

Conceptual Stage Relocation Plan

Florida Department of Transportation

Florida's Turnpike Enterprise

Central Polk Parkway from South of Highway 17 to SR 60

Alternative 4
Polk County, Florida

Financial Project Identification Number: 440897-4

Efficient Transportation Decision Making Number: 14372

Date: July 2020



Contents

1.0	Introduction.....	1
1.1	Location of the Project	1
1.2	Purpose and Need	1
1.3	Purpose of Conceptual Stage Relocation Plan.....	2
2.0	Relocation Overview	4
3.0	Study Area Characteristics.....	4
4.0	Residential Overview	9
4.1	Potential Residential Impacts.....	9
4.2	Comparison of Available Housing	10
4.3	Discussion of Special Relocation Advisory Services for Unusual Conditions or Unique Problems.....	13
4.4	Last Resort Housing.....	14
5.0	Business Overview.....	14
5.1	Potential Business Impacts.....	14
6.0	Available Business Sites Where Affected Businesses May Relocate	15
7.0	Likelihood of Such Relocation and Impacts on the Remaining Business Community	17
8.0	Personal Property Only Relocations.....	17
8.1	Parcel of Note.....	18
9.0	On Premise Signs	18
10.0	Potential Contamination Concerns	18
11.0	Publicly-Owned Lands	19
12.0	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).....	19
13.0	Community and Social Services	20
14.0	Acquisition and Relocation Assistance Program	21
15.0	Conclusion	22

List of Tables

Table 2-1 Summary of Anticipated Relocations	4
Table 3-1 Estimated Percentages of Minority, Racial, National Origin	6
Table 3-2 Estimated Income Ranges	6
Table 3-3 Estimated Tenure (or age) of Structures	7
Table 3-4 Estimated Percentages of Elderly Households in Relationship to Total Households	7
Table 3-5 Estimated Percentages of Households Containing Five or More Family Members	8
Table 3-6 Estimated Disabled Residential Occupants for Whom Special Assistance Services May Be Necessary	8
Table 3-7 Estimated Occupancy Status-Owner Tenant.....	8
Table 4-1 Potential Residential Displacements	9
Table 4-2 Potential Residential Properties for Sale	10
Table 4-3 Manufactured/Mobile Home Properties For Sale	12
Table 4-4 Residential Properties For Rent	12
Table 5-1 Potential Business Impacts	14
Table 6-1 Commercial/Industrial Land for Sale.....	15
Table 6-2 Commercial/Restaurant Buildings for Lease	16
Table 6-3 Commercial/Restaurant Buildings for Sale	16
Table 8-1 Potential Personal Property Only Relocations	17
Table 10-1 Potential Risk Sites	18
Table 13-1 Community and Social Services.....	20

List of Figures

Figure 1-1 Project Location Map	3
Figure 3-1 Census Tract Map.....	5

Appendix

Overall Right of Way Area Maps (North and South).....	24
Right of Way Area Map Parcels 31 & 32 Zoomed	26
Photo of the Affected Businesses and Residences	27

DRAFT

1.0 Introduction

The Florida Department of Transportation (FDOT) is conducting a Project Development and Environment (PD&E) study to evaluate the extension of the Central Polk Parkway (CPP) from US 17 (SR 35), approximately a half mile west of 91 Mine Road, to SR 60. The study evaluates a new four-lane divided limited access expressway which will feature All-Electronic Tolling (AET), similar to the CPP design segment to the north from Polk Parkway (SR 570) to US 17 (FPID: 440897-2).

This study provides engineering and environmental documentation to aid Polk County, and the Florida's Turnpike Enterprise in determining the type, preliminary design, and location of the proposed roadway. The US 17 interchange location and type was evaluated as part of the CPP design segment to the north and documented within the *Alternatives Evaluation Report* which concluded the optimal interchange configuration to be a tight diamond interchange. As a result, the US 17 interchange location and type is fixed for the purposes of this study and consistent across all of the alternatives included herein. A multi-use recreational trail is proposed outside of the limited access right-of-way and parallel to the Central Polk Parkway alignment. The multi-use trail is included with Polk County's master trail plan.

This project was evaluated through FDOT's Efficient Transportation Decision Making (ETDM) process as project #14372. An ETDM *Programming Screen Summary Report* containing comments from the Environmental Technical Advisory Team (ETAT) was published on June 5, 2019. The ETAT evaluated the project's effects on natural, physical, cultural, social and economic resources.

The project limits are shown on **Figure 1-1: Project Location Map**.

1.1 Location of the Project

This project is located between the City of Lakeland to the north and the City of Bartow to the west. The study evaluates a new four-lane divided limited access expressway which will feature All-Electronic Tolling (AET), similar to the CPP design segment to the north from Polk Parkway (SR 570) to US 17 (FPID: 440897-2).

The Right of Way Area maps can be found in the Appendix (Pages 23-25)

1.2 Purpose and Need

The purpose of this study is to evaluate a new multi-lane limited access facility between US 17 and SR 60. This segment of the Central Polk Parkway will improve regional, north/south connectivity, enhance freight mobility and economic competitiveness, improve emergency evacuation times and accommodate future population growth. This project is a component of a larger east/west facility.

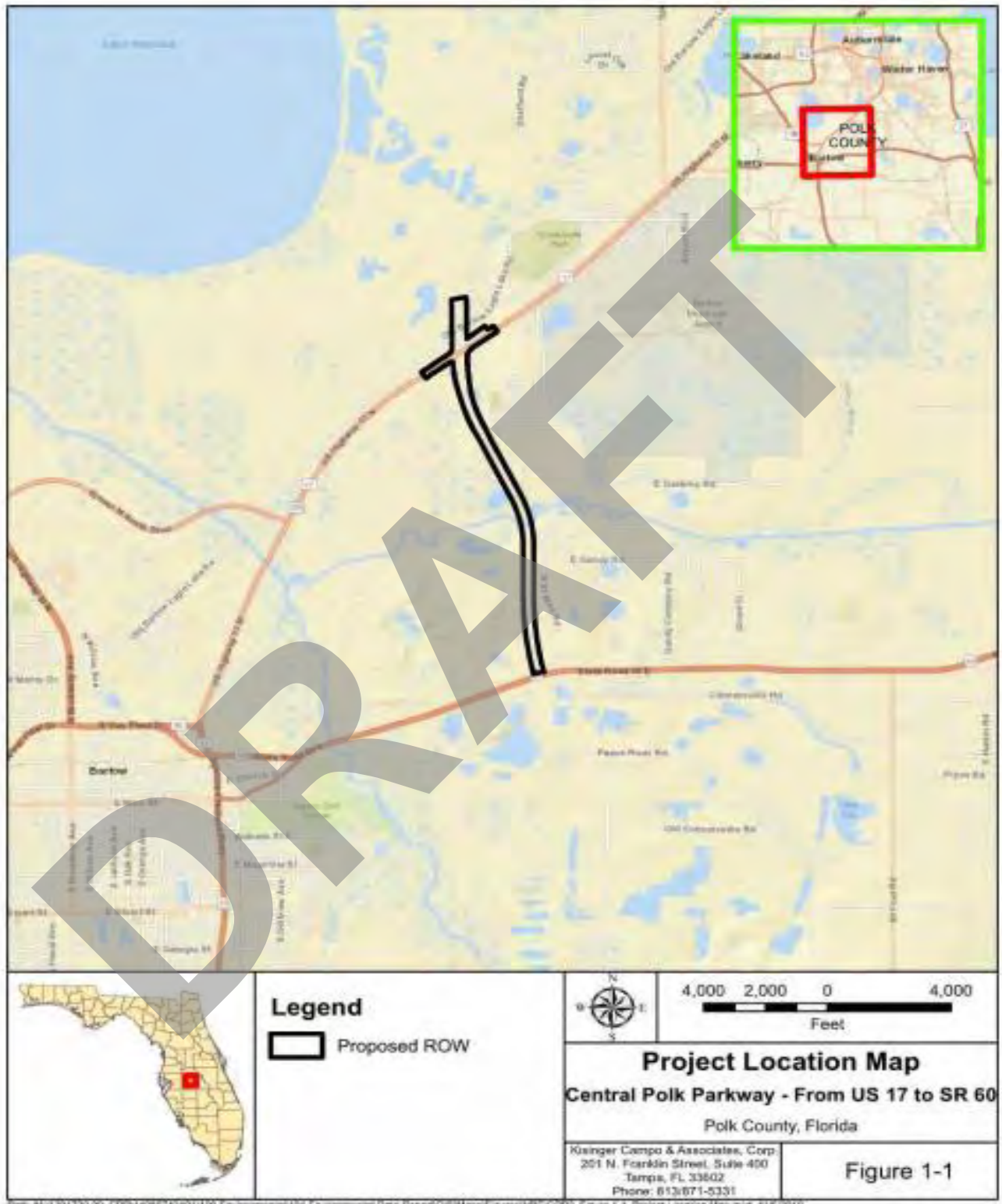
According to the University of Florida's Bureau of Economic and Business Research (BEBR), the population of Polk County is estimated to grow from 661,645 (2017) to 906,100 by 2040 (a 27% increase). The Central Polk Parkway from US 17 to SR 60 is anticipated to accommodate the increase travel demand expected from the projected freight, residential and employment growth.

The addition of a new east/west facility to the regional transportation network will relieve congestion from parallel facilities, including truck traffic, in central Polk County, particularly US 98 (SR 700), SR 540, US 17 (SR 35) and SR 60. The Central Polk Parkway will provide additional connections to the local roadway network and Strategic Intermodal System (SIS) facilities such as Polk Parkway (SR 570), US 98 (SR 700) and SR 60. The Polk Parkway is a beltway route that provides connections from Interstate 4 (I-4) to Polk County cities such as Winter Haven, Bartow, Auburndale, and the south side of Lakeland. SR 60 provides coast to coast connections including freight movement to and from the Florida's Gateway Intermodal Logistics Center. US 98 (SR 700) provides north-south connections throughout Polk County.

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



2.0 Relocation Overview

This CSRP documents anticipated relocations associated with implementing the Recommended Alternative. The results of the study estimates 3 businesses, 8 landlord businesses, 9 residential, and 6 personal property 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 none appear 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 4	3	8	9	0	6

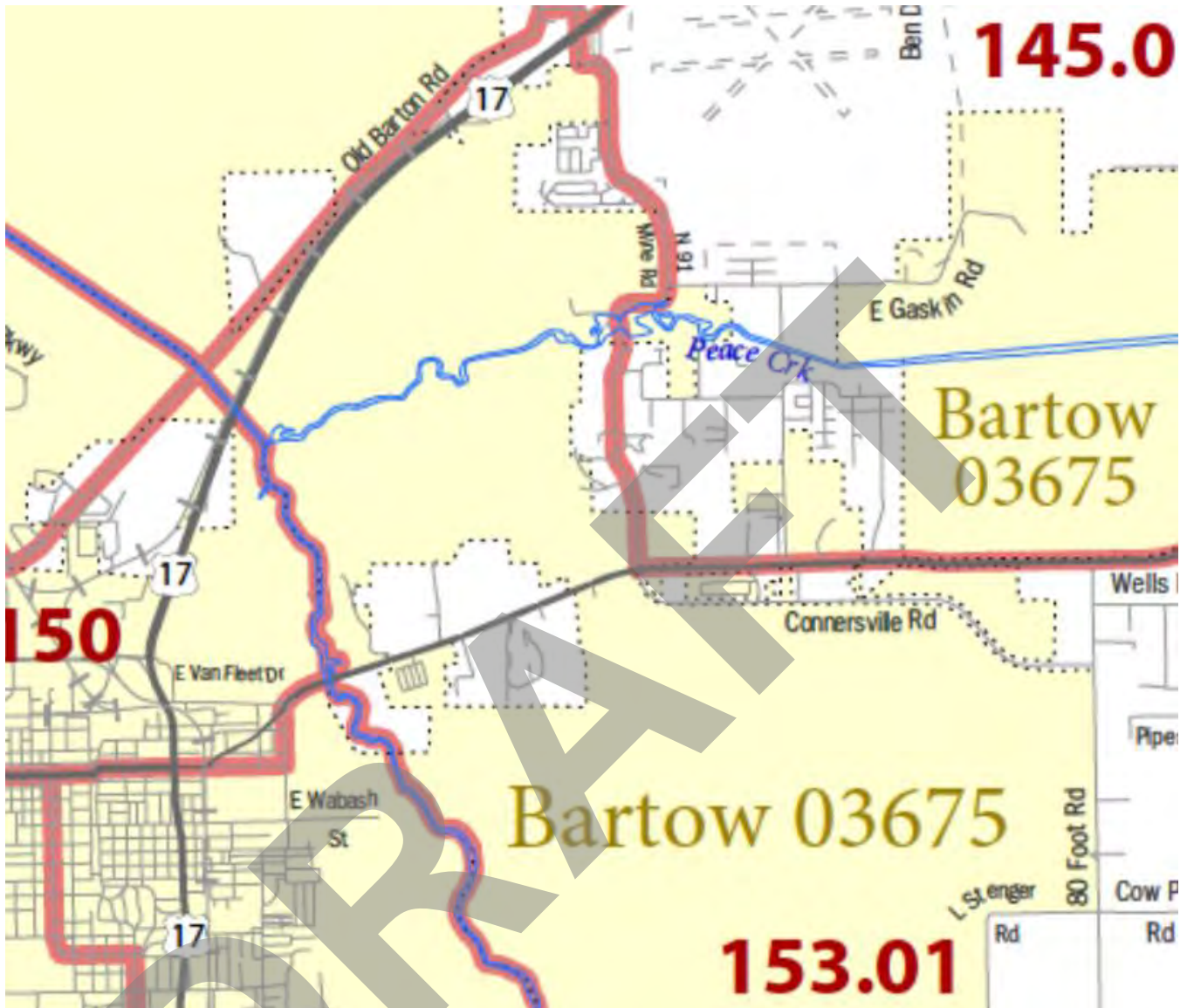
Source: Field Inspection

This project has three improved commercial properties. One business displacement is a landfill and former fill dirt business (f/k/a Earth Materials Mining, Inc.) with no building improvements or a posted business name. The second business is a small restaurant (Brenda's Wings & Things) operating in an attached leased building. The third is an owner occupied convenience store. It does not appear that any businesses are dependent on, or cater to any minority groups. Those individuals that use the transit system, where available, will still have this service available. Relocation benefits provided in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended (as described in Chapter 14.0) appear to be adequate.

3.0 Study Area Characteristics

The 2010 US Census data for Polk County and Census Tract 153.01 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/c12105-polk/fl/).

The US Census data for 2010 for Polk 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	Polk County	Census Tract 153.01
Caucasian	78.70%	66.68%
Black	14.75%	23.43%
Other	6.52%	9.90%
Hispanic*	17.78%	13.41%

* 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: 2010

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

HH Income	Polk County	Census Tract 153.01
< \$25,000 Per Year	26.62%	33.64%
\$25,000 - \$49,999	29.54%	27.23%
\$50,000 - \$74,999	20.05%	17.74%
\$75,000 - \$99,999	11.85%	12.11%
≥ \$100,000	11.94%	9.29%
Median HH Income	\$43,946	\$37,586

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

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

Housing Stock	Polk County	Census Tract 153.01
1969 or Earlier	18.36%	13.71%
1970-1989	33.65%	47.83%
1990-1999	17.52%	18.22%
2000 and Newer	30.47%	20.24%

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

According to the Polk County Property Appraiser, the average chronological age of the residential structures being displaced and their effective age is estimated to be 47 years based on field observations.

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

Age	Polk County	Census Tract 153.01
Under 25 Yrs.	32.35%	34.30%
25-44 Yrs.	23.87%	26.70%
45-64 Yrs.	25.73%	24.95%
65 Yrs. or Older	18.04%	14.05%
Median Age	40.1	37.2

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

According to the 2010 US Census, 18.04% of the population of Polk County is 65 years or older. The area within Census Tract 153.01 indicates 14.05% are over the age of 65.

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

Criteria	Polk County	Census Tract 153.01
No. of Households	221,073	1,528
Average HH Size	2.67	2.66
% HH ≥ 5	10.27%	16.01%

Source: Census.Gov B11016 Household Type by Household Size and S1101 Households and Families 2010
According to the 2010 US Census, the average household in Polk County contains 2.67 family members. The percentage of households that have five (5) or more family members in the study area is an average of 16.01%.

Table 3-6 | Estimated Disabled Residential Occupants for Whom Special Assistance Services May Be Necessary

Criteria	Polk County	Census Tract 153.01
% Population Disabled	14.5%	15.9%

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.

Table 3-7 | Estimated Occupancy Status - Owner/Tenant

Criteria	Polk County	Census Tract 153.01
No. of Housing Units	299,432	1,729
% Occupied	80.5%	86.7%
% Owner Occupied	71.1%	78.1%
% Renter Occupied	28.9%	21.9%

Source: Census.Gov DP04 Selected Housing Characteristics: 2010
According to the 2010 US Census data in the study area, there was a range between 71.1% and 78.1% homeownership rate and 21.9% to 28.9% 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. TRLR refers to a travel trailer and MH is a mobile home

Table 4-1 | Potential Residential Displacements

Parcel #	Address	Description	Area*	Household Type	Built	*Owner/Tenant
12	3320 US 17 Highway. Bartow, FL 33830	3 Bed/2 Bath	1818 SF	SFR	1997	Owner
10	3330 US 17 Highway Bartow, FL 33830	3 Bed/1 Bath	1406 SF	SFR	1958	Tenant
9	2670 1 st Street Bartow, FL 33830	1 Bed/1 Bath	572 SF	SFR	1959	Tenant
8	2680 1 st Street Bartow, FL 33830	3 Bed/1 Bath	747 SF	SFR	1961	Owner
6	2690 1 st Street Bartow, FL 33830	2 Bed/1 Bath	912 SF	SFR	1960	Tenant
6	2690A 1 st Street Bartow, FL 33830	1 Bed/1 Bath	500 SF est	SFR	Unknown	Tenant
18	713A N. 91 Mine Road Bartow, FL 33830	1 Bed/1 Bath	500 SF est	TRLR Non movable	Unknown	Tenant
18	713 N. 91 Mine Road Bartow, FL 33830	2 Bed/2 Bath	1716 SF	MH	1995	Tenant
24	325 N. 91 Mine Road Bartow, FL 33830	3 Bed/2 Bath	2180 SF	SFR	1981	Tenant

**Owner/Tenant status determined by whether a homestead exemption was being claimed per the Polk 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 owner. Their eligibility will be determined at that time. For the properties at 2690A 1st Street and 713A N 91 Mine Road the improvement information is estimated from field observations, since Polk County has no records of these improvements.*

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 | Residential Properties For Sale

Address	Description	List Price	Area	Built	Household Type
1155 E. Church Street Bartow, FL 33830	3 Bed/1 Bath	\$89,999	976 SF	1920	SFR
175 W. Clower Street Bartow, FL 33830	3 Bed/2 Bath	\$162,000	1100 SF	1953	SFR
1205 S. Kissengen Avenue Bartow, FL 33830	3 Bed/3 Bath	\$348,000	1556 SF	1940	SFR
1166 E. Church Street Bartow, FL 33830	2 Bed/1 Bath	\$129,950	844 SF	1952	SFR
925 S. Orange Avenue Bartow, FL 33830	3 Bed/2 Bath	\$249,900	2749 SF	1925	SFR
4805 Weston Road Bartow, FL 33830	3 Bed/2 Bath	\$92,000	1144 SF	1981	SFR
495 E. Parker Street Bartow, FL 33830	4 Bed/3.5 Bath	\$250,000	2928 SF	1900	SFR
195 E. Vine Street Bartow, FL 33830	4 Bed/2 Bath	\$174,900	1848 SF	1947	SFR
690 Grace Court Bartow, FL 33830	3 Bed/2 Bath	\$159,900	1120 SF	1954	SFR
1080 Lisa Lane Bartow, FL 33830	4 Bed/2 Bath	\$225,000	1920 SF	1973	SFR
660 Dorothy Street Bartow, FL 33830	3 Bed/1 Bath	\$90,000	792 SF	1954	SFR
1145 S. Johnson Avenue Bartow, FL 33830	3 Bed/1 Bath	\$173,950	1289 SF	1953	SFR
1055 E. Georgia Street Bartow, FL 33830	3 Bed/2 Bath	\$270,000	2222 SF	1953	SFR

Table 4-2 | Residential Properties For Sale

Address	Description	List Price	Area	Built	Household Type
1045 E. Georgia Street Bartow, FL 33830	2 Bed/2 Bath	\$219,400	1912 SF	1965	SFR
745 Marion Place Bartow, FL 33830	3 Bed/1 Bath	\$139,900	957 SF	1951	SFR
1010 E. Mariposa Bartow, FL 33830	3 Bed/3 Bath	\$268,000	2340 SF	1948	SFR
1120 Austin Street Bartow, FL 33830	2 Bed/2 Bath	\$114,999	1107 SF	1950	SFR
1160 Austin Street Bartow, FL 33830	3 Bed/1 Bath	\$109,900	1050 SF	1958	SFR
490 Heather Court Bartow, FL 33830	2 Bed/2 Bath	\$280,000	1630 SF	1988	SFR
640 E. Wabash Street Bartow, FL 33830	3 Bed/2 Bath	\$199,997	2146 SF	1924	SFR
8150 State Road 60 E. Bartow, FL 33830	2 Bed/1 Bath	\$275,000	624 SF	1952	SFR
1130 Shady Lane Bartow, FL 33830	3 Bed/2 Bath	\$224,900	1924 SF	1977	SFR
750 S. Woodlawn Avenue Bartow, FL 33830	3 Bed/1 Bath	\$169,900	1656 SF	1957	SFR
1550 E. Bay Street Bartow, FL 33830	4 Bed/1.5 Bath	\$135,000	1650 SF	1973	SFR
169 Old Bartow Road Bartow, FL 33830	4 Bed/3 Bath	\$315,000	2732 SF	1920	SFR

Source: Realtor.com June 2020 with 185 residential properties currently listed

Table 4.3 Manufactured /Mobile Home Properties For Sale

Address	Description	List Price	Area	Built	Household Type
2455 US Highway 17 S. Lot 81 Bartow, FL 33830	2 Bed/2 Bath	\$44,900	1248 SF	1990	MFH
2455 US Highway 17 S. Lot 81 Bartow, FL 33830	2 Bed/2 Bath	\$22,900	936 SF	1993	MH
5306 Twin Pines Court Bartow, FL 33830	3 Bed/2 Bath	\$139,900	1488 SF	2000	MFH
1115 Bay Street E. Bartow, FL 33830	3 Bed/1 Bath	\$104,999	880 SF	1961	MFH
3520 E. Gaskins Road Lt 21 Bartow, FL 33830	2 Bed/2 Bath	\$56,000	800 SF	2017	MH
820 S. Orange Avenue Bartow, FL 33830	2 Bed/1 Bath	\$128,200	1174 SF	1942	MFH

Source: Realtor.com June 2020

Table 4.4 Residential Properties For Rent

Address	Description	Rent/Month	Area	Built	Household Type
410 Avenue D Winter Haven, FL 33880	2 Bed/1 Bath	\$700	675 SF	1915	SFR
1824 Lake Mariam Drive Winter Haven, FL 33884	2 Bed/2 Bat	\$950	923 SF	2004	SFR
1740 US Highway 92 Lake Alfred, FL 33881	2 Bed/1 Bat	\$850	1000 SF	1949	SFR
544 Coleman Drive W. Winter Haven, FL 33884	3 Bed/2 Bat	\$1,400	1934 SF	1980	SFR
1024 30 th Street NW. Winter Haven, FL 33881	4 Bed/2 Bat	\$1,350	1254 SF	1955	SFR

285 S. Oak Avenue Bartow, FL 33830	2 Bed/1 Bat	\$1,200	1106 SF	1925	SFR
1195 W. Hill Court Bartow, FL 33830	4 Bed/3 Bat	\$1,379	1407 SF	1971	SFR
3338 Fox Ridge Drive Winter Haven, FL 33884	2 Bed/2 Bat	\$1,425	1071 SF	1985	SFR
201 Martin Luther King Street Dundee, FL 33888	2 Bed/1 Bat	\$875	480 SF	1963	SFR
1055 E. Georgia Street Bartow, FL	3 Bed/2 Bat	\$1,900	2222 SF	1953	SFR
112 Ralford Road Auburndale, FL 33823	4 Bed/1 Bat	\$975	1168 SF	1938	SFR
990 W. Johnson Street Bartow, FL 33830	1 Bed/1 Bat	\$500	526 SF	1948	SFR
47 Coyer Road Haines City, FL 33844	3 Bed/2 Bat	\$1,300	1056 SF	2003	MH
1545 N. Lake Shipp Drive SW Winter Haven, FL 33880	3 Bed/2 Bat	\$1,325	1182 SF	1962	SFR
929 N. 10 th Street Eagle Lake, FL 33839	3 Bed/2 Bat	\$1,325	1040 SF	1956	SFR
839 Cinnamon Drive Winter Have, FL 33880	4 Bed/2 Bat	\$1,595	1670 SF	1981	SFR
2520 Avenue A Winter Haven, FL 33880	3 Bed/2 Bat	\$1,525	1310 SF	1963	SFR
3122 Walnut Street Winter Haven, FL 33881	3 Bed/1 Bat	\$1,300	960 SF	1955	SFR

Source: Realtor.com and Trulia.com June 2020

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. There does not appear to be any unusual or unique problems on this project.

A copy of the various Community Resources and Services for the Polk County area has been provided in Section 13.0 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 Polk County real estate market is not experiencing a shortage of comparable replacement housing, in order to assure all displacees 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.

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 #	Observed Business Name and Address	Zoning	Year Blt	Land Area or Building Area	Estimated # of Employees	Number of Businesses	Business Type
20, 21, 22, 23	Unnamed f/k/a Earth Materials Mining Inc 475-477 N 91 Mine Road Bartow, FL 33830	Commercial	Vacant Land	47.62 Ac	3	1	Landfill/Mini ng Facility
32	Lizzy's Supermarket* 3468 US Highway 17N Bartow, FL 33830	Commercial	1978	2,136 SF	3	1	Convenience Store
32	Brenda's Wings & Things 3466 US Highway 17 N Bartow, FL 33830	Commercial	1978	750 SF	2	2	Restaurant/L L Business

*Considered to be a potential displacement”.

6.0 Available Business Sites Where Affected Businesses May Relocate

Three business displacements are anticipated, Parcels 20 and 32 (2). Parcel 20 is currently vacant property that was a former mining (fill dirt) operation that has converted to a landfill operation. Parcel 32 is a small convenience store and a small restaurant in a leased building. Internet websites, MLS listings (multiple listing service), and contacts with local realtors indicate there are an adequate number of commercial properties for sale and for lease currently available as potential replacement sites.

Table 6-1 | Commercial/Industrial Land for Sale

COMMERCIAL/INDUSTRIAL LAND

Address	Zoning	List Price	Area	Comments
1211 Prairie Mine Road Mulberry, FL 33860	Industrial	\$2,470,000	116.73 Acres	Mining area are adjacent
TS Wilson Road Frostproof, FL 33843	Industrial	\$1,942,250	77.69 Acres	Steel mill proposed to the south
US Highway 92 & Charlotte Road Auburndale, FL 33823	Commercial	\$3,950,000	43.70 Acres	Industrial uses adjacent
3705 US Highway 17/92 North Davenport, FL 338361	Commercial	\$2,900,000	55.86 Acres	Railroad available
K-Ville Avenue at Polk Parkway Winter Haven, FL 33880	Commercial	\$749,000	183.67 Acres	Ag uses adjacent

Source: LoopNet and Realtor.com June 2020

Table 6-2 | Commercial/Restaurant Buildings for Lease

COMMERCIAL/RESTAURANT BUILDINGS

Address	Use	Yr Blt	Area SF	Price per S.F./Yr	Comments
890 W. Main Street Bartow, FL 33830	Restaurant	1966	3,000 SF	\$14.00	Former restaurant
415 E. Main Street Bldg B Bartow, FL 33830	Office/Retail	1964	121 SF to 800 SF	\$14.00-\$32.23	N/A
1601-1615 Town Center Drive Suite J106 Lakeland, FL 33803	Restaurant	1967	2,817 SF	\$30.00	Fully built out for restaurant
3770 Town Center Lakeland, FL 33803	Restaurant	1956	6,700 SF	\$30.00	Fully built out for restaurant
5665 Cypress Gardens Blvd. Winter Haven, FL 33884	Restaurant	1953	4,450 SF	\$10.00	Former restaurant
201 3 rd Street SW Winter Haven, FL 33880	Restaurant/ Retail	1975	8,045 SF	Upon Request	Shell space
5216 S. Florida Avenue Lakeland, FL 33813	Restaurant/ Retail	2020	8,250 SF	\$35.00	New construction

Source: LoopNet and Realtor.com June 2020

Table 6-3 | Commercial/Restaurant Buildings for Sale

COMMERCIAL/RESTAURANT BUILDINGS

Address	Use	Yr Blt	Area SF	List Price	Comments
506 Snively Avenue Winter Haven, FL 33880	Retail	1966	1,500 SF	\$274,900	Former post office
3250 Kathleen Road Lakeland, FL 33810	Retail	1964	4,200 SF	\$785,000	Business included in price
1006 6 th Street NW Winter Haven, FL 33881	Retail	1967	1,581 SF	\$499,000	N/A
505 W. Main Street Bartow, FL 33830	Retail	1956	826 SF	\$229,000	N/A
119-121 Allamanda Drive Lakeland, FL 33803	Retail	1953	2,150 SF	\$275,000	Attached Bldg
1937 E. Memorial Blvd. Lakeland, FL 33801	Retail	1975	2,243 SF	\$385,000	N/A

Source: LoopNet and Realtor.com June 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 three businesses will potentially be displaced. 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 Personal Property Only Relocations

Table 8-1 | Potential Personal Property Only Relocations

Parcel #	Address	PPO Type
1 & 2	Former Oldcastle Precast 3390 US Highway.17 Bartow, FL 33830	Machinery & Equipment
16	Frank Hebb Tree Service 925 N. 91 Mine Road Bartow, FL 33830	Machinery & Equipment
3 & 7	Tyre Equipment (F/K/A) 3380 US Highway 17 Bartow, FL 33830	Materials & Equipment
19	SFR 605 N. 91 Mine Road Bartow, FL 33830	Recreational equipment
5	Old Bldg 2700 1 st Street Bartow, FL 33830	Miscellaneous
31	Scrap It III 3450 US 17 Highway Bartow, FL 33830	Salvage materials

There are six potential personal property only moves. Parcels 1 & 2, 3390 US Highway 17, is an improved former industrial site that is currently not in operation. Personal property in the way of equipment and materials can be moved to other locations onsite. Parcel 16, 925 N. 91 Mine Road, is vacant land that is used for open storage of machinery and equipment as part of Frank Hebb Tree Service. Parcel 3, the former Tyre Equipment facility at 3380 US Highway 17, has personal property in the way of equipment and materials. Parcel 19, a single family residence at 605 N. 91 Mine Road, has personal recreation type vehicles and equipment at the rear (west) portion of the property that can be repositioned onsite. Parcel 5 at 2700 1st Street, is an older dilapidated building that may have personal property inside that may require relocation. Parcel 31, at 3450 US 17 Highway is a salvage yard that will likely require relocating salvage materials to reestablish the access and traffic flow within the facility.

8.1 Parcel of Note

Parcel 31 (Scrap It III) is a limited access only acquisition. The acquisition of a portion of Parcel 32 as replacement right of way will create a new access point to Parcel 31, thereby avoiding a business relocation, but likely resulting in a significant personal property move

9.0 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.

10.0 Potential Contamination Concerns

The CSER has identified the 13 sites that have some risk of contamination impacts to this project. The site locations and parcel numbers are shown on the following tables summarizing the risk potential for each site *according to the* FDOT Contamination Risk-Rating System.

Table 10-1 | Potential Risk Sites

Site No.	Site Name	Parcel # / Site Address	Risk Potential
1	Northeast Bartow Regional Force Main	N/A	No
2	Ethylene Dibromide (EDB) Groundwater Contamination ⁴	N/A	Low
3	Former Railroad	N/A	Low
4	Earth Materials Mining, Inc./Tice Mining/Geo Mining, Inc	Parcel 20: 477 N. 91 Mine Road	Medium
5	Former Groves	Parcels 16 & 18: 713-925 N. 91 Mine Road	High
6	Pit/Earthwork	Adjacent to (south) 925 N. 91 Mine Road	Medium
7	Equipment Storage	Parcel 16: 925 N 91 Mine Road	Medium
8	Clear Springs Mine (Former IMC Agrico)	West of N. 91 Mine Road, S of US 17 and N of SR 60	High
9	Former Railroad	N/A	Low
10	Former Groves	N/A	Low
11	Tyre Equipment	Parcel 3: 3380 US 17 Highway	Medium
12	Duratek Wall Corp./Oldcastle Precast/Millmac	Parcels 1 & 2: 3390 US 17 Highway	Low
13	Former Railroad	N/A	No

Based upon the reports, there are five relocation sites considered potential risk sites:

Site 4 (Parcel 20) Earth Materials Mining/Tice Mining/Geo Mining, Inc.477 N. 91 Mine Road

Site 5 (Parcel 18) Former Groves 713 & 713A N 91 Mine Road

Site 7 (Parcel 16) Equipment storage 925 N 91 Mine Road

Site 11 (Parcel 3) Tyre Equipment 3380 US 17 Highway

Site 12 (Parcels 1 & 2) Duratek Wall Corp/Oldcastle Precast/Millmac 3390 US 17 Highway

11.0 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.

12.0 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 Polk County, the City of Bartow, 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 Polk County area that could potentially serve as an additional source of information to a displacee was compiled and included in Table 13-1.

13.0 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 13-1 | Community and Social Services

Organization	Service
Polk County Health & Social Services 863-534-5333 2135 Marshall Edwards Drive Bartow, FL 33830	Healthcare Programs
Boys & Girls Clubs of Polk County 863-686-1719 1525 Martin L. King Jr. Avenue Lakeland, FL 33805	Youth Services
Sunrise Community of Central Florida, Inc. 863-680-2817 807 North Lake Parker Avenue Lakeland, FL 33801	Disabilities Assistance
Mid-Florida SHRM 863-496-3073 3616 Harden Boulevard, #217 Bartow, FL 33803	Business Networking
The Transition House Inc. 863-733-4181 550 N. Restwood Avenue Bartow, FL 33830	Substance Abuse Treatment and Transitional Housing for Men
Habitat for Humanity of East Polk County, Inc. 863-292-2256 3550 Recker Highway Winter Haven, FL 33880	Affordable Housing
Healthy Start Coalition of Hardee, Highlands & Polk Counties 863-534-9224 650 E. Davidson Street Bartow, FL 33830	Women & Children Services
Lighthouse Ministries 863-687-4076 215 E. Magnolia Street Lakeland, FL 33801	Housing & Food Programs
United Way of Central Florida 863-648-1500 5605 US 98 S. Lakeland, FL 33812	Food & Shelter Assistance
Bartow Area Chamber Foundation, Inc. 863-533-7125	Business Development

510 N. Broadway Avenue
Bartow, FL 33830

Polk County Elderly Services
863-534-5320

1290 Golfview Avenue, Suite 202
Bartow, FL 33830

Elderly Assistance

Central Florida Deaf Services, Inc.
863-606-0800

1415 Commercial Park Drive
Lakeland, FL 33801

Services for Hearing Impaired

14.0 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.

15.0 Conclusion

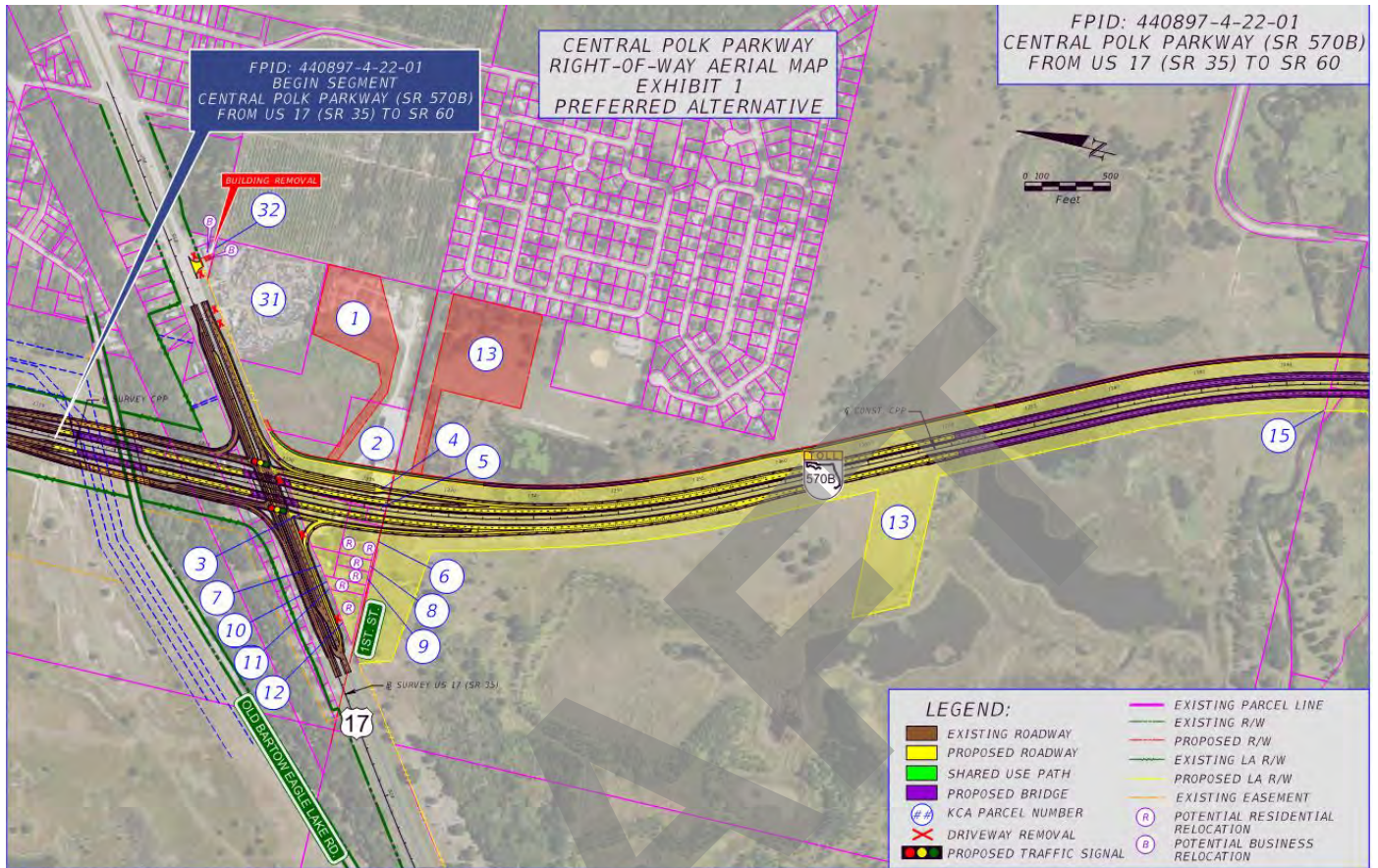
This project will have relocation impacts that will include business and residential displacements. This study estimates 3 businesses, 8 landlord businesses, 9 residential, and 6 personal property relocations may be impacted. None of the business relocatees appear to present unusual conditions that would prevent their successful relocation.

Those individuals that use the transit system will still have this service available. 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.

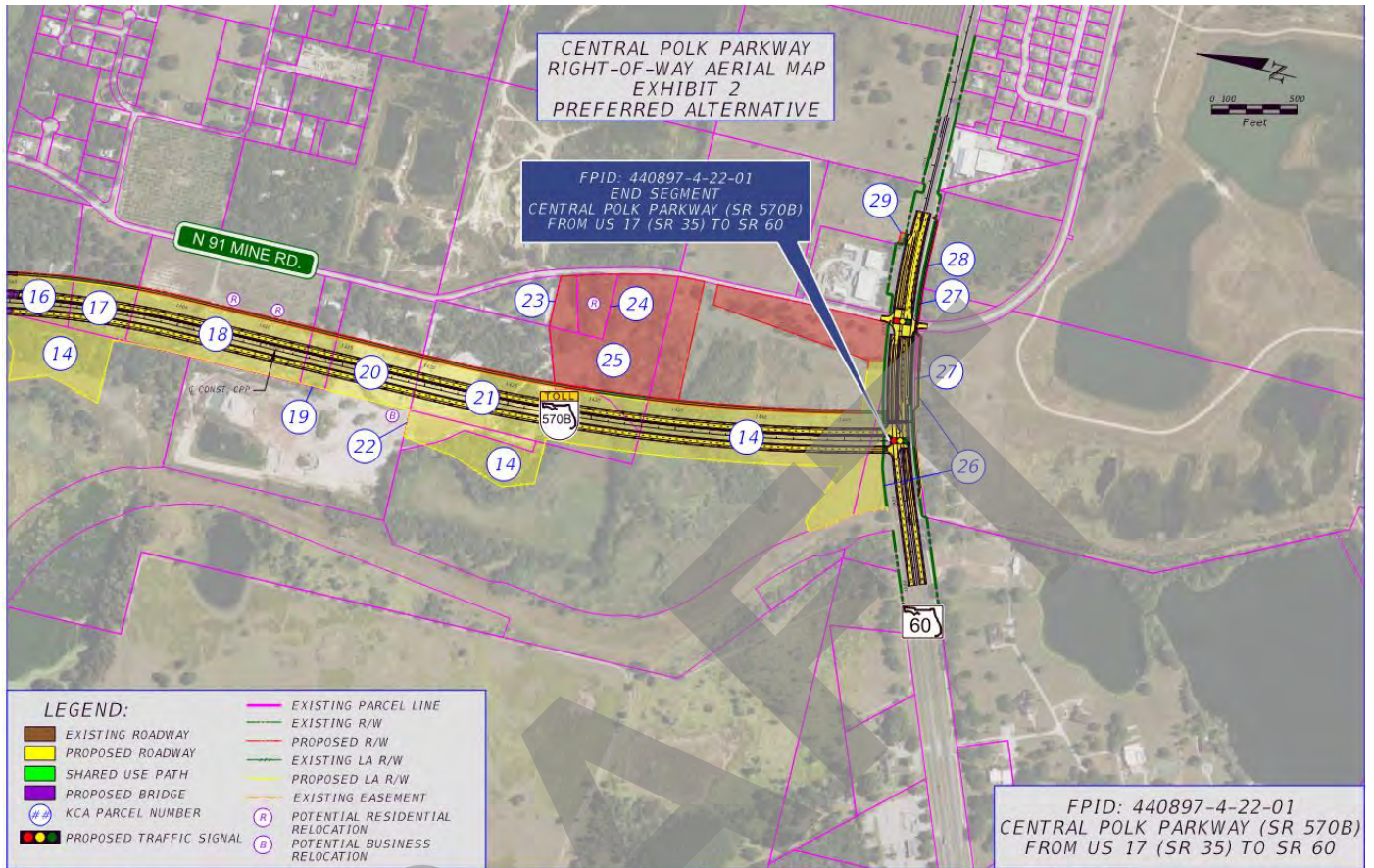
Appendix

DRAFT

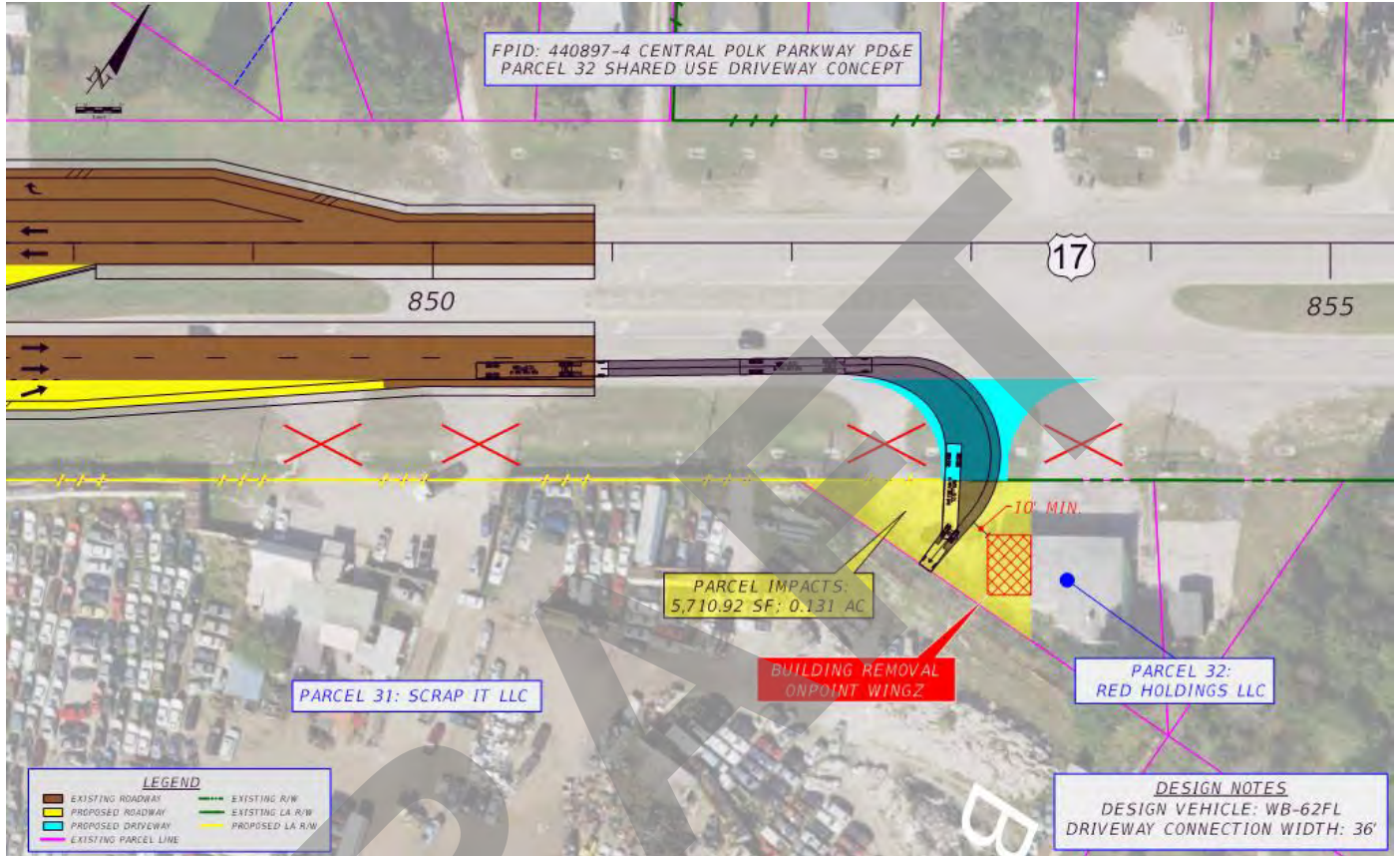
Overall Right of Way Area Map (NORTH)



Overall Right of Way Area Map (SOUTH)



Right of Way Map Zoomed Parcels 31 & 32



PARCELS 31 & 32

Photos of the Affected Properties



PARCELS 1 & 2 3390 US 17 Highway



PARCELS 3, 4 & 7 3380 & 2379 US 17 Highway



PARCEL 12 3320 US 17 Highway



PARCEL 10 3330 US 17 Highway



PARCEL 9 2670 1st Street



PARCEL 8 2680 1st Street



PARCEL 6 2690 1st Street



PARCEL 6 2690 A 1st Street



PARCEL 5 2700 1st Street



PARCEL 16 925 N. 91 Mine Road



PARCEL 18 713 A N. 91 Mine Road



PARCEL 18 713 N. 91 Mine Road



PARCEL 19 605 N. 91 Mine Road (Personal Property)



PARCEL 20 475-477 N. 91 Mine Road



PARCEL 24 325 N. 91 Mine Road



PARCEL 31 3450 US Highway 17



PARCEL 32 3468 US Highway 17



PARCEL 32 3466 US Highway 17