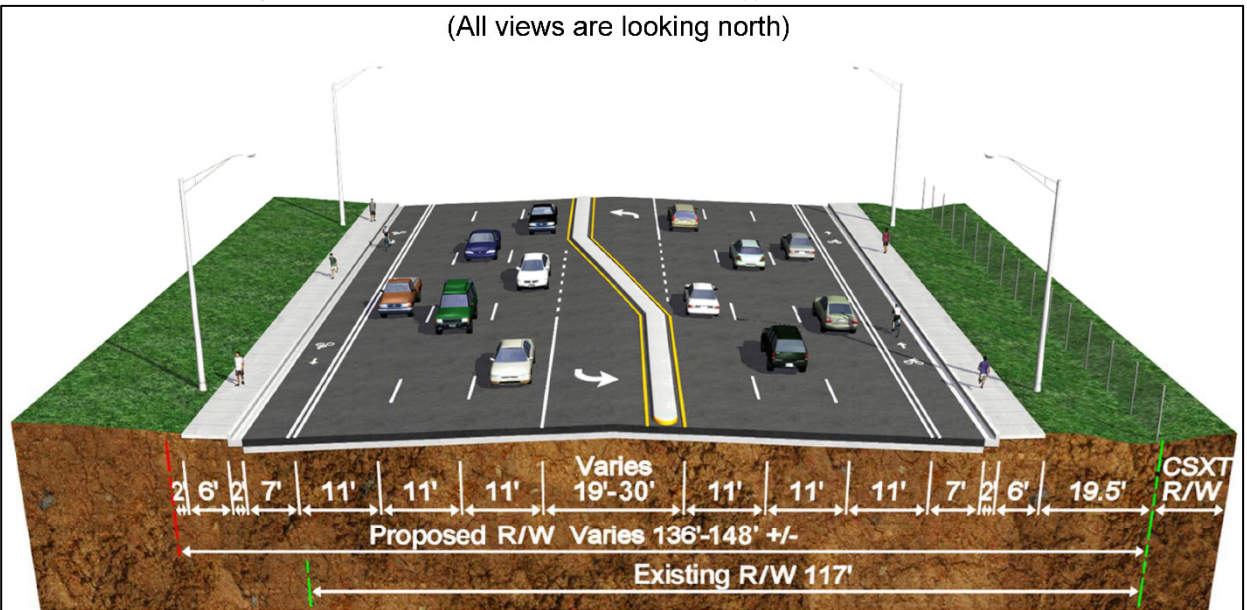
32.5'

40'



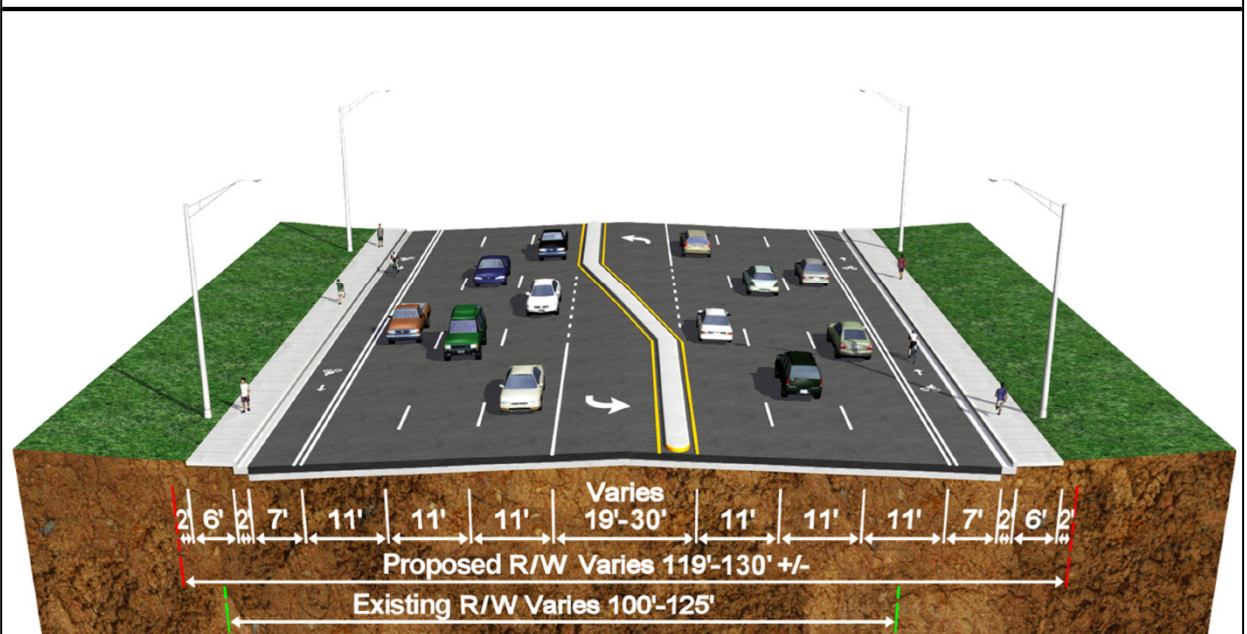
Figure 1-4 Preferred Alternative Urban Typical Sections

(All views are looking north)



**From Gibsonton Drive to Lula Street**

Design Speed = 45 mph

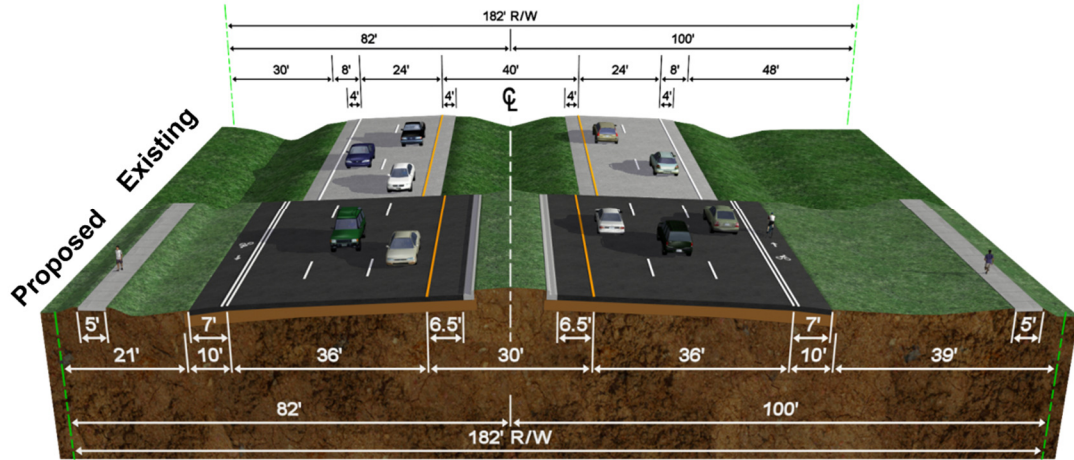


**From Palm Avenue to Gibsonton Drive**

Design Speed = 45 mph

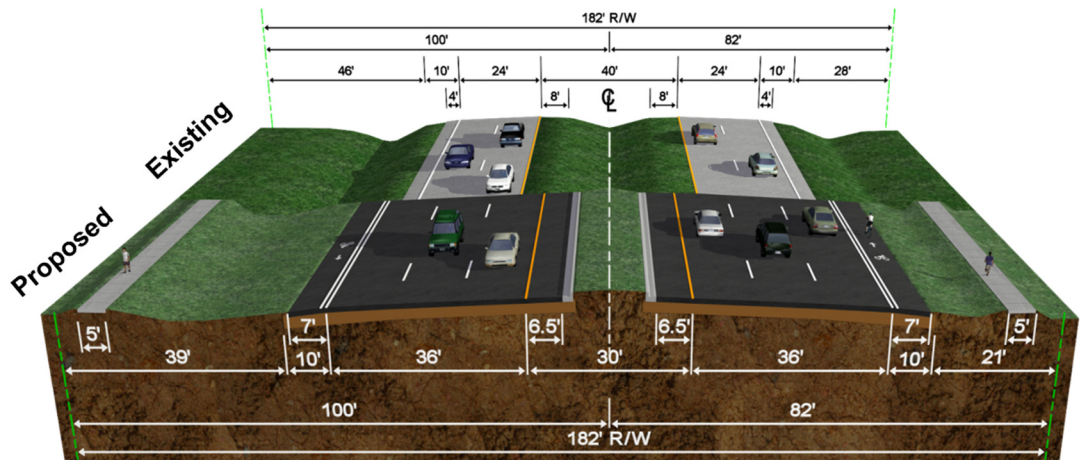
Figure 1-5 Preferred Alternative Suburban Typical Sections

### Suburban Alternatives Utilizing the Existing Pavement



- Provides 50 mph design speed (required for SIS Connector Segment north of Pendola Point)
- Design variation for border width required
- No additional ROW required

### Between Alafia River Bridge & Denver Street (Near the North End of the Project)



- Provides 50 mph design speed
- Design variation for border width required
- No additional ROW required

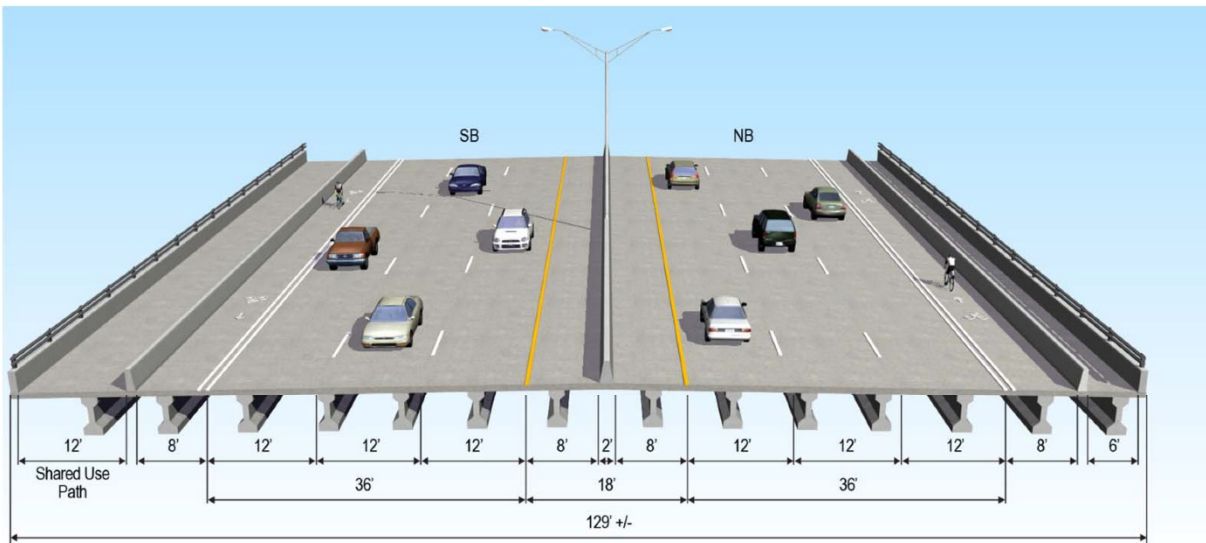
### Between Kracker Ave. & Palm Ave. (Near the South End of the Project)

(All views are looking north)



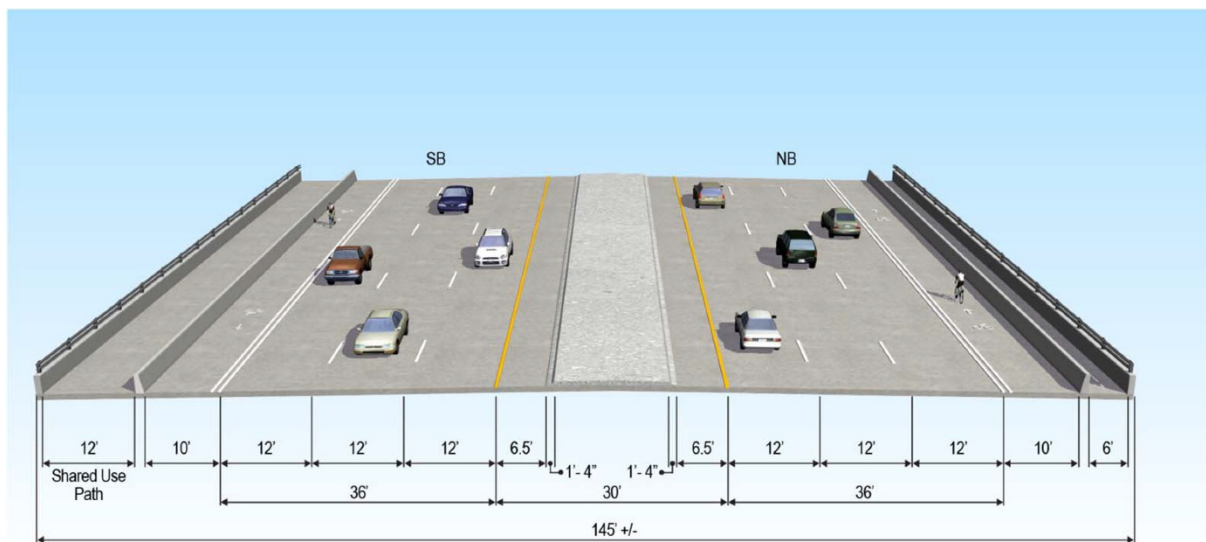
Figure 1-6 Preferred Alternative Bridge Typical Sections

(All views are looking north)



### Bridge at Alafia River

Design Speed = 50 mph



### Bridge at Bullfrog Creek

Design Speed = 50 mph

## 1.3 Report Purpose

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) as amended. The purpose of the CSRP is to evaluate the number and type of relocations resulting from the proposed project and to identify any socio-economic impacts to the surrounding neighborhoods that might occur as a result of implementing the Preferred Alternative. The acquisition and relocation program will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Relocation advisory services and resources are available to all residential and business displaced persons (displacees) without discrimination.

# Section 2 Relocation

## 2.1 Relocation Overview

The CSRP has documented the anticipated relocations associated with implementing the Preferred Alternative.

This alternative affects 13 parcels with potential relocation eligibility:

1 parcel contains an owner-occupied single-family home, qualifying for residential relocation.

12 parcels are occupied by businesses, with the following breakdown:

Parcel 26 (a motel) includes:

1 residential unit (tenant eligible for residential relocation)

1 office unit (eligible for Personal Property Only (PPO) assistance)

7 parcels qualify for PPO assistance only.

4 parcels qualify for full business relocation:

Parcel 14 has both a landlord and a tenant, each eligible.

Resulting in 16 relocation eligibilit ies.

None of the proposed business displacees are considered to be major employers and do not appear to present any unusual relocation issues. Sufficient comparable replacement sites are available or will be made available for residential and business displacees alike.

**Table 2-1** below represents a summary of the anticipated relocations for the Preferred Alternative. The potential residential displacees, and potential business displacees are identified and detailed in **Section 4, Table 4-1**, and **Section 5, Table 5-1**, respectively.

**Table 2-1 Summary of Anticipated Relocations**

Residential Owner Relocations	Residential Tenant Relocations	Business Owner Relocations	Business Tenant Relocations	Business Landlord Relocations	Personal Property Only Relocations	Total Relocations
1	1	6	1	0	7	16

Source: Field Inspection

This alternative affects 13 parcels with potential relocation eligibility:

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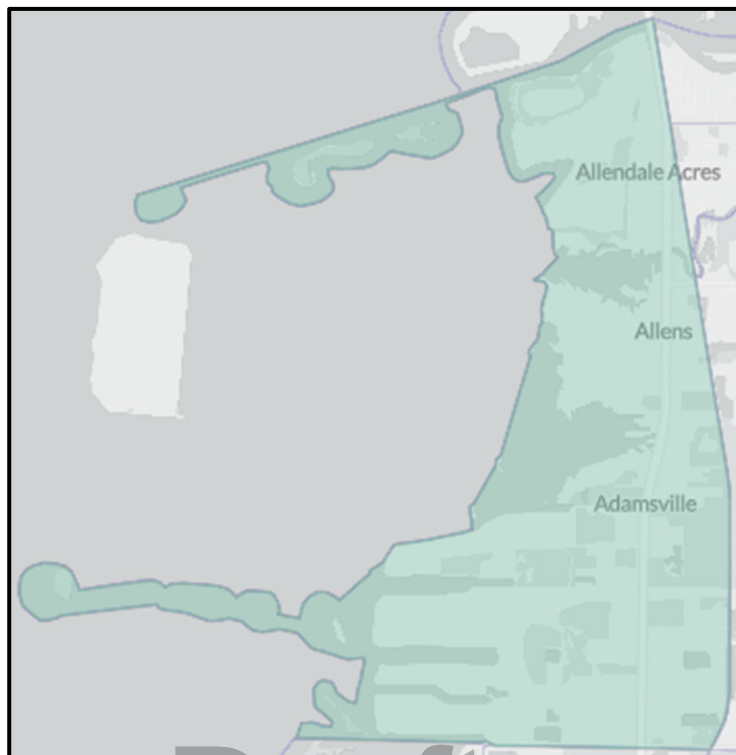
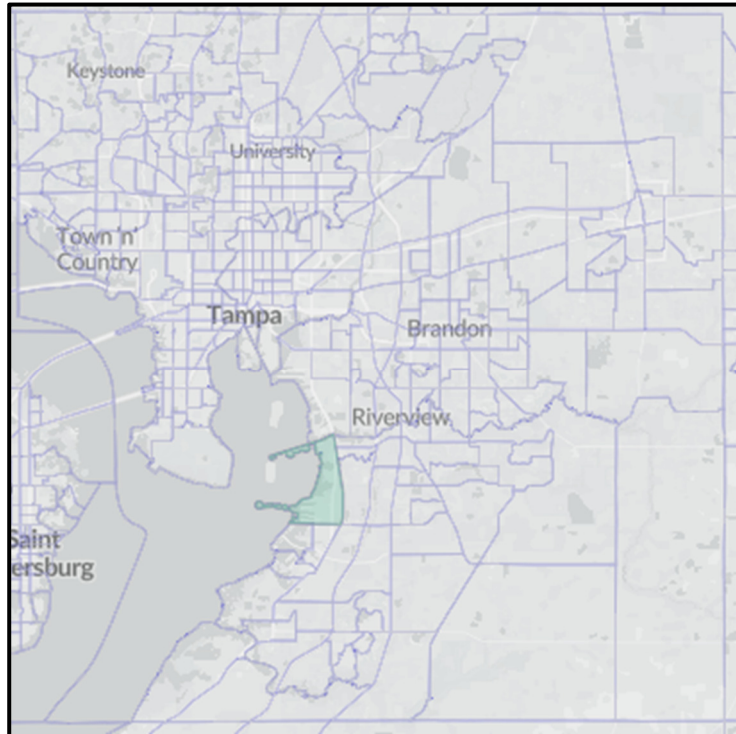
Relocation benefits are to be provided in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended (as described in Chapter 14.0), and appear to be adequate.

# Section 3 Study Area

## 3.1 Study Area Characteristics

US Census Bureau research data obtained from the 2020 US Census for the County and Census Tract 138.01 were the primary sources cited in this statistical analysis. **Figure 3-1** below shows the US Census Bureau map location of affected Census Tract 138.01 within the County, and in detail.

**Figure 3-1 US Census Tract Maps**



2020 US Census data for the County and Census Tract 138.01 are found in the following tables:

**Table 3-1 Estimated Percentages of Minority, Racial, National Origin, or Ethnic Households**

Race	Hillsborough County	Census County Division 057	Census Tract 138.01
Caucasian	63.4%	51.4%	60.9%
Black	16.5%	27.0%	11.1%
Other	20.1%	21.6%	28.0%
Hispanic*	29.6%	36.8%	47.2%

\*Hispanics are not considered a race, and as an ethnic group are also included in the other categories.

Source: Census.Gov DP05 ACS Demographics and Housing Estimates: 2021

**Table 3-2 Estimated Income Ranges**

Household Income (\$)	Hillsborough County	Census County Division 057	Census Tract 138.01
< 25,000 Per Year	17.5%	19.0%	36.9%
25,000 -\$49,999	21.7%	24.5%	18.5%
50,000 -\$74,999	17.6%	19.5%	14.0%
75,000 -\$99,999	12.6%	12.8%	16.9%
> 100,000	30.6%	24.1%	13.6%
Median HH Income	\$64,164	\$57,214	\$46,094

Source: Census.Gov DP03 Selected Economic Characteristics 2021 American Community Survey

**Table 3-3 Estimated Tenure (age) of Residential Structures**

Housing Stock	Hillsborough County	Census County Division 057	Census Tract 138.01
1969 or Earlier	18.6%	19.6%	21.4%
1970-1989	32.7%	21.3%	50.8%
1990-1999	16.5%	9.8%	7.3%
2000 and Newer	32.3%	49.4%	20.4%

Source: Gov DP04 Selected Housing Characteristics American Community Survey 5-year Estimates 2021

According to the County Property Appraiser, the chronological age of the residential structures being displaced is between 35-years and 100-years. Based upon rehabilitation efforts observed in the field, the effective age of the houses is estimated to be 30 to 40 years.

**Table 3-4 Estimated Percentage of Elderly Households in Relation to Total Households**

Age	Hillsborough County	Census County Division 057	Census Tract 138.01
Under 25 Yrs.	31.2%	35.4%	39.5%
25-44 Yrs.	29.1%	31.7%	31.6%
45-64 Yrs.	25.6%	23.9%	19.5%
65 Yrs. Or Older	14.3%	9.1%	9.5%
Median Age Yrs.	37.6	34.1	32.1

Source: Census.Gov DP05 ACS Demographic and Housing Estimates 2021 American Community Survey 5-year Estimates

According to the 2020 US Census, 14.3% of the population of the County is 65 years or older. Census Tract 138.01 data indicates 9.1% to 9.5% are over the age of 65.

**Table 3-5 Estimated Percentage of Households Containing Five or More Family Members**

Criteria	Hillsborough County	Census County Division 057	Census Tract 138.01
No. of Households	547,578	19,936	812
Average HH Size	2.60	2.81	3.19
% HH ≥ 5	0.08%	0.13%	0.22%

Source: : Census.Gov B11016 Household Type by Household Size and S1101 Households and Families 2021

According to the 2020 US Census, the average household in the County contains two point six (2.6) family members. The percentage of households that have five (5) or more family members in the study area ranges between 0.08% and 0.22%. Households with five (5) or more family members is an indication of possible Last Resort Housing.

**Table 3-6 Estimated Potential Disabled Displacees Requiring Special Assistance Services**

Criteria	Hillsborough County	Census County Division 057	Census Tract 138.01
Disabled Population	11.6%	11.3%	8.5%

Source: Census.Gov S1810 Disability Characteristics 2021 American Community Survey 5-Year Estimates

According to the 2020 US Census data in the study area, there was an owner occupied rate range between 50.1% and 63.6%, and a renter occupied rate range of 36.4% to 49.9%.

**Table 3-7 Estimated Occupancy Status – Owner/Tenant**

Criteria	Hillsborough County	Census County Division 057	Census Tract 138.01
No. of Housing Units	595,841	21,375	988
% Occupied	91.9%	93.3%	82.2%
% Owner Occupied	59.8%	63.6%	50.1%
% Renter Occupied	40.2%	36.4%	49.9%

Source: Census.Gov DP04 Selected Housing Characteristics: 2021



# Section 4 Residential Overview

## 4.1 Potential Residential Relocations

Potential residential relocations are identified below in **Table 4-1**.

**Table 4-1 Estimated Occupancy Status – Owner/Tenant**

Parcel	Address	Description	Heated Area	Building Type	Year Built	Lot Size (SF)	*Owner/Tenant
24	9907 South US Highway 41 Gibson, FL 33534	SFR	1,272	02-MFH	1990	12,747	Owner
26 Unit 14	9839 South US Highway 41 Gibson, FL 33534	Motel	Unknown	46-Motel	1925 to 1960	35,000	Tenant

\*Owner or tenant status determined by whether a homestead exemption is claimed, according to the County Property Appraiser's website. During the Relocation Needs Assessment phase, additional information will be obtained to determine the relationship between occupants and property owner.

## 4.2 Residential Relocations

Field inspections provided the outlines below of the residences located in the US 41/SR 45 corridor that could possibly be relocated due to the impact of roadway ROW widening and SMF takings. SFR refers to a single-family residence. All residential relocations are located within Census Tract 138.01. Refer to Census Tract 138.01 for demographic information on residential relocations.

### **Residential #1 - Parcel 24 - 9907 South US Highway 41 (Folio: 049509-0000)**

This proposed whole taking of a residential property containing an owner occupied, manufactured, single-family home, indicates requirements for one (1) residential displacement.



## Residential #2 - Parcel 26 - East Bay Motel, 9839 South US Highway 41 (Folio: 049569-0000)

The proposed partial taking from this property containing a multi-unit motel appears to impact two (2) rental units, one (1) of which also appears to encompass the manager's office, indicating requirements for one (1) residential displacement, and one (1) PPO displacement.



## 4.3 Comparison of Available Housing

Both residential and residential landlord business displacements are anticipated. Internet websites, MLS listings (multiple listing service), and contacts with local realtors indicate that there are an adequate number of residential properties for sale (Table 4-2), and for lease (Table 4-3), currently available as potential replacement sites

**Table 4-2 Residential Properties for Sale**

Address	Description (BD/BA)	List Price (\$)	Heated Area (SF)	Year Built	Lot Size (SF)	Household Type
9907 Maggie Street, Gibsonton	3 / 2	289,000	1,344	1950	8,700	SFR
12120 Barnsley Reserve Place, Gibsonton	3 / 2	295,000	1,305	2017	4,756	SFR
8020 Carriage Pointe Drive, Gibsonton	3 / 2	300,000	1,374	2005	5,532	SFR
11221 Gold Compass Street, Gibsonton	3 / 2	325,000	1,370	2019	4,800	SFR
5124 Chilkoot Street, Tampa	3 / 2	199,000	1,328	1987	6,000	SFR
3513 Beechwood Boulevard, Tampa	3 / 2	199,000	1,249	1972	7,956	SFR
6129 Mabrey Avenue, Gibsonton	2 / 1	250,000	912	1958	11,400	SFR
6109 Adams Street, Gibsonton	1 / 1	280,000	990	1950	18,000	SFR

Source: Zillow.com-June 2025

**Table 4-3 Residential Properties for Lease**

Address	Description	Rent Month	Area (SF)	Year Built	Household Type
10623 East Bay Road, Gibsonton	Studio	\$1,649	300	2019	Hotel
11226 Sunset View Lane, #A Gibsonton	Duplex	\$1,200	450	Not on Record	Apartment

Source: Zillow.com-June 2025



## 4.4 Discussion of Special Relocation Advisory Services for Unusual Conditions or Unique Problems

Relocation advisory services are central to the success of this project in order to effectively accomplish relocation goals. There does not appear to be any unusual or unique relocation issues on this project. A copy of the various Community Resources and Services for the County region is provided in **Section 13** of the CSRP. Based on research obtained from various service providers, any special need that may arise can be addressed by the appropriate service provider.

## 4.5 Last Resort Housing

Last Resort Housing is employed when a project cannot be advanced to construction due to the unavailability of suitable, comparable, or adequate replacement housing that cannot otherwise be made available to displacees within the payment limits. While the current County real estate market is not experiencing a shortage of comparable replacements, to ensure displacees are placed in decent, safe and sanitary replacement dwellings Last Resort Housing methods will be used as necessary to fulfill the requirements of the Uniform Relocation Act, as listed but not limited to:

- A) Rehabilitation of and/or additions to an existing replacement dwelling.
- B) Construction of a new replacement dwelling.
- C) "Super Supplement" replacement housing payments exceeding the maximum payment allowed.
- D) Relocation and if necessary rehabilitation of a dwelling.
- E) FDOT purchase of replacement land or dwelling, conveyed to the displacee via sale, lease or exchange.
- F) Removal of access or physical barriers to a displacee with a disability.
- G) Provision of a direct loan which requires regular amortization of deferred repayment.

# Section 5 Business Overview

## 5.1 Potential Business Relocations

Potential business relocations are identified below in **Table 5-1**.

**Table 5-1 Potential Business Impacts**

Parcel	Business Observed Name & Address	Zoning	Year Built	Building Area (SF)	Business Count	Business Type	Employee Count**
14	Gibson Food Mart & Citgo 10143 South US Highway 41	CN	1959 to 2019	2,520	1	C-Store & Gas	1
17	"No Name Truck Repair" 10015 South US Highway 41	CG	1997 to 2017	2,530	1	Truck Repair	1
21	Taken For Granite & Marble Father & Sons Tires, Wheels, Brakes 9919 & 1921 South US Highway 41	CG	1936 to 2024	792 1,575	2	Granite Tires	1
22	Bring Me Boxes.com 9913 South US Highway 41	CN	1963	720	1	Shipping Supplies	1
26	East Bay Motel 9839 South US Highway 41	CN	1925 To 1960	3,672 (combined)	1	Motel	1

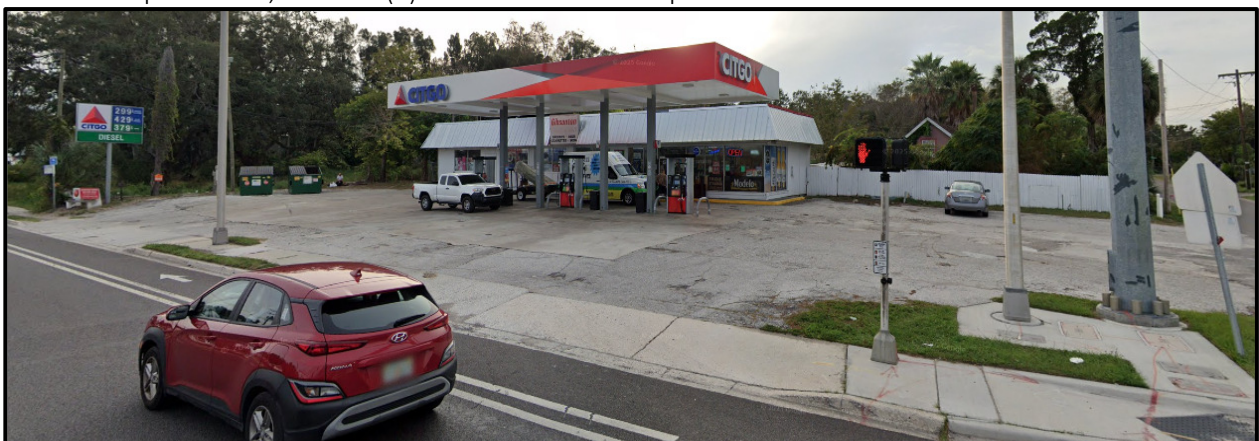
Business owner or tenant status was determined per the County Property Appraiser's website, and the Florida Division of Corporations. During the Relocation Needs Assessment Survey phase, additional information obtained will clarify relationships between the business property owners and occupants. \*\*Employee counts are estimated.

## 5.2 Business Relocations

Field inspections provided the outlines below of the businesses located in the US 41/SR 45 corridor that could possibly be relocated due to the impact of roadway ROW widening and SMF takings. All business relocations are located within Census Tract 138.01.

### **Business #1 - Parcel 14 - - Gibson Food Mart - 10143 South US Highway 41 (Folio: 050968-0000)**

This proposed partial taking of property containing a tenant operated convenience-gas store, indicates one (1) business displacement, and one (1) landlord business displacement



**Business #2 - Parcel 17 - "No Name Truck Repair", 10015 South US Highway 41 (Folio: 049518-0000)**

The proposed partial taking from this property containing a commercial truck maintenance and repair facility, indicates one (1) business displacement.



**Business #3 - Parcel 21 – Taken For Granite & Marble, 9919 South US Highway 41 (Folio: 049513-0000)**

The proposed partial taking from this property containing a marble countertop fabricator-installer, indicates one (1) business displacement.



**Business #4 - Parcel 21 – Five Brothers Tires, Wheels, Brakes Shop, 9921 South US Hwy, 41 (Folio: 049513-0000)**

The proposed partial taking from this property containing a tire, wheels, and brakes shop, indicates one (1) business displacement.





**Business #5 - Parcel 22 - Bring Me Boxes.com, 9913 South US Highway 41 (Folio: 049511-0000)**

The proposed partial taking from this property containing an owner operated, online-only, shipping supplies facility, indicates one (1) business displacement.



**Business #6 - Parcel 26 - East Bay Motel, 9839 South US Highway 41 (Folio: 049569-0000)**

This proposed partial taking containing a multi-unit motel impacts two (2) units, one (1) of which also includes the manager's office, indicating two (2) eligibilities. One residential displacement, and one (1) PPO displacement.



## 5.3 Business Replacement Availability

Internet websites, MLS listings (multiple listing service), and contacts with local realtors indicates there are an ample number of available compatible commercial properties for sale, at this time. In the immediate market area there are a total of eleven (11) commercial improved properties for sale (**Table 5-2**), four (4) commercial vacant land properties (**Table 5-3**), and two (2) properties for lease (**Table 5-4**), currently available as potential replacement sites.

**Table 5-2 Commercial Improved Properties for Sale**

Address	Use Code	Year Built	Building Area (SF)	List Price (\$)	Current Use Comment
1225 South 78 <sup>th</sup> Street, Tampa	COF0	1961 to 2025	2,006	2,300,000	Convenience Store Renovated 2025
3425 North 15 <sup>th</sup> Street, Tampa	COF2	1954	1,784	540,000	Auto Repair
5005 North Lois Avenue, Tampa	DP9C	2020	3,210	2,600,000	Warehouse
6361 US Highway 301 South, Riverview	TF22	1962	3,576	1,350,000	Auto Sales

Address	Use Code	Year Built	Building Area (SF)	List Price (\$)	Current Use Comment
2403 West State Street, Tampa	CO1D	1956	864	625,000	Office
3201 East Gretnessee Street, Tampa	RELO	1988	1,800	750,000	Church Closed
2412 East Dr. MLK Jr. Blvd., Tampa	RELO	1991	1,008	259,000	SFD
7502 North 40 <sup>th</sup> Street, Tampa	COE2	1957	480	440,000	Office
14230 North Florida Avenue, Tampa	TF26	1959	1,140	1,150,000	Auto Sales
2617 East Brandon Blvd., Valrico	TF12	1985	4,488	1,495,000	Strip Center
2208-2210 Irene Street, Lutz	REF0	1971	4,940	1,278,900	Multi-Family Unit

Source: LoopNet.com-June 2025 and Landsearch.com-June 2025

**Table 5-3 Commercial Vacant Land for Sale**

Address	Use	Area (SF)	Zoning	List Price (\$)
15399 North Florida Avenue, Tampa	COF2	21,404	CN	599,000
4001 North 34 <sup>th</sup> Street, Tampa	TLFH	11,696	CG	295,000
308 East Damon Street, Plant City	REF0	10,500	R-2	125,000
507 West Dr. MLK Jr. Blvd., Seffner	TF51	5,600	CN	155,000

Source: LoopNet.com-June 2025 and Landsearch.com-June 2025

**Table 5-4 Commercial Improved Properties for Lease**

Address	Use Code	Year Built	Area (SF)	Price \$ / SF / YR	Current Use Comment
Circle K Gas Station, Tampa	COF0	1989	4,000	\$137.50	Gas Station
6029 West Robertson Street, Brandon	CO1A	1976	18,000	\$311.56	Auto Repair
12256 Boyette Rd., Riverview, FL 33569	COE2	2005	1,750	\$38.40	Retail Space
1717 W. Arch St., Tampa, FL 33607	RET4	1925/1976	7,620	\$9.00	Warehouse
501 S. Falkenburg Rd., Tampa, FL 33619 (Building A)	COF0	1988	1,000	\$21.00	Warehouse
501 S. Falkenburg Rd., Tampa, FL 33619 (Building B)	COF0	1988	875	\$21.00	Warehouse

Source: LoopNet.com-June 2025 and Landsearch.com-June 2025. Original project specific zip code search area was expanded to all contiguous zip codes, then expanded to a twenty-five (25) mile radius of the project area.

## 5.4 Advisory Services For Unusual Conditions or Unique Problems

Relocation advisory services are central to the success of this project to effectively accomplish relocation goals. The study results do not indicate there to be any unusual or unique relocation issues on this project. A copy of the various Community Resources and Services for the County region is provided in **Section 13** of the CSRP. Based on research data obtained from various service providers, any special need that may arise can be addressed by an appropriate service provider.

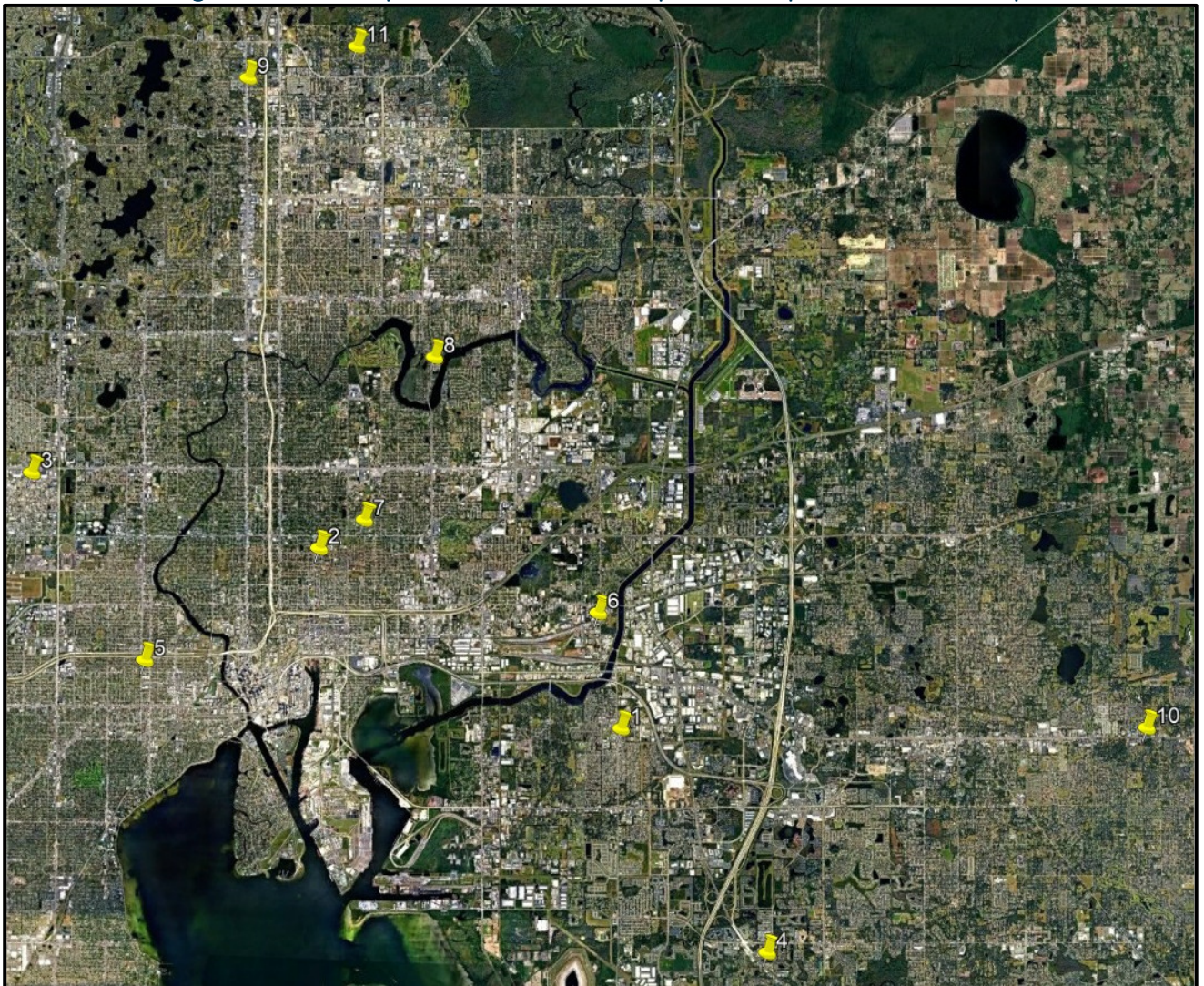


## Section 6 Relocation Impacts on the Local Business Community

This alternative affects 13 parcels with potential relocation eligibilities. One (1) parcel contains an owner-occupied single-family home. Twelve (12) parcels are occupied by businesses, including Parcel 26, a motel, involving one (1) residential unit with a residential relocation eligible tenant, and one (1) business office unit, eligible for Personal Property Only (PPO) assistance. Parcel 14, a convenience-fuel store, containing both a landlord and a tenant with eligibilities. Four (4) parcels qualify for full business relocations, and seven (7) parcels qualify for PPO assistance only, resulting in 14 potential business relocation eligibilities.

None of the proposed business displacees are considered to be major employers and do not appear to present any unusual relocation issues. Sufficient comparable replacement sites are available or will be made available for business displacees. Internet research data obtained from Landsearch.com, and LoopNet.com indicates there are an adequate number of comparable commercial properties for sale or lease within the immediate market area, at this time. It appears there will be no impact on the remaining local business community resulting from these displacements. The remaining local business community will continue to operate as before, and does not appear dependent on the proposed displaced businesses.

**Figure 6-1 Comparable Commercial Improved Properties For Sale Map**



## Section 7 Personal Property Only Relocations

Study results indicate the potential for eight (8) personal property only relocations. Parcel 11, 10159 South Highway 41 is owned and operated by All Steel Building company, a steel building manufacturer. Personal property in the way of equipment and materials can be moved to other locations onsite. Parcel 15, 10045 South Highway 41, is a former auto repair and service station that was used for auto repair. Personal property in the way of a large storage trailer will need to be moved on-site. Parcel 20, a former thrift store at 9935 S. 41 Highway, has personal property in the way of equipment and materials to be moved on-site. Parcel 25 has a portable business on site called Twice the Ice, at 9851 South Highway 41, the personal property is an unmanned, self-serve ice kiosk trailer situated in the parking lot. The kiosk can be moved on-site. Parcel 26 contains a multi-unit motel impacting two (2) units, one (1) of which also includes the manager's office, indicating one (1) PPO displacement. Parcel 27, a "Boot" memorial, dedicated to the memory of the "World's Tallest Man", dedicated to Al & Jeanie Tomaini and maintained by a non-profit group will need to be moved to another on-site location. Parcel 32, In & Out Auto Sales and Salvage at 4132 South 50<sup>th</sup> Street, will need to have several autos and salvage autos moved. Parcel 37, Lee Auto Group, at 4109 South 50<sup>th</sup> Street is an auto sales and service business that will have autos that need to be moved on site. Potential personal property relocations are identified below in **Table 7-1**.

**Table 7-1 Potential Personal Property Only Relocations**

Parcel	Business & Address	PPO Type
11	All Steel Buildings 10159 South Highway 41, Gibsonton, FL 33534	Building Materials
15	No Business Name - Empty Building 10045 South Highway 41, Gibsonton, FL 33534	Trailer
20	No Business Name - Empty Building 9935 South Highway 41, Gibsonton, FL 33534	Former thrift store.
25	Twice the Ice, Ice House America Kiosk 9851 South 41 Highway, Gibsonton, FL 33534	Portable Ice trailer
26	East Bay Motel 9839 South US Highway 41, Gibsonton, FL 33534	Motel Manager Office
27	Historic Memorial Al & Jeanie Tomaini "Boot" 9815 South Highway 41, Gibsonton, FL 33534	Tallest Man Historical Monument
32	In & Out Auto Sales 4132 South 50 <sup>th</sup> Street, Tampa, FL 33619	Auto sales and salvage
37	Lee Auto Group 4109 South 50 <sup>th</sup> Street, Tampa, FL 33619	Auto sales and repair

Source: Field Inspection

## Section 8 On-Premise Signs

Affected on-premise signs will be managed during the appraisal and acquisition phase. The owner will be compensated for a sign's value through the appraisal process.



## Section 9 Potential Contamination Concerns

The original 2017 Draft *Contamination Screening Evaluation Technical Memorandum* (CSETM) for this project identified forty-eight (48) Sites of Contamination Concern. All Rating Tables inserted below are provided verbatim, directly from the May 2025 Draft *Contamination Screening Evaluation Technical Memorandum*, which was prepared to update the existing 2017 Draft CSETM.

**Table 9-1 2017 Ratings Type Counts**

Risk Rating	Site Count
No	6
Low	23
Medium	9
High	10
<b>Total</b>	<b>48</b>

**Table 9-2 Changed Site Ratings 2017 to 2024**

Risk Rating	Site Count
Low to No	4
Low to Medium	2
High to No	4
High to Medium	1
<b>Total</b>	<b>11</b>

In 2024, the 2017 Draft CSETM was updated to include thirty-one (31) new sites of concern (49-79). The risk ratings for new, 2024 sites consist of twenty-two (22) “No”, four (4) “Low”, two (2) “Medium”, and three (3) “High” risk rated sites.

**Table 9-3 Count of Ratings for Only the New 2024 Sites**

Risk Rating	Site Count
No	22
Low	4
Medium	2
High	3
<b>Total</b>	<b>31</b>

One High Risk site and one Medium Risk site involve business relocations, parcels 14 and 8 (SMF 6D1). These sites are shown as Sites 22 and 18 respectively in the CSETM.

**Table 9-4 Potential Risk Sites**

CSETM Site No	Site Address	Parcel #	Risk Potential
22	Gibson Food Mart & Citgo 10143 South US Highway 41, Gibsonton, FL	14	High
18 (Pond Site 6D1) Right-of-Way Parcels 7 & 8	Gibson Smoke Shop 10810 South US Highway 41, Gibsonton, FL SE Corner of US 41 and Nundy Avenue	8	Medium

## Section 10 Publicly Owned Lands

When lands, buildings or other improvements are needed for transportation purposes, but are held by a governmental entity and utilized for public purposes other than transportation, the acquiring body may compensate the entity for such properties by providing functionally equivalent, replacement facilities. Based on this study, there are no public facilities requiring functional replacement.

# Section 11 Concurrent Displacement Impact Evaluation

FDOT conducted extensive public outreach for this project, including coordination with representatives from the County. FDOT invited representatives from the County to public meetings and provided briefings for these representatives, and their input solicited relating to current or planned projects in the project region that may result in relocation resource competition. The study research results indicate an ample inventory of replacement properties exists in the immediate project and the surrounding area to meet the needs of all potential displaces. There are no apparent relocation resource competition impacts due to concurrent project displacements.

## Section 12 Community and Social Services

There are numerous economic and social service organizations in the County region that are available to assist residential and business displacees. **Table 12-1** below describes the services available to project displacees. While no unusual conditions or unique problems were apparent during the field observations, advisory services will be made available to address them, should they arise.

**Table 12-1 Community and Social Services**

Residential Community and Social Support Services Organization	Services
<b>Boys &amp; Girls Club of Tampa Bay</b> <b>813-259-9101</b> 1301 North Boulevard, Tampa, FL 33607	Childcare & Youth Services
<b>CareerSource Tampa Bay</b> <b>813-930-7400</b> 9215 North Florida Avenue, Tampa, FL 33612	Employment Services
<b>Catholic Charities</b> <b>813-631-4370</b> 2021 East Busch Boulevard, Tampa, FL 33612	Counseling & Mental Health Assistance
<b>Family Promise of Hillsborough County</b> <b>813-681-6170</b> 121 Carver Avenue, Brandon, FL 33511	Housing Assistance
<b>Florida Department of Health - Hillsborough County</b> <b>813-307-8074</b> 1158 Bell Shoals Road, Unit 101, Brandon, FL 33511	Children's Programs
<b>Florida Department of Health - Hillsborough County</b> <b>813-307-8074</b> 2313 East 29 <sup>th</sup> Avenue, Tampa, FL 33605	Financial Assistance Women, Infants & Children
<b>Habitat for Humanity of Hillsborough County</b> <b>813-239-2242</b> 509 East Jackson Street, Tampa, FL 33602	Housing Assistance
<b>Hope for Her</b> <b>813-309-3357</b> 140 Yarborough Road, Brandon, FL 33510	Housing, Basic Needs, Legal Assistance
<b>Metropolitan Ministries</b> <b>813-209-1000</b> 2002 North Florida Avenue, Tampa, FL 33602	Food, Housing & Employment Assistance
<b>Peoples Life Institute</b> <b>813-468-0133</b> 705 S. Maryland Avenue, Plant City, FL 33563	Emergency Assistance Homelessness, Transitional Services
<b>Persons With Disabilities Agency</b> <b>813-233-4300</b> 1313 North Tampa Street, #515, Tampa, FL 33602	Disabilities Assistance
<b>Phoenix House Florida</b> <b>813-957-9637</b> 510 Vonderburg Drive, Brandon, FL 33511	Addiction & Substance Abuse Assistance

Residential Community and Social Support Services Organization	Services
<b>Senior Connection Center</b> <b>813-740-3888</b> 8928 Brittany Way, Tampa, FL 33619	Aging and Disability Resource Centers
<b>Tampa Bay Mission of Hope</b> <b>813-716-3996</b> 212 South Saint Cloud Avenue, Valrico, FL 33594	Food Pantry and Shelter
<b>Tampa Bay Workforce Alliance</b> <b>813-930-7400</b> 9215 North Florida Avenue, Tampa, FL 33612	Employment Services
<b>Tampa Housing Authority</b> <b>813-341-9101</b> 5301 West Cypress Street, Tampa, FL 33607	Housing, Housing Counseling
<b>USF Children's Medical Services</b> <b>813-974-2201</b> 13101 Bruce B. Downs Boulevard, Tampa, FL 33567	Medical Services
<b>US Veterans Affairs Department</b> <b>813-972-2000</b> 13000 Bruce B. Downs Boulevard, Tampa, FL 33612	Veteran & Military Services
Business Community and Support Services Organization	Services
<b>Accion Opportunity Fund</b> <b>888-720-3215</b> (Nationwide) <a href="https://aofund.org/small-businessloans">https://aofund.org/small-businessloans</a>	Disadvantaged, Minority, Women and Small Business Enterprise
<b>Ascendus</b> <b>866-245-0783</b> (Nationwide)	Small Business Loan Assistance, Entrepreneur Services and Information
<b>Florida Small Business Development Center at Hillsborough County</b> <b>813-272-5900</b> 601 East Kennedy Boulevard, Tampa, FL 33602	Financial, marketing and planning assistance
<b>Manufacturing Alliance of Hillsborough County</b> <b>813-272-5900</b> 601 East Kennedy Boulevard, Tampa, FL 33602	Training access, and talent resources
<b>South Florida Small Business Administration</b> <b>305-536-5527</b> 777 South Harbor Island Boulevard, Suite 215, Tampa, FL 33602	Small Business Counseling, Funding, and Support
<b>Tampa Metropolitan YMCA</b> <b>813-685-5402</b> 3097 South Kingsway Road, Seffner, FL 33584	Local Business Support Resources

# Section 13 Acquisition and Relocation Assistance Program

In an effort to mitigate the effects of ROW, SMF, and FPC acquisitions and their resulting relocation impacts to displacees, FDOT will implement an Acquisition and Relocation Program in accordance with Florida Statute 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).

FDOT provides advance notification of pending acquisitions. Prior to acquiring ROW for any purpose, all affected properties are appraised to determine fair market value. Owners of property being acquired will be offered and paid fair market value for their property rights.

To ensure displacees receive adequate time to relocate, FDOT assures displacees they will not be required to move from the subject property before at least ninety (90) days have elapsed from the date of their receipt of FDOT's 90-Day Letter of Assurance. This assurance applies to individuals, families, businesses, farm operations, or personal property that displacees may own. Additionally, displacees will be given a written notice which specifies the actual date by which the property must be vacated and surrendered to the FDOT. Displacees will receive this second written notice at least thirty (30) days prior to the date of vacation specified, and no residential displacee will be required to move until decent, safe, and sanitary replacement housing has been made available. By definition here, "made available" means that a displacee has either personally obtained and possessed a replacement dwelling, or FDOT has offered the displacee decent, safe, and sanitary housing, which is within their financial means and available for immediate occupancy.

A minimum of one relocation specialist is assigned to each highway project to conduct the Relocation Assistance program. The relocation specialist will contact each displacee to determine their individual needs and provide information, answer questions, and provide them with assistance in locating a suitable replacement dwelling. Relocation services and payments are provided without regard to race, color, religion, sex, or national origin.

All residential displacees will receive an explanation of all relocation options available to them, such as varying methods of move claim reimbursement, private or publicly subsidized replacement housing rental, and the purchasing of a replacement dwelling.

Financial assistance available to eligible residential displacees:

- Displacee reimbursement of a schedule move, based on room count, or a commercial move, based on the lower of two professional estimates.
- Owner displacee purchase additive not to exceed \$41,200, or tenant displacee rent supplement not to exceed \$9,570. Purchase additives or rent supplements exceeding the thresholds due to special circumstances are considered to be of last resort.
- Owner displacee reimbursement of eligible replacement dwelling purchase incidental expenses.
- Tenant displacee application of rent supplement for a replacement dwelling purchase down payment and closing costs for a replacement dwelling, with Relocation Administrator's approval.
- Owner displacee reimbursement for eligible mortgage interest differential, due to increased interest cost resulting from having to get another mortgage at a higher interest rate.

Use of a purchase additive by an owner displacee, or a rent supplement by a tenant displacee is subject to inspection of the replacement dwelling meeting decent, safe, and sanitary requirements.

Financial assistance available to eligible business displacees:

- Reimbursement for actual reasonable and necessary costs to move displacees business property from the acquired project parcel.
- Reimbursement for actual, reasonable, and necessary move related expenses, such as search expenses in locating a replacement site, and eligible reestablishment costs.

In certain cases, a business displacee may be eligible for and elect to receive a business move-cost reimbursement via a fixed (in-lieu-of) payment, based on the business' most recently filed two-year (2) tax returns average net earnings for the business operation. This fixed payment may not exceed \$53,200, nor be less than \$1,000. The fixed, in-lieu-of payment constitutes the total compensation and reimbursement a business displacee may receive for actual, reasonable, and necessary move expenses, eligible actual, reasonable, and necessary reestablishment expenses, and all replacement site search expenses. To qualify for this payment the business must relocate from and completely vacate its displacement site. All residential and business displacees receive advisory services as part of their relocation eligibility.

Available brochures describing FDOT's Relocation Assistance Program in detail are, *"Residential Relocation Under the Florida Relocation Assistance Program"*, *"Relocation Assistance Business, Farms and Non-profit Organizations"*, *"Mobile Home Relocation Assistance"*, and *"Relocation Assistance Program Personal Property Moves"*. These brochures are all made available and distributed at all public hearings, and made available upon request to any interested person.

## Section 14 Conclusion

This *Conceptual Stage Relocation Plan* was prepared to evaluate the identified displacement impacts and relocation needs for the preferred alternative of the US 41/SR 45 roadway widening from Kracker Avenue to south of Causeway Blvd. The CSR documents the anticipated business and residential relocations associated with implementing the Preferred Alternative.

This alternative affects 13 parcels with potential relocation eligibility:

1 parcel contains an owner-occupied single-family home, qualifying for residential relocation.

12 parcels are occupied by businesses, with the following breakdown:

Parcel 26 (a motel) includes:

1 residential unit (tenant eligible for residential relocation)

1 office unit (eligible for Personal Property Only (PPO) assistance)

7 parcels qualify for PPO assistance only.

4 parcels qualify for full business relocation:

Parcel 14 has both a landlord and a tenant, each eligible.

Resulting in 16 relocation eligibilities.

None of the proposed business displacees are considered to be major employers and do not appear to present any unusual relocation issues. Sufficient comparable replacement sites are available or will be made available for residential and business displacees alike. Research data obtained from this study as well as consultations with local government agencies revealed numerous programs available to assist both business development and relocation. Relocation benefits provided in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended appear to be adequate.



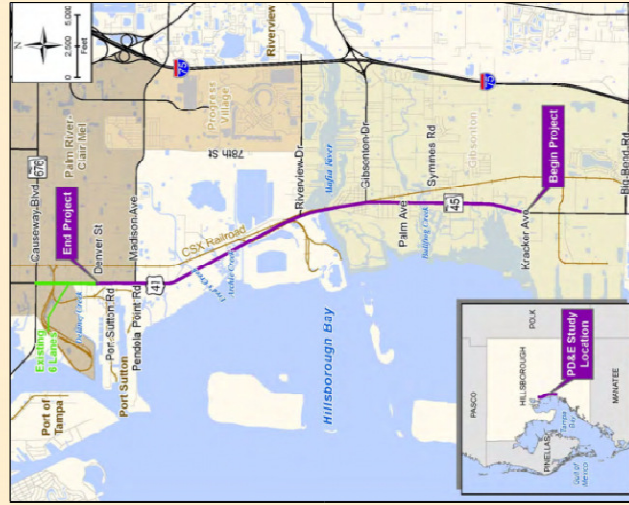
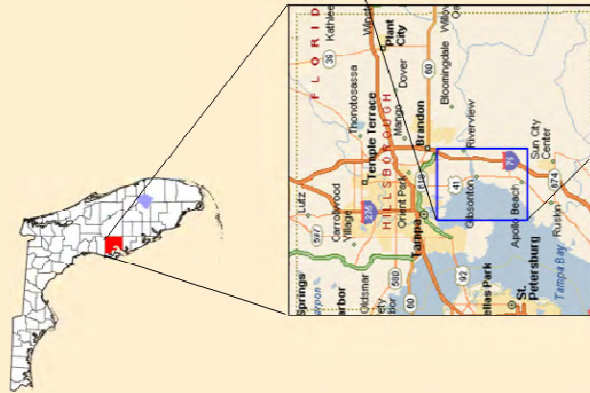
# APPENDICES

## APPENDIX A Concept Plans

**Preliminary  
Conceptual Design Plans**

**US 41 (SR 45) PD&E STUDY**  
**From Kracker Avenue to South of Causeway Blvd (SR 676)**

**WPI Segment Number 430056-1**



Prepared For:  
 The Florida Department of  
 Transportation District Seven  
 Environmental Management Office

**FDOT**

Prepared By:  
 Consor North America, Inc  
 Wesley Chapel Florida

**Preferred  
 Alternative  
 April 2025**

FDOT Project Manager: Anna Geismar

