

# **Conceptual Stage Relocation Plan**

Florida Department of Transportation

Florida's Turnpike Enterprise

## **Florida's Turnpike (SR 91) from South of Kissimmee Park Road to US 192**

Alternative 2  
Osceola County, Florida

Financial Project Identification Number: 441224-1

Efficient Transportation Decision Making Number: 14329

Date: June 2020

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## 1.0 Introduction

The Florida Department of Transportation, Florida's Turnpike Enterprise (FTE) is conducting a Project Development and Environment (PD&E) Study to evaluate the capacity improvement needs associated with the Turnpike, from south of Kissimmee Park Road to US 192. This study includes the assessment of interchange configuration alternatives at Kissimmee Park Road and at US 192. Two primary roadway/interchange alternatives, along with pond site alternatives are under evaluation, as well as the No-Build alternative. The project limits are shown on **Figure 1-1: Project Location Map**.

### 1.1 Location of the Project

The PD&E study is located along Florida's Turnpike and begins south of Kissimmee Park Road, extending to north of Irlo Bronson Memorial Highway (US 192). Limits of the study area are shown on **Figure 1-1**. The study area is in close proximity to multiple municipalities including the City of Kissimmee, City of St. Cloud and unincorporated Osceola County.

The Right of Way Area maps can be found in the Appendix (Pages 22-24)

### 1.2 Purpose and Need

Florida's Turnpike Enterprise (FTE) is conducting a Project Development and Environment (PD&E) Study to evaluate the proposed widening of Florida's Turnpike from south of Kissimmee Park Road to north of Irlo Bronson Memorial Highway (US 192). The primary purpose and need of the project is to improve emergency evacuation capability while enhancing regional connectivity. These needs are based on existing and future traffic needs of the approved Saint Cloud Comprehensive Plan and to improve overall safety of the existing roadway system.

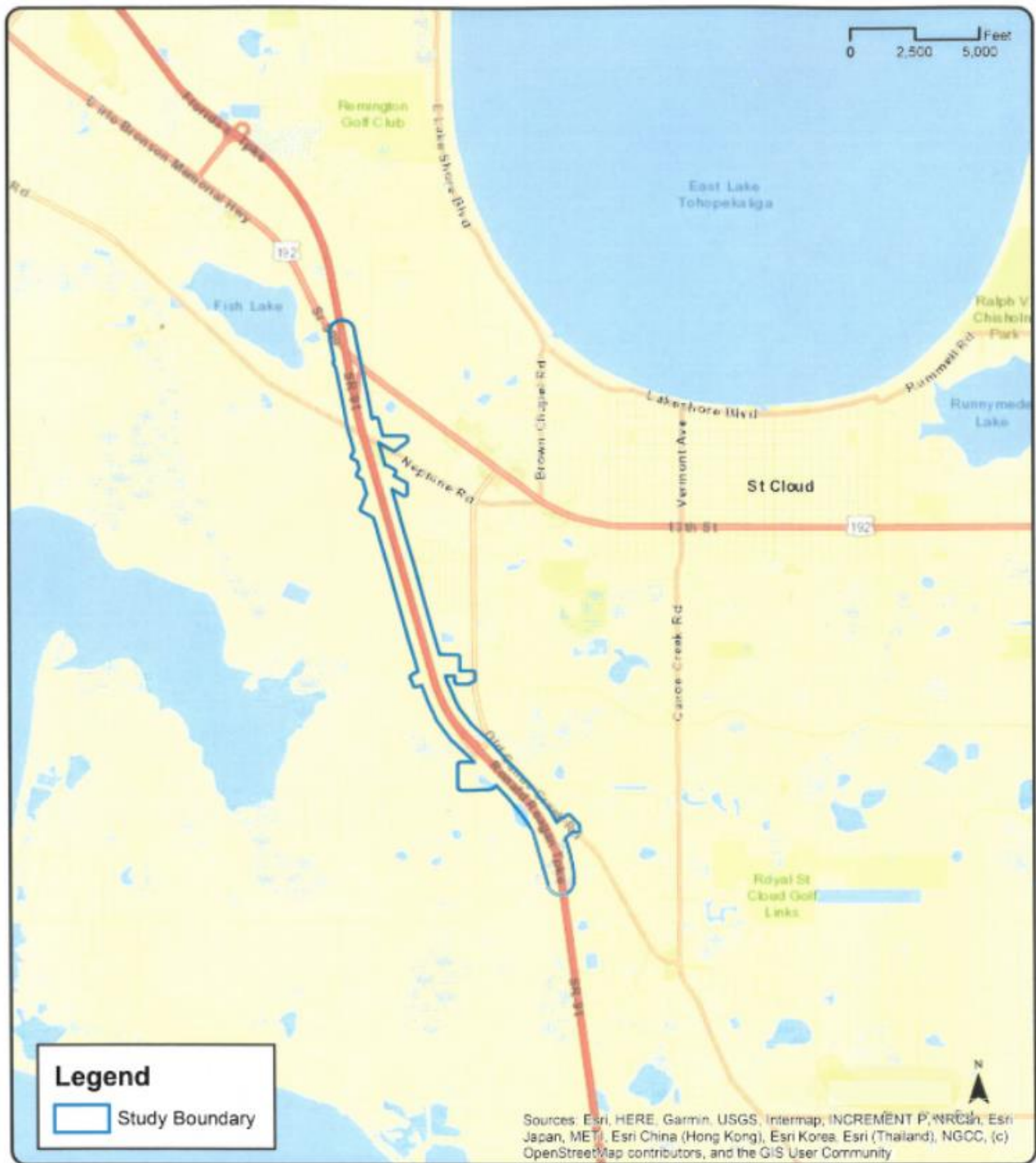
There is also a specific need to evaluate improvements to the existing interchanges within the study corridor. Modification of the Kissimmee Park Road interchange is being proposed to address existing traffic congestion and related safety issues. Traffic at the Turnpike southbound off-ramp terminal intersection currently experiences long delays and queues during the evening commute. Queues extend along the full length of the ramp onto the freeway mainline. This is mainly due to the heavy southbound off-ramp left-turn traffic demand which exceeds the capacity of the existing single left turn lane. Also, eastbound right-turn queues at the adjacent Old Canoe Creek Road intersection extend upstream to the interchange ramp terminals, compounding the backups along the southbound off-ramp and mainline. As traffic demand continues to increase in the future, traffic operations are expected to deteriorate further within the interchange.

There is also a need to complete the Kissimmee Park Road partial interchange by adding access ramps to and from the south. Travel demand on the Turnpike through much of Orange and Osceola County has increased significantly within the past five years. The Turnpike system has continued to grow as a "commuter" facility serving trips between urban centers, as well as an important component of local transportation systems, and as mentioned above, continues to be a critical route for emergency evacuation. As demand for local access grows, continued increase in traffic volumes at existing interchanges will result in further congestion and potential for vehicular accidents.

### **1.3 Purpose of Conceptual Stage Relocation Plan**

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 Recommended Alternative. The acquisition and relocation program will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (URA) as amended. Relocation advisory services and resources are available to all residential and business relocatees without discrimination.

Figure 1-1 | Project Location Map



**Regional Location Map**  
**Project Development and Environment (PD&E) Study**  
**Widening Florida's Turnpike (SR 91)**

from South of Kissimmee Park Road to US 192 in Osceola County

Financial Project ID No.: 441224-1-22-01



## 2.0 Relocation Overview

This CSRP documents anticipated relocations associated with implementing the Recommended Alternative. The results of the study estimate 2 business, 1 landlord business, and fourteen residential relocations may be impacted. The URA recognizes the act of renting property to another person or entity as a business. As such, landlords are entitled to business relocation benefits. None of the businesses proposed for acquisition are considered to be major employers, and only one appears to present any unusual relocation issues. Sufficient comparable replacement sites are available or will be made available for residences and businesses alike.

The following table (Table 2-1) represents the summary of anticipated relocations for the Recommended Alternative. A list of the names and/or addresses of the displacees can be found in Chapter 4.1 and 5.1.

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

Build Alternative	Business	Business (landlords)	Residences	Not-for-Profit Organization	Personal Property Only
Alternative 2	2	1	14	0	0

*Source: Right of way Cost Estimate and Field Inspection*

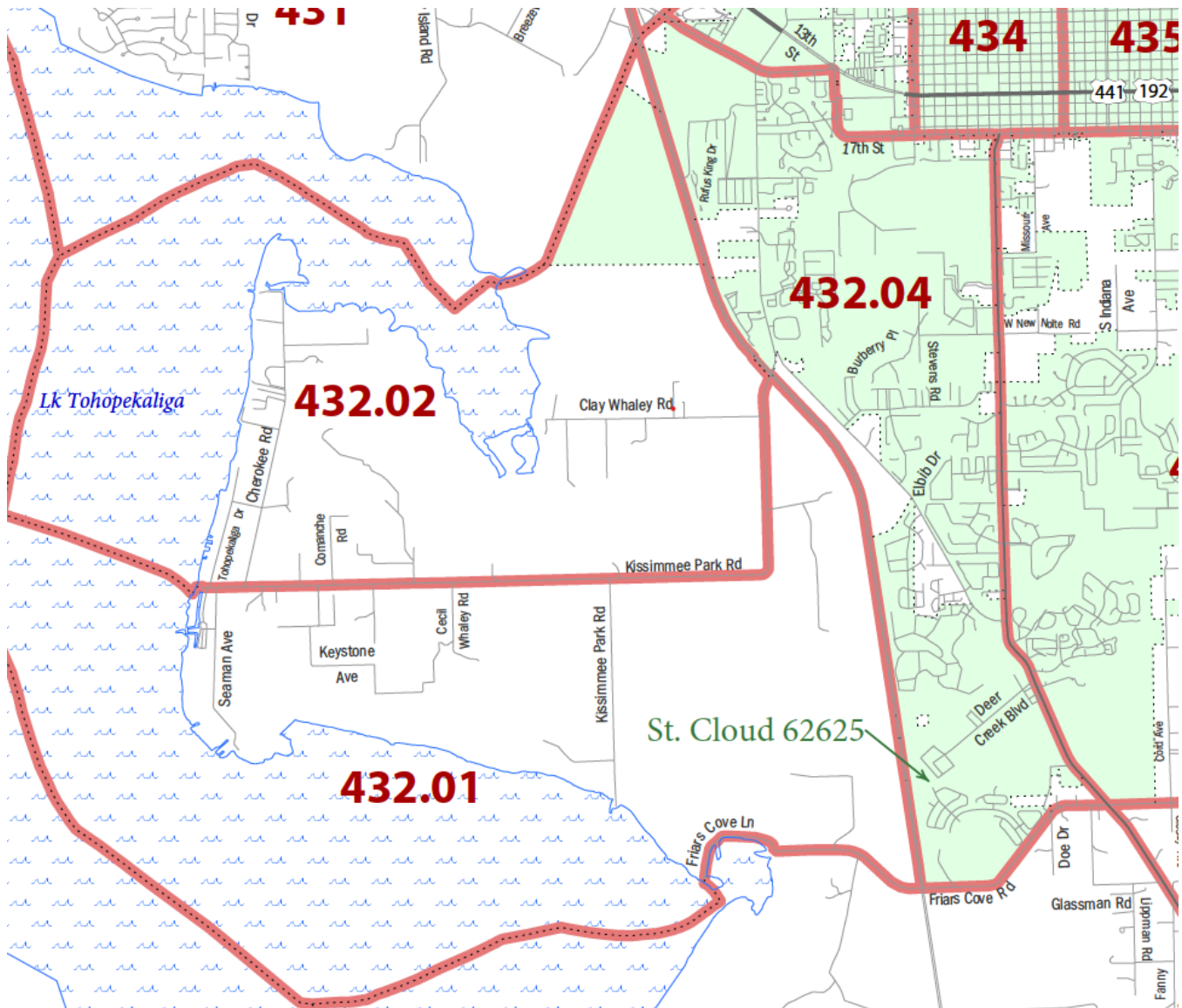
This project has one business displacement that provides services to the elderly, handicapped, non-driver, transit-dependent, or to minority groups. Those individuals that use the transit system, where available, will still have this service available along the project corridor. Relocation benefits provided in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (as described in Chapter 13.0), as amended appear to be adequate.

## 3.0 Study Area Characteristics

The 2010 US Census data for Osceola County and Census Tracts 432.01, 432.02 and 432.04 were the primary sources used for this statistical analysis. The information was obtained from the US Census Bureau (<http://census.gov>). The census website provided links to secondary sources for specific areas of analysis that do not appear to be covered by the 2010 US Census itself. Figure 3-1 shows the location of the affected census tracts.



Figure 3-1 | Census Tract Map



Source: ([https://www2.census.gov/geo/maps/dc10map/tract/st12\\_fl/](https://www2.census.gov/geo/maps/dc10map/tract/st12_fl/)).

The US Census data for 2010 for Osceola County and the affected census tracts are found in the following tables:

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

\*

Race	Osceola County	Census Tract 432.01	Census Tract 432.202	Census Tract 432.04
Caucasian	75.7%	84.2%	100%	83.4%
Black	11.3%	0.0%	0.0%	6.3%
Other	13.0%	15.8%	0.0%	10.2%
Hispanic*	45.6%	15.8%	0.0%	31.7%

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

Source: Census.Gov DP05 Profile of General Population and Housing Characteristics: 2010

**Table 3-2 | Estimated Income Ranges (in USD)**

HH Income	Osceola County	Census Tract 432.01	Census Tract 432.02	Census Tract 432.04
< \$25,000 Per Year	25.8%	22.0%	5.5%	22.4%
\$25,000 - \$49,999	32.2%	26.0%	33.9%	28.0%
\$50,000 - \$74,999	21.5%	52.0%	24.2%	22.1%
\$75,000 - \$99,999	10.6%	0.0%	6.4%	14.7%
≥ \$100,000	9.9%	0.0%	30.1%	12.8%
Median HH Income	\$42,413	\$52,708	\$59,464	\$49,591

Source: Census.Gov DP03 Selected Income Characteristics 2013-2017 American Community Survey 5-year Estimates

**Table 3-3 | Estimated Tenure (or age) of Structures**

Housing Stock	Osceola County	Census Tract 432.01	Census Tract 432.02	Census Tract 432.04
<b>1969 or Earlier</b>	6.6%	0.0%	22.4%	1.7%
<b>1970-1989</b>	31.6%	50.0%	17.4%	26.9%
<b>1990-1999</b>	22.0%	0.0%	36.9%	21.8%
<b>2000 and Newer</b>	39.7%	50.0%	23.3%	49.6%

Source: Census.Gov DP04 Year Structure Built 2013-2017 American Community Survey 5-year Estimates

The only residential building that may be affected by this study was constructed in 2008, according to the Osceola County Property Appraiser. The chronological age of the structure and the effective age is estimated to be 12 years based on field observations.

**Table 3-4 | Estimated Percentage of Elderly Households in Relationship to the Total Households**

Age	Osceola County	Census Tract 432.01	Census Tract 432.02	Census Tract 432.04
<b>Under 25 Yrs.</b>	36.2%	0.0%	28.6%	37.0%
<b>25-44 Yrs.</b>	27.9%	0.0%	17.8%	30.4%
<b>45-64 Yrs.</b>	24.4%	67.1%	41.6%	20.3%
<b>65 Yrs. or Older</b>	11.5%	32.9%	12.1%	12.3%
<b>Median Age</b>	<b>35.6</b>	<b>62.5</b>	<b>47.3</b>	<b>33.8</b>

Source: Census.Gov DP05 ACS Demographics and Housing Estimates 2013-2017 American Community Survey 5-year Estimates

According to the 2010 US Census, 11.5% of the population of Osceola County is 65 years or older. The areas within Census Tracts 432.01, 432.2 and 432.04 indicate a range from 12.1% to 32.9% over the age of 65.

Criteria	Osceola County	Census Tract 432.01	Census Tract 432.02	Census Tract 432.04
<b>No. of Households</b>	88,089	50	236	4,244
<b>Average HH Size</b>	2.76	1.52	2.39	2.81
<b>% HH ≥ 5</b>	11.9%	7.0%	5.2%	14.3%

Source: Census.Gov B11016 and S1101 Households and Families 2010

According to the 2010 US Census, the average household in Osceola County contains 2.76 family members. The percentage of households that have five (5) or more family members in the study area is an average of 13.7%.

**Table 3-5 | Estimated Disabled Residential Occupants for Whom Special Assistance Services May Be Necessary**

Criteria	Osceola County	Census Tract 432.01	Census Tract 432.02	Census Tract 432.04
<b>% Population Disabled</b>	13.8%	88.2%	7.2%	8.2%

Source: Census.Gov S1810 Disability Characteristics 2013-2017 American Community Survey 5-Year Estimates

Due to the fact that personal interviews are not a part of the scope for a CSRP, we were unable to determine the actual number of handicapped or disabled occupants that live in the study area. However, it is expected that Parcel 131, an assisted living facility, will present a greater than average number of elderly, handicapped or disabled occupants.

**Table 3-6 | Estimated Occupancy Status - Owner/Tenant**

Criteria	Osceola County	Census Tract 432.01	Census Tract 432.02	Census Tract 432.04
<b>No. of Housing Units</b>	128,366	50	236	4,691
<b>% Occupied</b>	68.6%	100%	100%	90.5%
<b>% Owner Occupied</b>	65.0%	100%	83.5%	70.6%
<b>% Renter Occupied</b>	35.0%	0.0%	16.5%	29.4%

Source: Census.Gov DP04 Profile of General Population and Housing Characteristics: 2010

According to the 2010 US Census data in the study area, there was a range between 70.6% and 100% homeownership rate and 0.0% to 29.4% renter occupied rate.

## 4.0 Residential Overview

### 4.1 Potential Residential Impacts

The potential residential relocations are identified in Table 4-1. SFR refers to a single family residence and ALF refers to an assisted living facility.

**Table 4-1 | Potential Residential Displacements**

Parcel No.	Address	Number of Units	Owner/Tenant*	Household Type
131	2901 Old Canoe Creek Rd. Saint Cloud, FL 34772	12	Tenant	SFR/ALF
123	2950 Old Canoe Creek Rd Saint Cloud, FL 34772	1	Owner	SFR
3	2951 Old Canoe Creek Rd Saint Cloud, FL 34772	1	Owner	SFR

*\*Owner/Tenant status determined by whether a homestead exemption was being claimed per the Osceola County Property Appraiser's website. At the right of way acquisition phase additional information will be gathered in regard to the relationship between the occupants and the facility owner. Their eligibility will be determined at that time.*

### 4.2 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 and for lease currently available as potential replacement sites.

**Table 4-2 | Available Assisted Living Facilities**

Address	Living Options	Amenities	Capacity/Services	Est. Cost/Month
Spring Hills Hunters Creek 3800 Town Center Blvd Orlando, FL 32873	Shared and Private	Recreational, Library, Dining	105 Residents/Full Service	\$4,222 to \$5,488
Sonata Hunters Creek 1701 Ball Park, Road Kissimmee, FL 34741	Shared and Private	Recreational, Dining	135 Residents/Full Service	\$2,800 to \$5,200

Table 4-2 | Available Assisted Living Facilities

Address	Living Options	Amenities	Capacity/Services	Est. Cost/Month
<b>The Courtyard at Granada</b> 1501 Granada Blvd Kissimmee, FL 34746	Shared and Private	Pool, Courtyard Dining	12 Residents/Full Service	Based upon level of care
<b>Silver Crest Home</b> 2151 Granada Blvd Kissimmee, FL 34756	Shared and Private	Dining	6 Residents/Assisted Living Only	Starts at \$2,700
<b>Green Leaf of Kissimmee</b> 509 Verona St. Kissimmee, FL 34741	Shared and Private	Recreational/Dining	70 Residents/Full Service	Starts at \$2,500
<b>Terrace of St. Cloud</b> 3855 Old Canoe Creek Road St. Cloud, FL 34769	Shared and Private	Recreational/Dining	120 Residents/Full Service	Undisclosed
<b>Amber Lake Assisted Living</b> 2411 Fortune Road Kissimmee, FL 34744	Studio Apts	Dining	34 Residents/Assisted Living Only	Starts at \$2,800
<b>Avante at St. Cloud</b> 1301 Kansas Avenue St. Cloud, FL 34769	Shared and Private	Recreational/Dining	117 Residents/Full Service	Undisclosed
<b>Palamar House</b> 4319 Neptune Road St. Cloud, FL 34769	Shared and Private	Dining	13 Residents/Assisted Living Only	Undisclosed
<b>Royal Gardens of St. Cloud</b> 4511 Neptune Road St. Cloud, FL 34769	Shared and Private	Dining/Barber and Beauty Shop	33 Residents/Assisted Living Only	Starts at \$3,200
<b>Savannah Court of St. Cloud</b> 3791 Canoe Creek Road St. Cloud, FL 34769	Shared and Private	Recreational/Dining Beauty Barber Shop	36 Residents/Full Service	Starts at \$2,795

Caring.com &amp; Various Website

### 4.3 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. Field observation disclosed that what appeared to be a large single family residence (Parcel 131) is actually a single family residence that was converted to a twelve bed assisted living facility known as Silver Creek Assisted Living St. Cloud. For this reason this project is likely to experience a larger than normal percentage of elderly with

other special needs. It is anticipated that the owner is likely to re-establish another location and bring the current occupants with them to the new facility. This can best be accomplished through a combination of advanced acquisition and extended possession. For those occupants that elect to seek other accommodations, there are other ALF's in the area to which they can move. Advisory services will be provided to all displaced regardless of moving as an institution or individuals. This may include consultation with such agencies as Agency for Health Care Administration and the Department of Elderly Affairs.

A copy of the various Community Resources and Services for the Osceola County area has been provided in Section 12.0 of this study. Based on the research obtained from various sources, any special need that may arise can be addressed by the appropriate service provider.

## 4.4 Last Resort Housing

Last Resort Housing is used when a highway project cannot proceed to construction because suitable, comparable and/or adequate replacement sale or rental housing is not available and cannot otherwise be made available to displacees within the payment limits. While the current Osceola/Orange County real estate market is not experiencing a shortage of comparable replacement housing, in order to assure all displaced are placed in decent safe and sanitary replacement dwellings, Last Resort Housing will be used in the manner necessary to fulfill the requirements of the Uniform Relocation Act; especially in regards to the assisted living facility.

## 5.0 Business Overview

### 5.1 Potential Business Impacts

The potential business relocations are identified in Table 5-1.

Table 5-1 | Potential Business Displacements

Parcel No.	Observed Business Name and Address	Building Area	Year Built	Estimated # of Employees	Number of Businesses	Business Type
40	<b>7-Eleven</b> 3601 Old Canoe Road Saint Cloud, FL 34769	3,050 SF	2011	6-8	1 Business Tenant & 1 Landlord	Convenience Store with Gas
131	<b>Silver Creek Assisted Living Facility</b> 2910 Old Canoe Road Saint Cloud, FL 34769	4,863 SF	2008	10-15	1 Business	Retirement Home

## 6.0 Available Business Sites Where Affected Businesses May Relocate

Two business displacements are anticipated. Both relocations are on the same parcel. One is a convenience store and the other is a gasoline station with twelve gas pump positions. Internet websites, MLS listings (multiple listing service), and contacts with local realtors indicate that there are an adequate number of commercial properties for sale and for lease currently available as potential replacement sites.

**Table 6-1 | Commercial/Business Properties for Sale**

**CONVENIENCE STORE/RETAIL**

Address	Description	List Price	Area	Built	Comments
718 13th Street Saint Cloud, FL 34769	Convenience Store	\$999,900	2,314 SF	1977	Convenience Store 4 Fuel Positions Liquor Store
6990 E Irlo Bronson Memorial Highway Saint Cloud, FL 34771	Convenience Store	\$4,931,510	3,290 SF	2010	Convenience Store 12 Fuel Positions
750 N. Narcoossee Rd. Saint Cloud, FL 34771	Convenience Store	\$1,290,000	3,879 SF	1986	Former Convenience Store 4 Fuel Positions
2945 Westside Boulevard Kissimmee, FL 34747	Convenience Store	\$2,471,000	3,990 SF	1988	Convenience Store 16 Fuel Positions
4554 W Irlo Bronson Memorial Highway Saint Cloud, FL 34746	Convenience Store	\$Upon Request	5,034 SF	2006	Convenience Store 20 Fuel Positions

*Source: LoopNet and Realtor.com March 2020*

**Table 6-2 | Large Residential Properties for Sale for Conversion**

Address	Description	List Price	Area	Built	Comments
2280 Foxwood Ct. Saint Cloud, FL 34771	4 Bdrm 3 Bath	\$390,000	4,000 SF	1999	SFR
6910 Ranchero CT. Saint Cloud, FL 34771	8 Bdrm 4 Bath	\$570,000	4,488 SF	2003	SFR
4350 Cypress Dr. Saint Cloud, FL 34771	4 Bdrm 5 Bath	\$575,000	4,015 SF	2007	SFR



Address	Description	List Price	Area	Built	Comments
4181 Citrus St. Kissimmee, FL 34746	6 Bdrm 4.5 Bath	\$589,000	4,726 SF	1979	SFR
1860 Orangewood Ave. Saint Cloud, FL 34772	5 Bdrm 4.5 Bath	\$595,000	4,918 SF	1994	SFR
2280 Gunn Rd. Kissimmee, FL 34746	5 Bdrm 4.5 Bath	\$699,900	4,130 SF	2019	SFR
4335 Packard Ave. Saint Cloud, FL 34772	4 Bdrm 6 Bath	\$740,000	4,962 SF	2006	SFR
3776 Hickory Tree Rd. Saint Cloud, FL 34772	5 Bdrm 4 Bath	\$789,000	4,593 SF	2008	SFR

Source: LoopNet and Realtor.com March 2020

Table 6-3 | Residential Properties for Sale

Address	Description	List Price	Area	Built	Comments
3134 Rambler Ave Saint Cloud, FL 34771	3 Bdrm 2 Bath	\$399,000	2,728 SF	1998	SFR
3725 Friars Cove Saint Cloud, FL 34772	3 Bdrm 2 Bath	\$415,000	1,676 SF	1979	SFR
3140 Old Canoe Creek Rd Saint Cloud, FL 34772	3 Bdrm 3 Bath	\$486,900	2,854 SF	2003	SFR
5100 Alligator Lake Rd Saint Cloud, FL 34772	3 Bdrm 3.5 Bath	\$443,000	2,548 SF	1998	SFR
2880 Old Canoe Creek Rd Saint Cloud, FL 34772	4 Bdrm 3 Bath	\$430,000	2,741 SF	1990	SFR
4421 Kissimmee Park Rd Saint Cloud, FL 34772	2 Bdrm 2.5 Bath	\$314,900	1,629 SF	1975	SFR
3870 Kaiser Ave Saint Cloud, FL 34772	4 Bdrm 3 Bath	\$594,000	3,686 SF	2006	SFR
3920 Chaplain Rd Saint Cloud, FL 34772	5 Bdrm 2.5 Bath	\$355,000	2,251 SF	1988	SFR
3524 Kaiser Ave Saint Cloud, FL 34772	4 Bdrm 3 Bath	\$479,900	2,531 SF	2006	SFR

Address	Description	List Price	Area	Built	Comments
2800 Windsong Ln Saint Cloud, FL 34772	4 Bdrm 3 Bath	\$355,000	2,928 SF	1981	SFR

Source: LoopNet and Realtor.com March/June 2020

Table 6-4 | Commercial/Business Properties for Lease

CONVENIENCE STORE/RETAIL

Address	Description	Price/SF/Mo	Area	Built	Comments
4521 Orange Blossom Trail Kissimmee, FL 34746	Conv. Store	\$1.88	2,400 SF	1973	Convenience Store No Fuel
8788 Vineland Avenue Orlando, FL 32821	Conv. Store Gas Station	\$Nego	1,216 SF	2008	Convenience Store No Fuel

Source: LoopNet and Realtor.com March 2020

Table 6-5 | Commercial Land for Sale

COMMERCIAL LAND FOR SALE

Address	Zoning	List Price	Area	Comments
Murcott Drive Saint Cloud, FL 34769	Commercial	\$750,200 to \$1,250,000	2.19 to 4.44 Acres	Commercial adjacent to retail
4960 Bernetti Place Saint Cloud, FL 34771	Commercial	\$899,900	2.64 Acres	Commercial adjacent to Sun Trust and Publix
3365 Canoe Creek Road Saint Cloud, FL 34772	Commercial	\$Upon Request	1.77 Acres	Retail Commercial
1123 W. Palmetto Avenue Kissimmee, FL 34741	Commercial	\$362,000	1.06 Acres	Retail Commercial Corner Lot
E. Irlo Bronson Memorial Hwy Kissimmee, FL 34744	Commercial	\$1,375,000	2.92 Acres	Retail Commercial
3170 S. John Young Pkwy Kissimmee, FL 34746	Commercial	\$1,800,000	1.77 Acres	Commercial Corner Lot
2961 Simpson Road Kissimmee, FL 34744	Commercial	\$689,000	2.65 Acres	Zoned for Residential but commercial is likely. Adjacent to Walmart

W. Irlo Bronson Memorial Hwy Kissimmee, FL 34744	Commercial	\$1,056,000 to \$1,364,000	0.96 to 1.24 Acres	Commercial Tourist
2401 N Poinciana Blvd. Kissimmee, FL 34746	Commercial	\$685,000	1.08 Acres	Gas/Car Wash

Source: LoopNet and Realtor.com March 2020

## 7.0 Likelihood of Such Relocation and Impacts on the Remaining Business Community

Based on the selected alternative, it is estimated that a maximum of two business will potentially be displaced. One additional business is considered a landlord business relocation. It appears that there will be no impact on the remaining business community as a result of these displacements. The remaining businesses will still be able to operate and do not appear to be dependent on the businesses that will be displaced.

## 8.0 On Premise Signs

On premise signs are handled during the appraisal and acquisition phase. The owner will be compensated for the value of the signs through the appraisal process.

## 9.0 Potential Contamination Concerns

The CSER has identified the 19 sites that have some risk of contamination impacts to this project. The site locations are shown on the following tables summarizing the risk potential for each site *according to the* FDOT Contamination Risk-Rating System.

Table 9-1 | Low Risk Sites

Low Risk Sites (15)

Site No.	Site Name	Site Address	Risk Potential
1	Saint Cloud Fire Rescue Station 32	3450 Old Canoe Creek Road/2614 Kissimmee Park Road	Low
2	7-Eleven Store #34164	3601 Old Canoe Creek Road	Low
3	Mickeys Mini Mart	3670 Old Canoe Creek Road	Low
4	South FL Water Management District – St. Cloud Field Station	3800 Old Canoe Creek Road	Low
5	Osceola County – Environmental Services	2370 Old Canoe Creek Road/Kissimmee Park Road	Low
6	Osceola County Road & Bridge	3850 Old Canoe Creek Road	Low
7	St. Cloud City – LS #80 Anthem Park	2122 Continental Street	Low
8	Cattle Pen	Pond 3-2-2	Low
9	Debris Storage Area	South of Neptune Road	Low

10	SPILLS Incident 2018-7I-60867Z	2830 Neptune Road	Low
12	Neptune Middle School	2727 Neptune Road	Low
13	SPILLS Incident 2017-7I-58113Z	FL Turnpike MM 242 Northbound	Low
15	Super Mini Mart	2825 E Irlo Bronson Memorial Highway	Low
16	SPILLS Incident 2012-7I-43710Z	2791 E Irlo Bronson Memorial Highway	Low
17	Technical/Electric Service and Supply, Inc.	2802 E Irlo Bronson Memorial Highway	Low

**Table 9-2 | Medium Risk Sites**

**Medium Risk Sites (4)**

Site No.	Site Name	Site Address	Risk Potential
11	Cattle Pen	Pond 5-1	Medium
14	FDOT – Kissimmee/St. Cloud	28°15'48.0924" N, 81°19'55.8732" W	Medium
18	Agricultural Land Use	East and West side of SR 91, south of Neptune Road and East of SR 91, north of W New Nolte Road	Medium
19	Kissimmee to St. Cloud Rail Line	Neptune Road	Medium

A total of 29 stormwater ponds are under consideration to address stormwater management. Level II Impact to Construction Assessments (Level II Assessments) may be required for the four **Medium Risk** sites and the four **Medium Risk** pond sites depending on design and construction requirements.

**Table 9-3 | Pond Sites**

Pond Site No.	Alignment	Risk Potential	Comments
100-1	Old Canoe Creek Road	Low	Residential Area
100-2		Low	Residential Area
1-3-1		Low	Residential Area
1-3-2		Low	Residential Area
300-2C	Neptune Road	Low	Undeveloped Land
300-2B		Low	Undeveloped Land
5-1		Medium	Cattle Pen
5-2		Low	Cattle Pasture
1-1-1		Low	Undeveloped Land
1-1-2		Low	Undeveloped Land
1-2-1		Low	Undeveloped Land
1-2-2		Low	Undeveloped Land
200-1A		Low	Undeveloped Land
200-1B		Low	Cattle Pasture
300-1		Medium	Historical Citrus Groves

300-2A	Turnpike (SR 91)		Medium	Historical Citrus Groves
300-3			Low	Undeveloped Land
3-3-1			Low	Cattle Pasture
3-3-2			Low	Cattle Pasture
3-2-1			Low	Cattle Pasture
3-2-2			Medium	Cattle Pen
3-1-1			Low	Cattle Pasture
3-1-2			Low	Cattle Pasture
4-1			Low	Cattle Pasture
4-2			Low	Cattle Pasture
4-3			Low	Cattle Pasture
5-3A			Low	Adjacent to School
5-3B			Low	Undeveloped Land
5-3C			Low	Undeveloped Land

Based upon the reports, the one relocation site is considered a “Low Risk Site”:

Parcel 40 (Site 2, Table 9-1)

**Glacial Hope, LLC/7 Eleven Convenience Store**

3601 Old Canoe Creek Road

## 10.0 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.

## 11.0 Discussion Results of Contacts with Local Governments, Organizations, Groups and Individuals Regarding Residential and Business Relocation Impacts (I.E. Specific Financial and Incentive Programs or Opportunities Beyond Those Provided by the Uniform Act)

The FTE conducted extensive public outreach for this project, including coordination with representatives from Osceola County, the City of Saint Cloud, and other local agencies. FTE invited representatives from the County and City to public meetings and provided one-on-one briefings for these representatives.

Several government agencies were contacted to inquire about specific resources available to the businesses impacted by the acquisition. A list of organizations located in the Osceola County area that could potentially serve as an additional source of information to a displacee was compiled and included in Table 12-1.

## 12.0 Community and Social Services

There are numerous economic and social service organizations in the area that are available to assist displaced individuals and businesses. The following list highlights those services available within the area. While no unusual conditions or unique problems were apparent during our field observations, advisory services will be made available, should they arise.

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

Organization	Service
<b>SCORE Florida SBDC at University of Central Florida</b> <b>813-259-9101</b> 3201 E. Colonial Drive, Suite A-20 Orlando, FL 32803	Small Business Development Center
<b>Central Florida SCORE</b> <b>863-284-5607</b> 100 S. Kentucky Avenue, Suite 230 Lakeland, FL 33801	Business Mentoring
<b>City of Saint Cloud Downtown Business Association</b> <b>904-366-6633</b> 34700 Neptune Road Saint Cloud, FL 34769	New and Small Business Services
<b>SunBiz</b> Florida Department of State Division of Corporations 2415 N. Monroe Street, Suite 810 Tallahassee, FL 32303	Business Registration
<b>Florida Department of Business and Professional Regulations</b> 2601 Blair Stone Road Tallahassee, FL 32399	Professional Regulation
<b>Florida Department of Health</b> 832 W. Central Boulevard Orlando, FL 32805	Central Health Center
<b>Downtown Business Association of Kissimmee</b> <b>407-428-5872</b> P.O. Box 420002 Kissimmee, FL 34741	New and Small Business Services
<b>Kissimmee/Osceola Chamber of Commerce</b> <b>407-847-3174</b> 1425 E. Vine Street Kissimmee, FL 34744	New and Small Business Services
<b>Saint Cloud Chamber of Commerce</b> <b>407-892-3671</b> 1200 New York Avenue Saint Cloud, FL 34744	New and Small Business Services
<b>National Entrepreneur Center 407-420-4848</b> 3201 E. Colonial Drive, Suite A-20 Orlando, FL 32803	New Business Assistance

**UCF Business Incubator****407-343-4300**

111 E. Monument Avenue, Suite 401

Kissimmee, FL 34741

New and Small Business Services

**Osceola County Occupational License/Tax Collector****407-742-0200**

1 Courthouse Square, Suite 1400

Kissimmee, FL 34741

Business Services

## 13.0 Acquisition and Relocation Assistance Program

In order to minimize the unavoidable effects of right-of-way acquisition and displacement of people, the Florida Department of Transportation will carry out a Right-of-Way 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).

The Florida Department of Transportation provides advance notification of impending right-of-way acquisition. Before acquiring right-of-way, all properties are appraised to determine the market value. Owners of property to be acquired will be offered and paid fair market value for their property rights.

To ensure that relocatees receive adequate time to relocate, the Department hereby assures that they will not be required to move from the subject property before at least ninety (90) days have elapsed from the date of receipt of our 90 Day Letter of Assurance. This assurance applies to individuals, families, businesses, or farm operations; or personal property they may own. Further, the relocatee will be given a written notice which will specify the actual date by which the property must be vacated and surrendered to the Department. They will receive this latter notice at least thirty (30) days prior to the date specified and no occupant of a residential property will be required to move until decent, safe, and sanitary replacement housing is made available. "Made available" means that the affected person has either by himself obtained and has the right of possession of replacement housing, or the Florida Department of Transportation has offered the relocatee decent, safe, and sanitary housing which is within his financial means and available for immediate occupancy.

At least one relocation specialist is assigned to each highway project to carry out the Relocation Assistance and Payments program. A relocation specialist will contact each person to be relocated to determine individual needs, and to provide information, answer questions, and give help in finding replacement property. Relocation services and payments are provided without regard to race, color, religion, sex, or national origin.

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

Financial assistance is available to the eligible residential relocatee to:

- Reimburse the relocatee for the actual reasonable costs of moving from homes acquired for a highway project.
- Provide a supplementary reimbursement payment, when required as per the Uniform

Relocation Act, for the cost of a comparable decent, safe and sanitary dwelling available on the private market.

- Provide reimbursement of expenses, incidental to the purchase of a replacement dwelling.
- Make payment for eligible increased interest cost resulting from having to get another mortgage at a higher interest rate. Replacement housing payments, increased interest payments, and closing costs are limited to \$31,000 combined total.

A displaced tenant may be eligible to receive a payment, not to exceed \$7,200, to rent a replacement dwelling or room, or to use as a down payment, including closing costs, on the purchase of a replacement dwelling.

Financial assistance is available to the eligible business relocatee to:

- Reimburse the relocatee for the actual reasonable costs of moving from businesses, and farm operations acquired for a highway project.
- Provide reimbursement for related expenses, such as personal property losses, expenses in locating a replacement site, and certain re-establishment costs.

In certain instances, a business may be eligible for reimbursement as a fixed payment “in lieu of moving expenses” based on the average annual net earnings of their operation (payment may not exceed \$40,000, nor be less than \$1,000). To qualify for this payment the business must vacate or relocate from its displacement site.

The brochures that describe in detail the Florida Department of Transportation’s Relocation Assistance Program 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”. All of these brochures are distributed at all public hearings and made available upon request to any interested persons.

## **14.0 Conclusion**

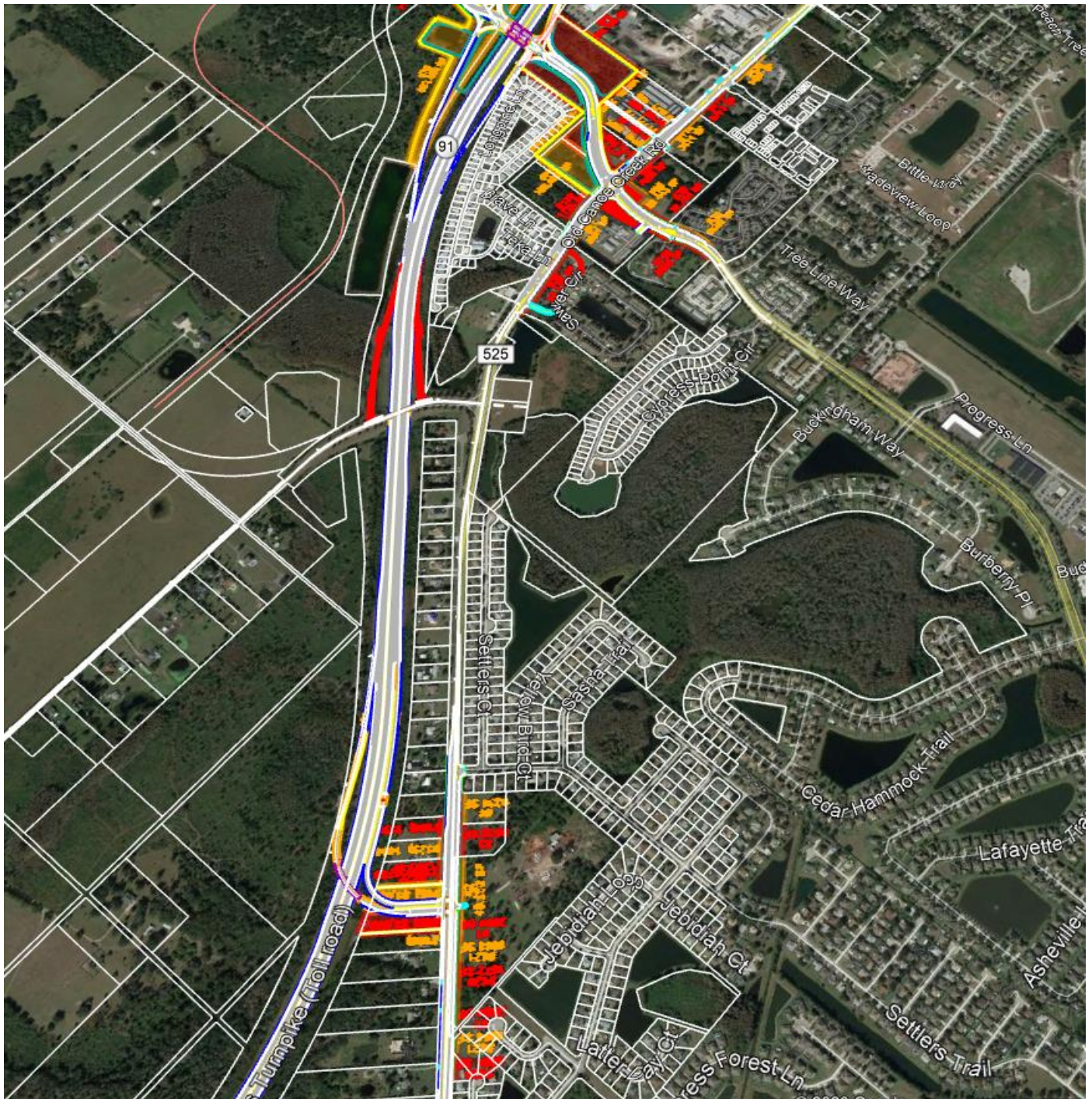
This project will have relocation impacts that will include business and residential displacements as previously discussed. This project has one parcel that has residential relocatees likely to have special needs that would require significant advisory services. None of the business relocatees appear to present unusual conditions that would prevent their successful relocation.

Those individuals that use the transit system will still have this service available along the project corridor. The research obtained from this study as well as consultations with local government agencies reveals programs to assist 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.



## **Appendix**

Overall Right of Way Area Map





Right of Way Map Zoomed with Affected Parcels



PARCEL 40





PARCELS 131, 123 and 3

**Photos of the Affected Businesses**



**PARCEL 40: 7-Eleven**





**PARCEL 131: Silver Creek Assisted Living**



**PARCEL 123: 2950 Old Canoe Creek Road**





**PARCEL 3: 2951 Old Canoe Creek Road**