

# Conceptual Stage Relocation Plan

Florida Department of Transportation

Florida's Turnpike Enterprise

Orlando South Ultimate Interchange

Florida's Turnpike (SR 91, MP 254) and Beachline Expressway  
(SR 528, MP 4)

Orange County, Florida

Financial Project ID Number: 438547-1-22-01

ETDM Number: 14294

Date: February 2020

Amended January 2021

**“The PD&E Study’s support documents were developed in consideration of FTE’s Express Lanes Master Plan, which was in effect before October 2019. However, during design phase, the concepts will be updated to Managed Lanes criteria. Managed Lanes plan will not have additional tolls on the facility and will not affect the results of the PD&E study (please see Section A.0 – Project Addendum)”**

## Contents

|      |   |    |
|------|---|----|
| 1.0  | Project Summary .....   | 3  |
| 1.1  | Project Description .....   | 3  |
| 1.2  | Purpose and Need .....  | 4  |
| 1.4  | Purpose of Conceptual Stage Relocation Plan .....   | 5  |
| 2.0  | Relocation Overview .....   | 5  |
| 3.0  | Business Overview .....   | 7  |
| 3.1  | Potential Business Impacts .....  | 7  |
| 4.0  | Available Business Sites Where Affected Businesses May Relocate .....   | 8  |
| 5.0  | Discussion of Special Relocation Advisory Services for Unusual Conditions & Unique Problems .....   | 14 |
| 6.0  | Likelihood of Such Relocation and Impacts on the Remaining Business Community .....   | 14 |
| 7.0  | On Premise Signs .....  | 14 |
| 8.0  | Potential Contamination Concerns .....  | 14 |
| 9.0  | Publicly-Owned Lands .....  | 16 |
| 10.0 | 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) ..... | 16 |
| 11.0 | Community and Social Services .....   | 16 |
| 12.0 | Acquisition and Relocation Assistance Program .....   | 18 |
| 13.0 | Conclusion .....  | 19 |

## List of Tables

|   |       |
|---|-------|
| Table 2-1   Summary of Anticipated Relocations .....      | 6     |
| Table 3-1   Potential Business Displacements .....        | 7-8   |
| Table 4-1   Commercial/Business Properties for Sale ..... | 8-11  |
| Table 4-2   Commercial/Business Properties for Lease..... | 11-13 |
| Table 4-3   Commercial Land For Sale .....                | 13-14 |
| Table 9-1   Community and Social Services.....            | 16-17 |

## List of Figures

|   |   |
|---|---|
| Figure 1-1   Project Location Map ..... | 4 |
|---|---|

## Appendix

|   |       |
|---|-------|
| Alternate 3 Right of Way Area Maps (Mainline & Ponds with zoomed Parcel Numbers)..... | 20-30 |
|---|-------|

## Addendum

|                           |       |
|---------------------------|-------|
| A.O Project Addendum..... | 31-32 |
|---------------------------|-------|

DRAFT

## 1.0 Project Summary

### 1.1 Project Description

The Florida Department of Transportation (FDOT), Florida's Turnpike Enterprise (FTE) is conducting a Project Development & Environment (PD&E) Study for the Orlando South Ultimate Interchange at Florida's Turnpike (State Road (SR) 91, Milepost (MP) 254) and Beachline Expressway (SR 528, MP 4), in Orange County, Florida. The project limits are shown on **Figure 1-1: Project Location Map**. The specific project limits for the study are:

- Florida's Turnpike from south of Taft Vineland Road to Sand Lake Road (SR 482), and
- Beachline Expressway from John Young Parkway (County Road (CR) 423) to east of the Beachline West Toll Plaza.

Florida's Turnpike is a limited access facility with four 12-foot (-ft) lanes (two lanes in each direction) south of Taft Vineland Road and eight 12-ft lanes (four lanes in each direction) north of the Beachline Expressway. FTE is currently widening Florida's Turnpike (FPID 411406-1) south of the Beachline Expressway to continue the eight 12-ft lanes typical section. Construction for FPID 411406-1 is expected to be completed by year 2020.

The Beachline Expressway is also a limited access facility with two widening projects under construction within the project limits. Both projects, described below, are expected to be opened to traffic by the summer of 2020.

- FPID 406090-5: Widening from four to eight 12-ft lanes with a 4-ft buffer to include two General Toll Lanes (GTLs), two Express Lanes (ELs), and an auxiliary lane in each direction from I-4 (MP 0.0) to Florida's Turnpike (MP 4.3), west of the interchange.
- FPID 437156-1: Widening from six to eight 11.5-ft lanes with a 2-ft buffer to include three GTLs and one EL in each direction from Florida's Turnpike (MP 4.3) to the McCoy Road interchange (MP 8.4), east of the interchange.

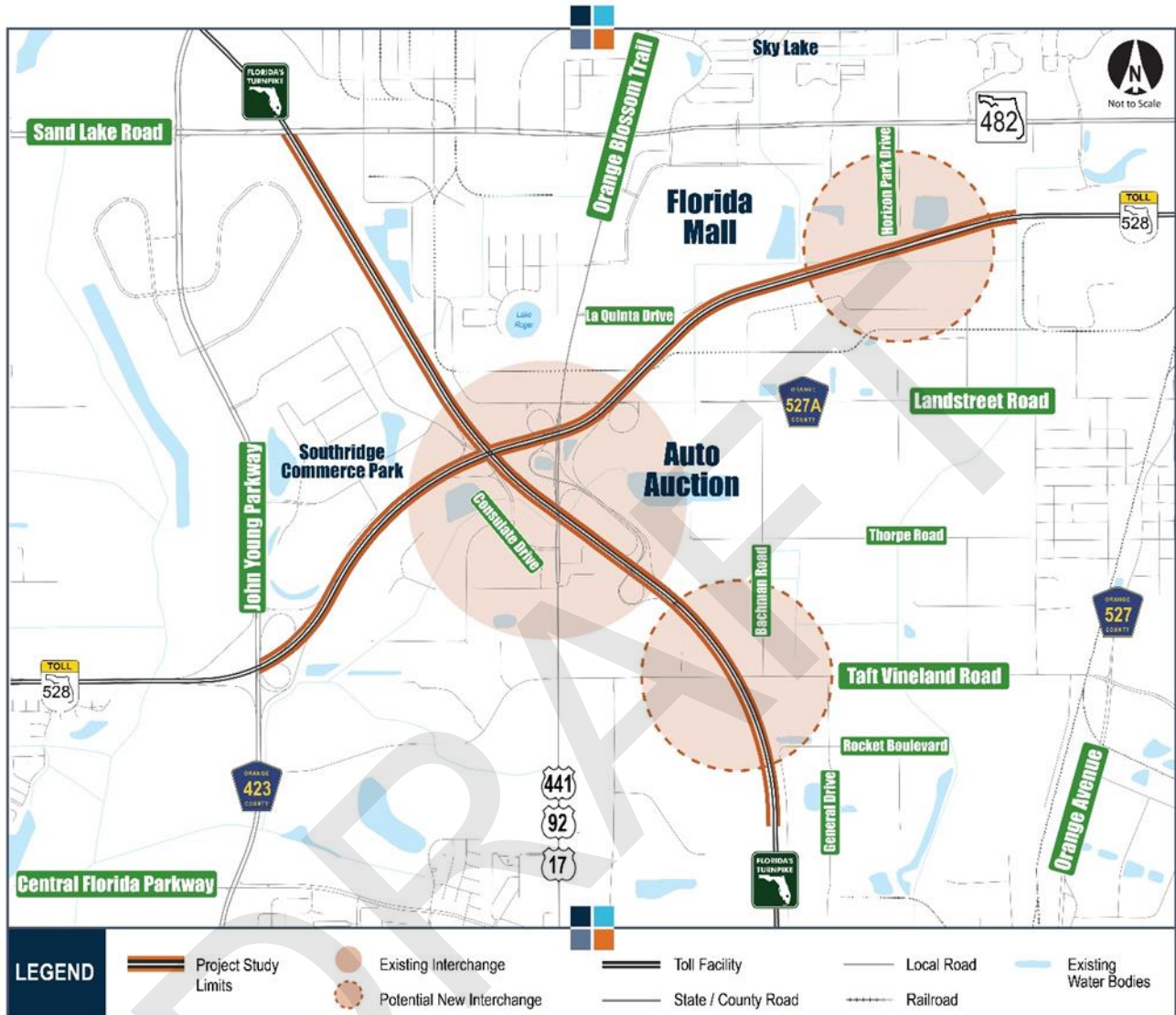
Improvements are needed to address traffic needs and optimize safety at Florida's Turnpike and the Beachline Expressway. The alternatives evaluated include:

- New and improved connections between Florida's Turnpike and the Beachline Expressway
- All Electronic Toll (AET)
- Improved connections to local roads to address traffic operations
- Future express lane expansion

This PD&E Study will also include analysis of the No-Build Alternative which would result in no additional improvements except those currently programmed and described in Section 4.2 of this document.

The Right of Way Area maps can be found in the Appendix (Pages 20-30)

Figure 1-1 | Project Location Map



## 1.2 Purpose and Need

The purpose of the Orlando South Ultimate Interchange improvement is to accommodate future travel demands expected along Florida's Turnpike and Beachline Expressway due to increased population, freight demands, and employment opportunities expected in Orange County, Florida. The interchange improvements will also provide improved access to tourist centers, Orlando International Airport, Port Canaveral, and the growing industrial region surrounding the project location.

Within the Orlando South interchange, there are 13 ramp connections that directly or indirectly connect between the Beachline Expressway, Florida's Turnpike and Orange Blossom Trail. Although the planned construction of the Florida's Turnpike at Sand Lake Road interchange will alleviate demand at some ramps, in the study area, traffic on all facilities are still expected to increase over time. In order to maintain an acceptable Level of Service (LOS) (LOS D for Florida's Turnpike mainline and LOS E for ramps), Florida's Turnpike will need to be widened to ten

lanes by the year 2038 north of the Orlando South interchange and by the year 2040 to the south of the interchange under the No-Build scenario. Additionally, total freight movements across Orange County are expected to increase by up to 58% by 2040, which will place higher traffic demands on designated Strategic Intermodal System (SIS) corridors like Florida’s Turnpike and Beachline Expressway.

The Florida Future Corridors Initiative has recommended improvements be made to Florida’s Turnpike and Beachline Expressway near Orlando to accommodate future traffic demands. Currently, the Beachline Expressway is the only limited access roadway that provides a high-speed connection between Orlando and Brevard County. The interchange improvements, along with existing plans to widen Beachline Expressway to eight lanes from I-4 to McCoy Road (Financial Project Identification (FPID) #406090-5 and #437156-1) will address these needs. Currently, this area is home to Southpark Center with over 2.9 million square feet of building space.

Although not directly serviced by the interchange, the Orange County Convention Plaza Overlay District and International Drive (I-Drive) are located approximately four miles to the west of the project location. Universal Orlando has also recently acquired approximately 500 acres of vacant land between the project location and I-Drive, which has been zoned for theme park use and is expected to be developed as such in the future.

These developments will contribute to increasing traffic volumes on the limited access roadways that connect the area with other parts of the state, such as, Florida’s Turnpike, Beachline Expressway and I-4. Improvements on interchanges that surround this area of future growth relieve congestion and provide efficient access to new development from multiple limited access facilities.

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

This Conceptual Stage Relocation Plan (CSRП) 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 CSRП 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, as amended. Relocation advisory services and resources are available to all residential and business relocatees without discrimination.

## **2.0 Relocation Overview**

This CSRП documents anticipated relocations associated with implementing the Recommended Alternative. The results of the study estimate 16 businesses and 11 landlord businesses 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 do not 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 represents the summary of anticipated relocations for the Recommended Alternative. A list of the names and/or addresses of the displaced businesses can be found in Chapter 3.1.

Table 2-1 | Summary of Anticipated Relocations

| Build Alternative | Business | Business (landlords) | Not-for-Profit Organization | Personal Property Only |
|-------------------|----------|----------------------|-----------------------------|------------------------|
| Alternative 3     | 16       | 11                   | 0                           | 0                      |

Source: Right of way Cost Estimate and Field Inspection

This project does not appear to have any business displacements that provide 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 12.0), as amended appear to be adequate.

DRAFT

## 3.0 Business Overview

### 3.1 Potential Business Impacts

The potential business relocations are identified in Table 3-1.

Table 3-1 | Potential Business Displacements

| Parcel No. | Observed Business Name and Address   | Building Area | Year Built | Estimated # of Employees | Number of Businesses           | Business Type                                   |
|------------|--|---------------|------------|--------------------------|--------------------------------|---|
| 201**      | <b>Taft Vineland Truck Repairs, LLC</b><br>998 Taft Vineland Road<br>Orlando, FL 32824 | 2312 SF       | 1980-1986  | 6                        | 1 Business Tenant & 1 Landlord | Shared Industrial Service (multiple structures) |
| 201**      | <b>Premium Truck Tires, LLC</b><br>998 Taft Vineland Road<br>Orlando, FL 32824         | 2312 SF       | 1980-1986  | 2                        | 1 Business Tenant              | Shared Industrial Service (multiple structures) |
| 202        | <b>Envirowaste</b><br>1425 Taft Vineland Road<br>Orlando, FL 32837                     | 1,544 SF      | 1953       | 6-8                      | 1 Business Tenant & 1 Landlord | Light Industrial                                |
| 203        | <b>JRC Auto Sales &amp; Tire Shop</b><br>1435 Taft Vineland Road<br>Orlando, FL 32837  | 789+ SF       | 1956       | 4-6                      | 1 Business Tenant & 1 Landlord | Industrial Service                              |
| 203        | <b>Rob the Truck</b><br>1435 Taft Vineland Road<br>Orlando, FL 32837                   | 789           | 1956       | 2-6                      | 1 Business Tenant              | Industrial Service                              |
| 204        | <b>Universal Motors of Orlando</b><br>1445 Taft Vineland Road<br>Orlando, FL 32837     | 1,196 SF      | 1954       | 2-6                      | 1 Business Tenant & 1 Landlord | Car Sales                                       |
| 205        | <b>Penske Truck Leasing</b><br>1303 Taft Vineland Road<br>Orlando, FL 32837            | 14,228 SF     | 1986       | 30-35                    | 1 Business                     | Industrial Service Fleet Maintenance            |
| 207        | <b>Beyel Crane &amp; Rigging</b><br>1235 Taft Vineland Road<br>Orlando, FL 32837       | 2,940 SF      | 1997       | 25-30                    | 1 Business Tenant & 1 Landlord | Industrial Crane Contractor                     |
| 510        | <b>7-Eleven</b><br>801 W. Sand Lake Road<br>Orlando, FL 32809                          | 2,940 SF      | 2001       | 6-8                      | 1 Business Tenant & 1 Landlord | Convenience Store<br>12 Fuel Positions          |
| 1001       | <b>Carvana Haulers</b><br>10615 Rocket Boulevard<br>Orlando, FL 32824                  | 12,450 SF     | 1982-1989  | 10-15                    | 1 Business Tenant & 1 Landlord | Industrial Car Haulers                          |



|             |  |           |      |       |                                       |  |
|-------------|--|-----------|------|-------|---------------------------------------|--|
| <b>1005</b> | <b>Watershed Innovation</b><br>770 Gills Drive<br>Orlando, FL 32824          | 54,001 SF | 2018 | 8-10  | 1 Business<br>Tenant & 1<br>Landlord  | Industrial Office<br>Warehouse<br>Distribution |
| <b>3501</b> | <b>Air Gas</b><br>851 Gills Drive #100<br>Orlando, FL 32824                  | 11,080 SF | 2007 | 15-20 | 1 Business<br>Tenants & 1<br>Landlord | Industrial Office<br>Warehouse<br>Distribution |
| <b>3501</b> | <b>Truck Pro</b><br>851 Gills Drive #200<br>Orlando, FL 32824                | 22,160 SF | 2007 | 10-15 | 1 Business<br>Tenant                  | Industrial Office<br>Warehouse<br>Distribution |
| <b>3501</b> | <b>Technisch Creative</b><br>851 Gills Drive #900<br>Orlando, FL 32824       | 11,080 SF | 2007 | 6-8   | 1 Business<br>Tenant                  | Industrial Office<br>Warehouse<br>Distribution |
| <b>3521</b> | <b>Inroduction</b><br>691 W. Landstreet Road<br>Orlando, FL 32824            | 21,240 SF | 2005 | 25-30 | 1 Business<br>Tenants & 1<br>Landlord | Industrial Office<br>Warehouse<br>Distribution |
| <b>3522</b> | <b>Furniture Factory Outlet</b><br>701 Landstreet Drive<br>Orlando, FL 32824 | 60,400 SF | 1977 | 6-10  | 1 Business<br>Tenants & 1<br>Landlord | Industrial Office<br>Warehouse<br>Showroom     |

*\*\*Advanced acquisition under FM 1907081 Parcel 109*

## 4.0 Available Business Sites Where Affected Businesses May Relocate

Sixteen business displacements are anticipated. Five of the businesses are industrial truck repair and maintenance related, and eight are industrial warehouse and supply type businesses. Two are used car related with a minor used car sales business and a used car transport service. One is a convenience store 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 4.1 Commercial/Business Properties for Sale**

### INDUSTRIAL SERVICE/WAREHOUSE/DISTRIBUTION

| Address   | Description           | List Price  | Area      | Built | Comments             |
|---|-----------------------|-------------|-----------|-------|----------------------|
| <b>170 Sunport Lane<br/>Orlando, FL 32809</b>       | Office<br>Warehouse   | \$6,150,800 | 68,320 SF | 1997  | Office/Warehouse     |
| <b>407 Bif Court<br/>Orlando, FL 32809</b>          | Office<br>Warehouse   | \$675,000   | 5,446 SF  | 2004  | Industrial Condo     |
| <b>43 N Westmorland Drive<br/>Orlando, FL 32809</b> | Industrial<br>Service | \$3,000,000 | 16,153 SF | 1975  | Industrial Warehouse |

| Address   | Description                   | List Price      | Area       | Built | Comments                         |
|---|-------------------------------|-----------------|------------|-------|----------------------------------|
| 419 Robinson Street<br>Orlando, FL 32801          | Industrial Service            | \$560,000       | 3,972 SF   | 1984  | Industrial Warehouse             |
| 101 Suddath Drive<br>Orlando, FL 32806            | Industrial Service            | \$4,200,000     | 83,378 SF  | 1959  | Industrial Warehouse             |
| 408-410 Bif Court<br>Orlando, FL 32809            | Office Warehouse              | \$1,375,000     | 11,480 SF  | 2001  | Industrial Condo                 |
| 170 Sunport Lane<br>Orlando, FL 32809             | Office Distribution           | \$-Upon Request | 165,000 SF | 1986  | Office/Warehouse                 |
| 524 Mid Florida Drive<br>Orlando, FL 32824        | Office Warehouse              | \$495,000       | 4,080 SF   | 2006  | Industrial Condo                 |
| 1420 W. Washington Street<br>Orlando, FL 32805    | Office Warehouse              | \$1,900,500     | 18,100 SF  | 1955  | Office/Warehouse                 |
| 947 Taft Vineland Road<br>Orlando, FL 32824       | Service Warehouse             | \$2,250,000     | 10,200 SF  | 1996  | Industrial Warehouse             |
| 924 & 932 Maltby Avenue<br>Orlando, FL 32803      | Industrial Service            | \$350,000       | 3,366 SF   | 1953  | Older service auto               |
| 1406 W. Washington Street<br>Orlando, FL 32805    | Office Warehouse              | \$695,000       | 6,280 SF   | 1972  | Office/Warehouse                 |
| 725 W. Central Boulevard<br>Orlando, FL 32805     | Office Warehouse              | \$Upon Request  | 51,313 SF  | 1978  | Office/Warehouse                 |
| 711 W. Amelia Street<br>Orlando, FL 32805         | Office Warehouse              | \$1,100,000     | 8,000 SF   | 1953  | Office Flex                      |
| 1340 W. Central Boulevard<br>Orlando, FL 32805    | Industrial Warehouse          | \$699,000       | 6,800 SF   | 1975  | Industrial/Warehouse             |
| 1150 Jetport Drive<br>Orlando, FL 32809           | Service Office Warehouse      | \$4,200,000     | 20,150 SF  | 2000  | Service Office Display Warehouse |
| 1700 35 <sup>th</sup> Street<br>Orlando, FL 32839 | Distribution Warehouse        | \$750,000       | 5,830 SF   | 2006  | Distribution Flex Warehouse      |
| 1700 Directors Row<br>Orlando, FL 32809           | Distribution Office Warehouse | \$750,000       | 5,830 SF   | 2006  | Distribution Warehouse           |
| 3055 Pennington Drive<br>Orlando, FL 32804        | Distribution Warehouse        | \$1,000,000     | 9,700 SF   | 1955  | Distribution Warehouse Condo     |
| 2180 Premier Row<br>Orlando, FL 32809             | Distribution Office Warehouse | \$2,699,000     | 24,960 SF  | 1972  | Distribution Warehouse           |

| Address   | Description           | List Price                    | Area                      | Built       | Comments                            |
|---|-----------------------|-------------------------------|---------------------------|-------------|-------------------------------------|
| 1936 Premier Row<br>Orlando, FL 32809                             | Office Warehouse      | \$1,198,000                   | 10,080 SF                 | 1980        | Office Warehouse                    |
| 2201 McRae Avenue<br>Orlando, FL 32803                            | Office Warehouse      | \$2,699,000                   | 24,960 SF                 | 1972        | Office Flex Warehouse               |
| 9501 Orange Ave & 690 4 <sup>th</sup> Street<br>Orlando, FL 32809 | Industrial Warehouses | \$2,250,000                   | 19,376 SF                 | 1980 & 2006 | 2 Bldgs. Showroom Warehouse         |
| 1912 33 <sup>rd</sup> Street<br>Orlando, FL 32839                 | Industrial Warehouse  | \$1,650,000                   | 10,000 SF                 | 2020        | New Industrial Under Construction   |
| 4602 35 <sup>th</sup> Street<br>Orlando, FL 32811                 | Office Warehouse      | \$645,000                     | 4,842 SF                  | 1987        | Office Flex Warehouse               |
| 3500 Silver Star Road<br>Orlando, FL 32839                        | Industrial Warehouse  | \$1,875,000                   | 9,576 SF                  | 1973        | Industrial Warehouse                |
| 301, 5601, 5615 Orange Blossom Trail<br>Orlando, FL 32839         | Industrial Retail     | \$1,720,000                   | 11,875 SF                 | 1962 & 1970 | 2 Buildings Retail & Warehouse      |
| 5387 LB McLeod Road<br>Orlando, FL 32811                          | Industrial Service    | \$1,500,000                   | 9,500 SF                  | 1987        | Industrial Service                  |
| 5925 Precision Drive<br>Orlando, FL 32819                         | Industrial Warehouse  | \$2,525,000                   | 17,044 SF                 | 1979        | Industrial Warehouse                |
| 6450 Kingspointe Parkway<br>Orlando, FL 32819                     | Industrial Warehouse  | \$750,000                     | 5,796 SF                  | 2004        | Distribution Warehouse Flex Condo   |
| 7576 S. Orange Drive<br>Orlando, FL 32819                         | Industrial Warehouse  | \$2,700,000                   | 25,196 SF                 | 1965        | Service Showroom Warehouse          |
| 8018 Sunport Drive<br>Orlando, FL 32809                           | Office Distribution   | \$616,000                     | 6,166 SF                  | 2001        | Office Distribution Warehouse       |
| 6163 S. Orange Blossom Trail<br>Orlando, FL 32809                 | Industrial Service    | \$2,185,000                   | 15,824 SF                 | 1998        | Service Office Warehouse            |
| 6400 S. Orange Avenue<br>Orlando, FL 32809                        | Industrial Warehouse  | \$4,400,000                   | 60,825 SF                 | 1965        | Service Showroom Warehouse          |
| 8026 Sunport Drive<br>Orlando, FL 32809                           | Office Distribution   | \$1,217,400 to<br>\$1,522,500 | 12,174 SF to<br>15,225 SF | 2000        | Office Distribution Warehouse Condo |
| 8034 Sunport Drive<br>Orlando, FL 32809                           | Office Distribution   | \$795,000                     | 7,950 SF                  | 2001        | Office Distribution Warehouse Condo |

| Address  | Description          | List Price   | Area       | Built | Comments                       |
|--|----------------------|--------------|------------|-------|--------------------------------|
| 10501 S. Orange Avenue<br>Orlando, FL 32809    | Industrial Warehouse | \$400,000    | 3,392 SF   | 2005  | Office Warehouse Condo         |
| 11423 Satellite Boulevard<br>Orlando, FL 32837 | Office Distribution  | \$13,000,000 | 228,736 SF | 2001  | Office Showroom Warehouse      |
| 11479 Rocket Boulevard<br>Orlando, FL 32824    | Industrial Warehouse | \$810,000    | 9,000 SF   | 1984  | Office Service Warehouse Condo |

Source: LoopNet and Realtor.com Jan 2020

**CONVENIENCE STORE/RETAIL**

| Address   | Description       | List Price     | Area     | Built | Comments                           |
|---|-------------------|----------------|----------|-------|------------------------------------|
| 3401 Conway Gardens Road<br>Orlando, FL 32803     | Convenience Store | \$900,000      | 5,212 SF | 1946  | Convenience store 4 Fuel Positions |
| 8431 -8433 E. Colonial Drive<br>Orlando, FL 32817 | Convenience Store | \$1,400,000    | 4,235 SF | 1976  | Convenience store 8 Fuel Positions |
| 7500 E. Colonial Drive<br>Orlando, FL 32807       | Retail Store      | \$Upon Request | 2,831 SF | 1985  | Former Convenience Store           |
| 6201 Edgewater Drive<br>Orlando, FL 32810         | Convenience Store | \$Upon Request | 2,580 SF | 1988  | Convenience store 6 Fuel Positions |
| 3800 Old Winter Garden Road<br>Orlando, FL 32805  | Retail Store      | \$625,000      | 990 SF   | 1985  | Small retail/Auto Sales            |

Source: LoopNet and Realtor.com Jan 2020

Table 4.2 Commercial/Business Properties for Lease

**INDUSTRIAL SERVICE/WAREHOUSE/DISTRIBUTION**

| Address                                      | Description                   | Price/ SF/Mo | Area       | Built | Comments               |
|--|-------------------------------|--------------|------------|-------|------------------------|
| 12164 La Quinta Drive<br>Orlando, FL 32809   | Warehouse Distribution        | \$4.95       | 91,394 SF  | 1973  | Bulk Distribution      |
| 947 Taft Vineland Road<br>Orlando, FL 32824  | Industrial                    | \$20.58      | 10,200 SF  | 1996  | Industrial Service     |
| 1611 Cypress Lake Drive<br>Orlando, FL 32837 | Office Warehouse Distribution | \$6.50       | 146,496 SF | 2008  | Warehouse Distribution |

| Address   | Description                                   | Price/ SF/Mo           | Area                         | Built | Comments                  |
|---|---|------------------------|------------------------------|-------|---------------------------|
| <b>2100 Consulate Drive Bldg 100<br/>Orlando, FL 32837</b>                  | Office<br>Warehouse<br>Distribution           | \$7.25                 | 19,987 SF                    | 1998  | Office Warehouse          |
| <b>2105-2193 Viscount Row<br/>(2 Units)<br/>Orlando, FL 32809</b>           | Office<br>Warehouse<br>Distribution           | \$5.95<br>to<br>\$6.75 | 12,142 SF<br>to<br>21,142 SF | 1975  | Warehouse<br>Distribution |
| <b>2001 Directors Row<br/>Orlando, FL 32809</b>                             | Office<br>Warehouse<br>Distribution           | \$4.95                 | 102,430 SF                   | 1971  | Office Warehouse          |
| <b>2901 Titan Row<br/>Orlando, FL 32809</b>                                 | Office<br>Warehouse<br>Distribution           | \$5.50                 | 25,030 SF                    | 1988  | Warehouse<br>Distribution |
| <b>7566 Southland Boulevard<br/>Orlando, FL 32809</b>                       | Office<br>Warehouse                           | \$10.00                | 13,534 SF                    | 1985  | Office Warehouse          |
| <b>7551 Presidents Drive<br/>Orlando, FL 32809</b>                          | Office<br>Warehouse<br>Distribution           | \$5.45                 | 129,372 SF                   | 1980  | Warehouse<br>Distribution |
| <b>7603-7649 Currency Drive<br/>Orlando, FL 32809</b>                       | Office<br>Warehouse                           | \$5.50                 | 5,792 SF                     | 1973  | Warehouse<br>Distribution |
| <b>7552 Chancellor Drive<br/>Orlando, FL 32809</b>                          | Office<br>Warehouse<br>Distribution           | \$4.98                 | 25,550 SF                    | 1997  | Warehouse<br>Distribution |
| <b>2900 Titan Row<br/>Orlando, FL 32809</b>                                 | Office<br>Warehouse<br>Distribution           | \$5.35                 | 57,510 SF                    | 1988  | Warehouse<br>Distribution |
| <b>9101 Parkers Landing<br/>Orlando, FL 32824</b>                           | Industrial<br>Office<br>Warehouse             | \$8.00                 | 40,000 SF                    | 2001  | Office Warehouse          |
| <b>9436 Southridge Park Court<br/>Orlando, FL 32819</b>                     | Office<br>Warehouse                           | \$7.50                 | 13,548 SF                    | 2007  | Warehouse<br>Distribution |
| <b>9819 Orange Blossom Trail<br/>Orlando, FL 32837</b>                      | Office<br>Warehouse                           | \$5.50                 | 3,000 SF                     | 2015  | Office Warehouse          |
| <b>John Young Parkway Infinity<br/>Park (6 units)<br/>Orlando, FL 32819</b> | Office<br>Warehouse<br>Distribution<br>Retail | \$3.54                 | 1,300 SF<br>to<br>3,900 SF   | 1988  | Warehouse<br>Distribution |

**CONVENIENCE STORE/RETAIL**

| Address                                 | Description                | Price SF/Mo | Area     | Built | Comments                              |
|---|----------------------------|-------------|----------|-------|---------------------------------------|
| 3000 Corrine Drive<br>Orlando, FL 32803 | Conv. Store<br>Gas Station | \$2.83      | 1,750 SF | 1978  | Convenience Store 4<br>Fuel Positions |
| 6001 Orange Avenue<br>Orlando, FL 32809 | Retail Store               | \$1.17      | 1,750 SF | 1978  | Convenience Store 4<br>Fuel Positions |

Source: LoopNet and Realtor.com Jan 2020

**Table 4.3 Commercial Land for Sale**

**COMMERCIAL LAND FOR SALE**

| Address   | Zoning     | List Price                           | Area                           | Comments   |
|---|------------|--------------------------------------|--------------------------------|--|
| 4519 S. Kirkman Road<br>Orlando, FL 32811         | Commercial | \$2,200,000                          | 3.41 Acres                     | Multi-<br>Family/Commercial                                |
| 5698 S. Orange Blossom Trail<br>Orlando, FL 32839 | Commercial | \$950,000                            | 3.69 Acres                     | Adjacent to Walmart  |
| 5926 International Drive<br>Orlando, FL 32819     | Commercial | \$2,200,000                          | 1.77 Acres                     | Retail Commercial  |
| 4580 Millenia Boulevard<br>Orlando, FL 32829      | Commercial | \$Upon Request                       | 3.50 Acres                     | Retail Commercial/Car<br>sales                             |
| 6107 Orange Blossom Trail<br>Orlando, FL 32839    | Commercial | \$570,588<br>to<br>\$829,412 per Lot | 0.97 Acres<br>to<br>1.41 Acres | Former restaurant site<br>Retail adjacent                  |
| 950 Jetstream Drive<br>Orlando, FL 32824          | Industrial | \$1,750,000                          | 5.11 Acres                     | Industrial park  |
| 9208 1 <sup>st</sup> Avenue<br>Orlando, FL 32824  | Commercial | \$550,000                            | 0.77 Acres                     | Industrial Commercial<br>Auto repair or service<br>station |
| 6447 Grandnational Drive<br>Orlando, FL 32819     | Commercial | \$Upon Request                       | 6.26 Acres                     | Retail Center  |
| 10500 General Drive<br>Orlando, FL 32824          | Industrial | \$1,250,000                          | 8.19 Ares                      | Industrial use area  |

| Address  | Zoning     | List Price  | Area       | Comments                              |
|--|------------|-------------|------------|---------------------------------------|
| 8015 Horizon Park Drive<br>Orlando, FL 32809                       | Commercial | \$1,450,000 | 2.18 Acres | Adjacent to retail & office warehouse |
| SWQ of W. Landstreet and Sydney<br>Hayes Road<br>Orlando, FL 32824 | Industrial | \$1,599,000 | 3.50 Acres | Industrial use area                   |
| 7902 Silver Star Road<br>Orlando, FL 32828                         | Commercial | \$800,000   | 2.18 Acres | Approved for convenience store        |

Source: LoopNet and Realtor.com  
Jan 2020

## 5.0 Discussion of Special Relocation Advisory Services for Unusual Conditions & Unique Problems

While it does not appear any residential relocations will be required for this project, specific advisory services for identified unusual conditions or unique problems related to any residential relocations can be adequately addressed if found.

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

Based on the selected alternative, it is estimated that a maximum of sixteen businesses will potentially be displaced. Eleven additional businesses, are considered landlord business relocations. 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.

## 7.0 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.

## 8.0 Potential Contamination Concerns

A Contamination Screening Evaluation Report (CSER) was prepared for the proposed project. An overall total of 162 sites were identified and evaluated. The vast majority are categorized as either “No” or “Low” risks primarily due to the following reasons: (i.) the reported involvement with hazardous wastes, fuel and/or other regulated

substances are minimal and/or (ii.) the distances and directions between the site and the project likely preclude significant impacts.

The following provides an overview of the main outcomes of this analysis, summarized according to the FDOT Contamination Risk-Rating System.

- **No/Low-Risk Sites:** There are 144 sites that are considered to have no or little likelihood of posing environmental contamination problems to the project. These sites are reported to have past and/or current land uses, regulatory records or other indicators of hazardous materials, spills or together potential sources of environmental contamination. However, this information combined with the distance and direction from the project preclude significant impacts. They typically comprise solid waste disposal facilities, hazardous waste generators and sites of minor spills.
- **Medium-Risk Sites:** There are 12 sites that are viewed as having the potential to pose contamination impacts on the project, but there is insufficient information to make a more definitive determination. However, based on what is known about the site, in combination with other relevant factors (e.g., land use, distance to the project, types of contamination), the risks of environmental contamination impacts to the project are reduced. These sites primarily include gas stations and other facilities with underground storage tanks (USTs) with reported spills and a light industrial facility. For these sites, it is recommended that more detailed investigations be conducted, as necessary, to further ascertain the potential impacts.
- **High-Risk Sites:** There are six sites that are determined to have a high likelihood of causing contamination impacts to the project. The findings are based on agency records of past environmental practices and incidents, site reconnaissance and proximity to the project. These sites include gas stations, motor vehicle leasing/service facilities with reported fuel spills, a waste recovery facility and an industrial facility. In all six cases, the primary risk stems from the potential for underground migration of contaminants through soil, surface and groundwater from the site to the project. For these sites, further evaluation of the potential impacts of contamination on the project are warranted in the form of Level II or III assessments.

Importantly, there were no sites identified in the project area that are listed on the U.S. EPA “Superfund” program, involved with mining, waste treatment or constitute other large-scale sources of environmental contamination.

Based upon the report the following two relocatees are considered “High Risk Sites”:

Parcel 201

**Taft Vineland Truck Repairs, LLC & Premium Truck Tires, LLC**  
998 Taft Vineland Road

Parcel 205

**Penske Truck Leasing**  
1303 Taft Vineland Road

The following relocatee is considered a “Medium Risk Site”:

Parcel 207



**Beyel Crane & Rigging**  
1235 Taft Vineland Road

## 9.0 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.

## 10.0 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 Orange County, the City of Orlando, 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 Orange County area that could potentially serve as an additional source of information to a displacee was compiled and included in this report.

## 11.0 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 9-1 | Community and Social Services**

| Organization   | Service                       |
|--|-------------------------------|
| <b>The SBA District Office</b><br><b>407-648-2891</b><br>200 E. Robinson Street, Suite 1270<br>Orlando, FL 32801 | Small Business Administration |

Table 9-1 | Community and Social Services

| Organization   | Service                                     |
|--|---|
| <b>SCORE University of Central Florida</b><br><b>407-420-4850</b><br>3201 E. Colonial Drive, Suite A-20<br>Orlando, FL 32803                             | Procurement and Technical Assistance Center |
| <b>SCORE Florida SBDC at University of Central Florida</b><br><b>813-259-9101</b><br>3201 E. Colonial Drive, Suite A-20<br>Orlando, FL 32803             | Small Business Development Center           |
| <b>Central Florida SCORE</b><br><b>863-284-5607</b><br>100 S. Kentucky Avenue, Suite 230<br>Lakeland, FL 33801   | Business Mentoring`                         |
| <b>Jackson Chamber Association</b><br><b>904-366-6633</b><br>3 Independent Drive<br>Jacksonville, FL 32202   | Womens Business Center                      |
| <b>SunBiz</b><br>Florida Department of State Division of Corporations<br>2415 N. Monroe Street, Suite 810<br>Tallahassee, FL 32303                       | Business Registration                       |
| <b>Florida Department of Business and Professional Regulations</b><br>2601 Blair Stone Road<br>Tallahassee, FL 32399                                     | Professional Regulation                     |
| <b>Florida Department of Health</b><br>832 W. Central Boulevard<br>Orlando, FL 32805   | Central Health Center                       |
| <b>Prosperas</b><br><b>407-428-5872</b><br>3201 E. Colonial Drive, Suite A-20<br>Orlando, FL 32803   | Hispanic Business Assistance                |
| <b>Orange County Neighborhood Preservation and Revitalization Office</b><br><b>407-836-5606</b><br>450 East South Street, Suite 332<br>Orlando, FL 32801 | Development Assistance                      |
| <b>Orange County Office of Economic Development</b><br><b>407-836-7370</b><br>201 S. Rosalind Avenue, 5 <sup>th</sup> Floor<br>Orlando, FL 32801         | Development and Business Assistance         |
| <b>National Entrepreneur Center</b><br><b>407-420-4848</b><br>3201 E. Colonial Drive, Suite A-20<br>Orlando, FL 32803                                    | New Business Assistance                     |
| <b>Permits and Fees Utilities Engineering Division</b><br><b>407-254-9900</b><br>9150 Curry Ford Road<br>Orlando, FL 32825                               | Government Development Assistance           |

## 12.0 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 related expenses, such as personal property losses, expenses in locating a replacement site, and certain re-establishment costs may also be reimbursable.

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 and Right of Way Acquisition 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.

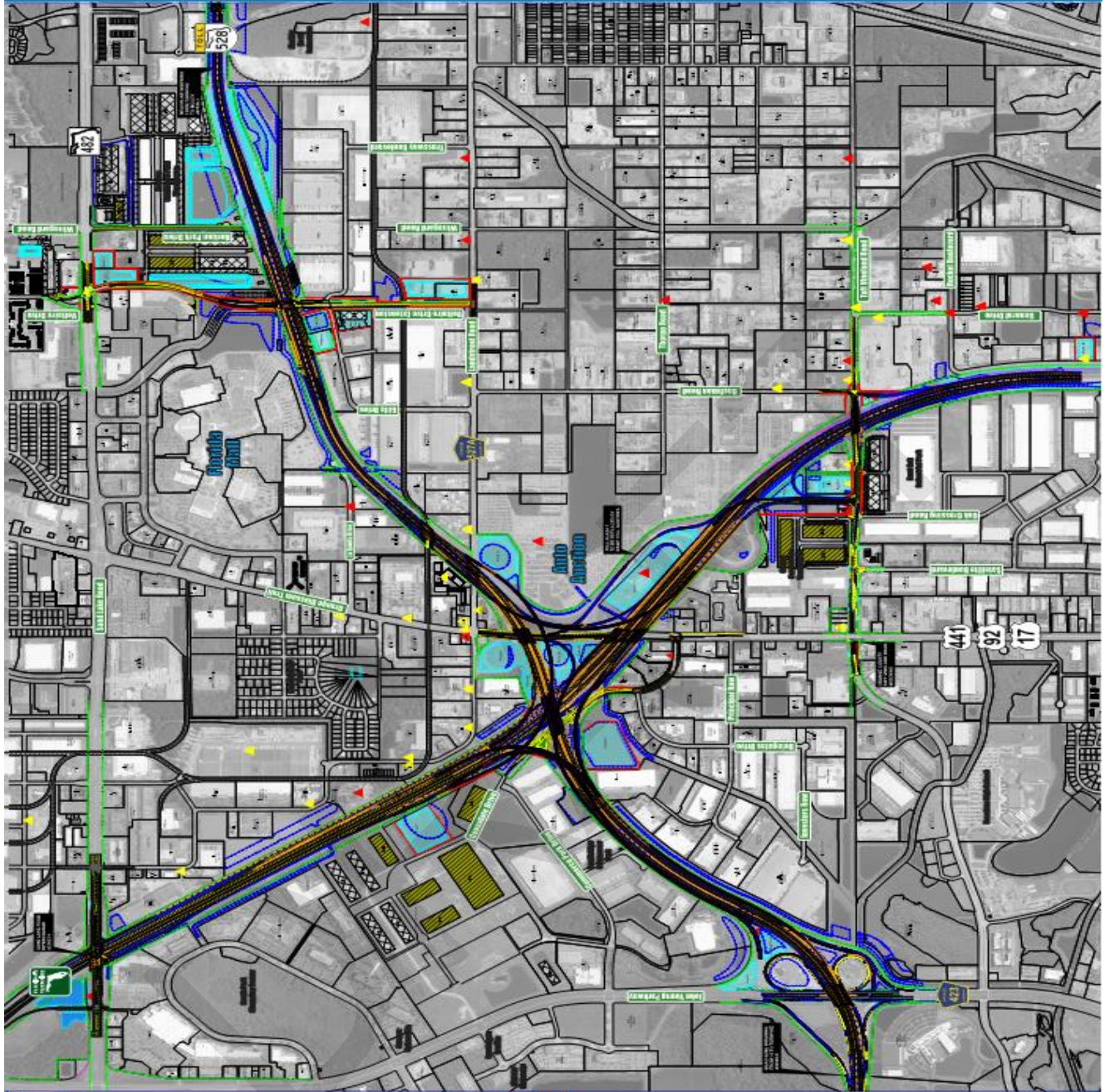
## **13.0 Conclusion**

This project will have relocation impacts that will include business displacements only as previously discussed. This project does not appear to have special needs that would prevent the successful relocation of the potential business displacees.

This project does not appear to have any business displacements that provide services to the elderly, handicapped, non-driver, transit-dependent, or to minority groups. 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

DRAFT



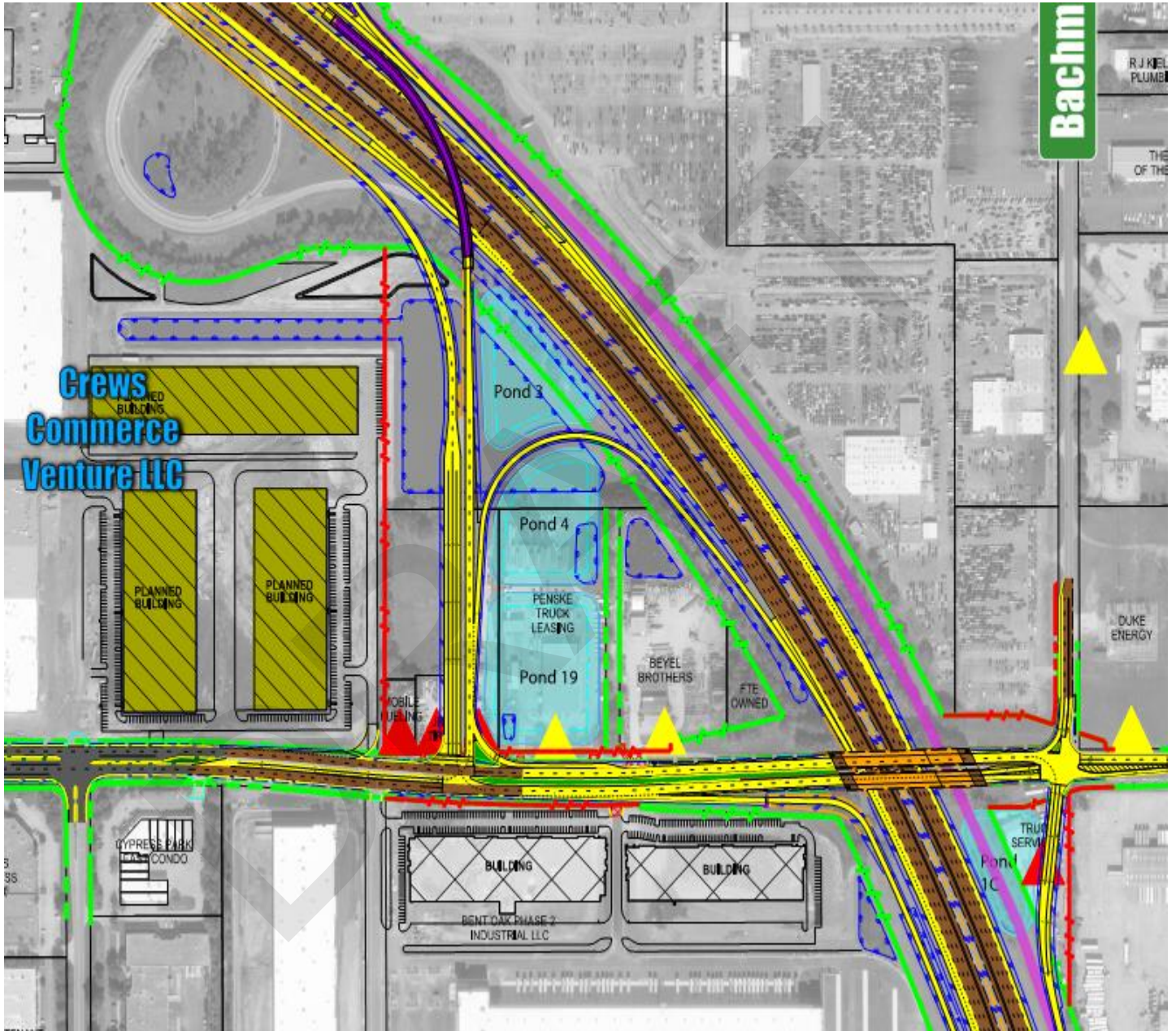
**ALTERNATIVE 3**

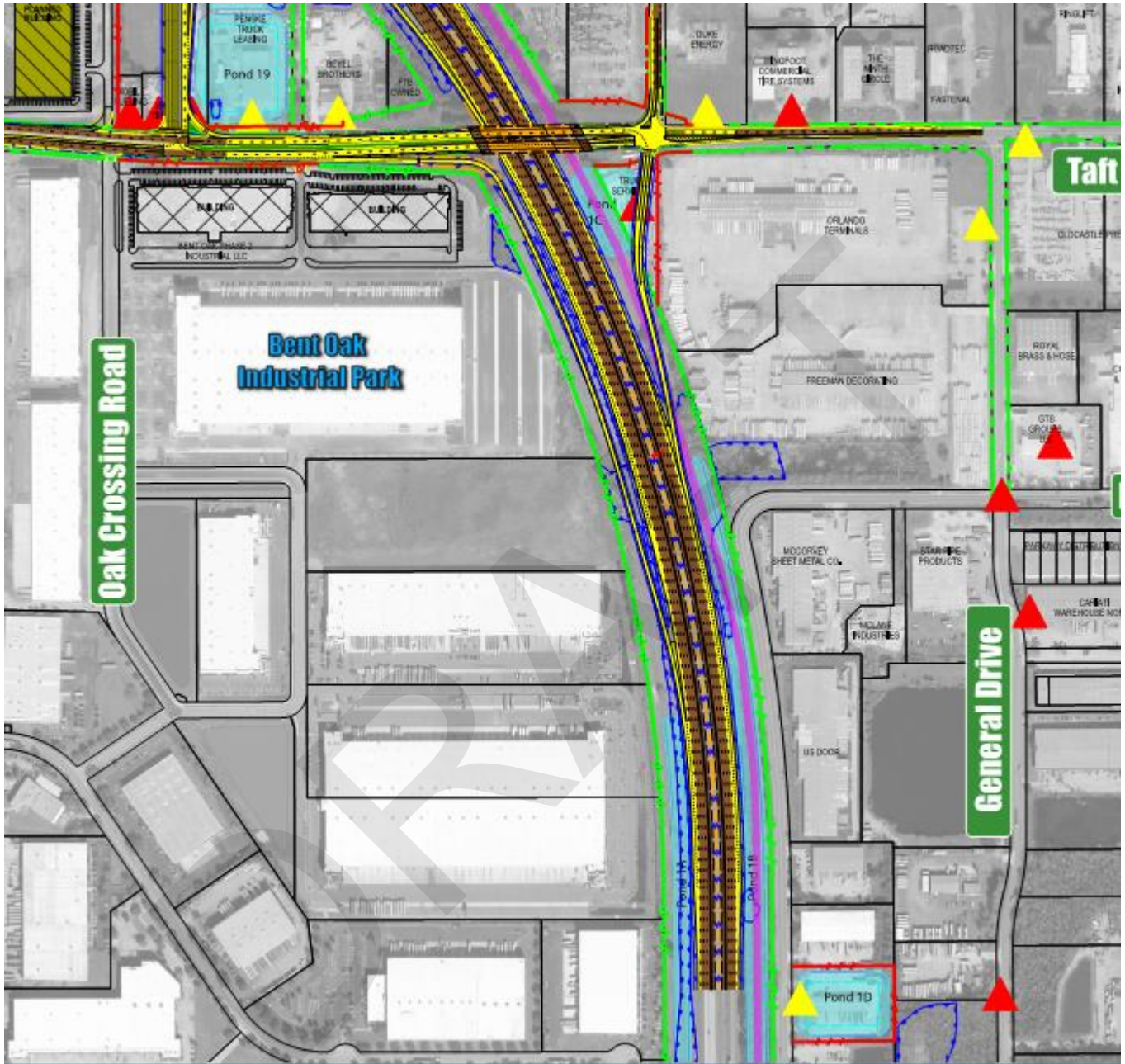
Project Description and Location: (FDOT) Study of SR 417's Impact on SR 417 and SR 417's Impact on SR 417. Project Location: SR 417 (SR 417) Project Location: SR 417 (SR 417) Project Location: SR 417 (SR 417)

DATE: 1/10/20  
PRELIMINARY SUBJECT TO CHANGE

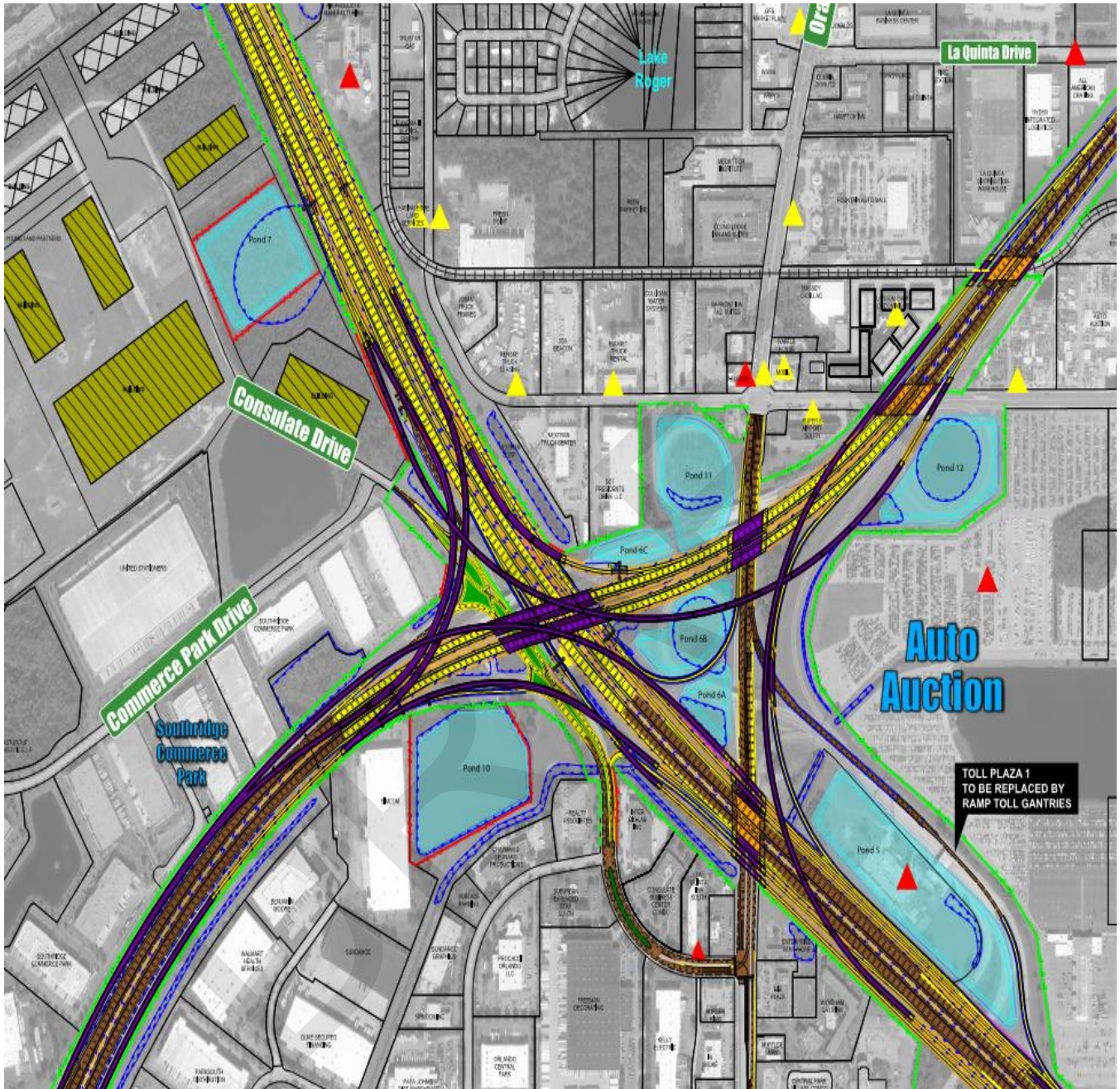
**LEGEND**

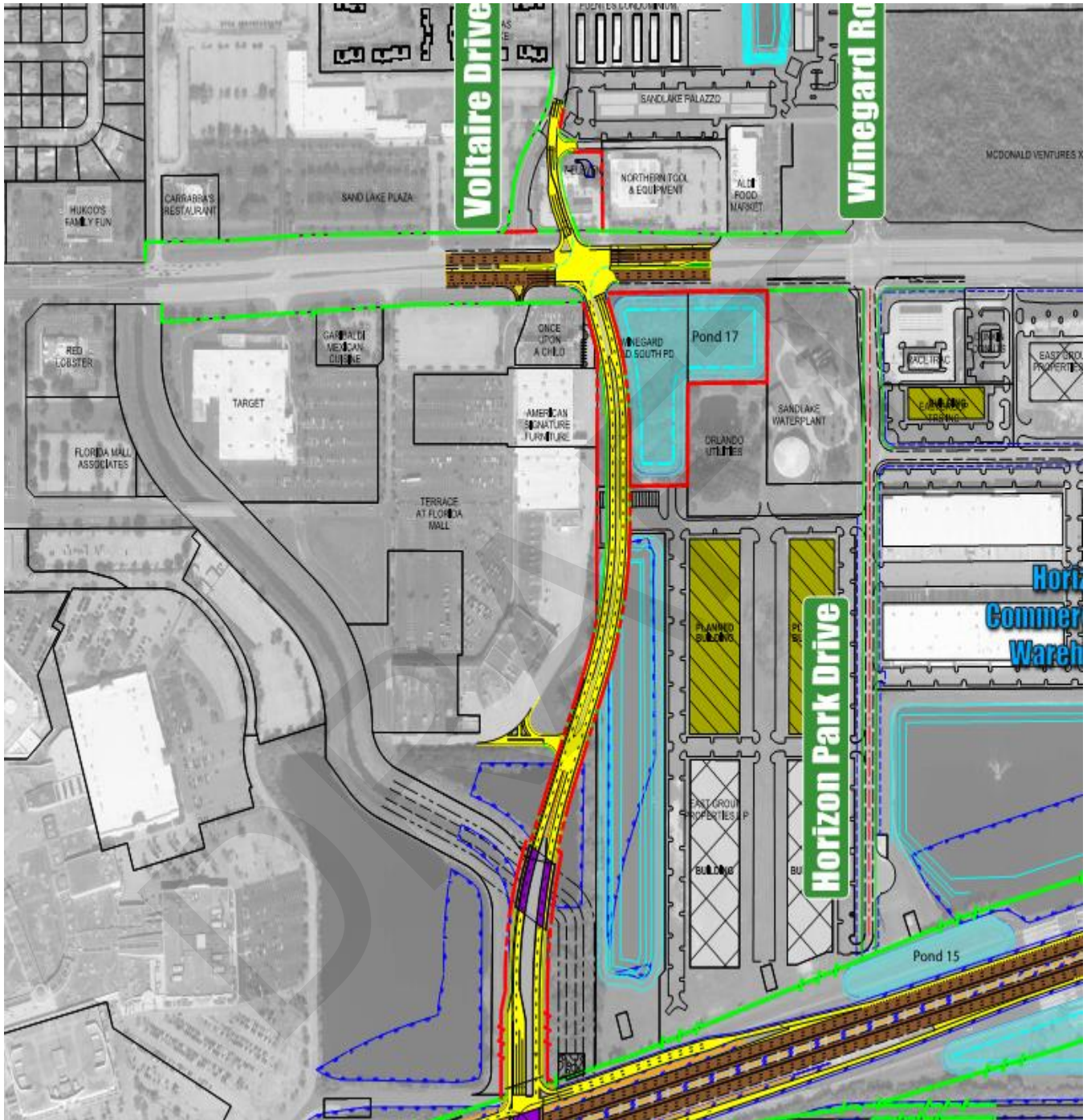
- NEW PAVEMENT OR MIXING
- PROPOSED BRIDGE
- EXISTING BRIDGE
- OVERHAUL/RESURFACING
- OTHER PROJECTS
- PROPOSED PONDS
- PROPOSED PONDS BY OTHERS
- POTENTIAL WETLANDS/OTHER SURFACE WATERS
- POTENTIAL MEDIUM CONTAMINATION SITES
- POTENTIAL HIGH CONTAMINATION SITES
- EXISTING BUILDING
- PLANNED BUILDING
- EXISTING LIMITED ACCESS RIGHT OF WAY
- POTENTIAL LIMITED ACCESS RIGHT OF WAY
- EXISTING RIGHT OF WAY
- POTENTIAL RIGHT OF WAY
- PARCEL LINES
- RAILROAD
- PROPOSED TOLL GANTRY
- FOT Secured Width

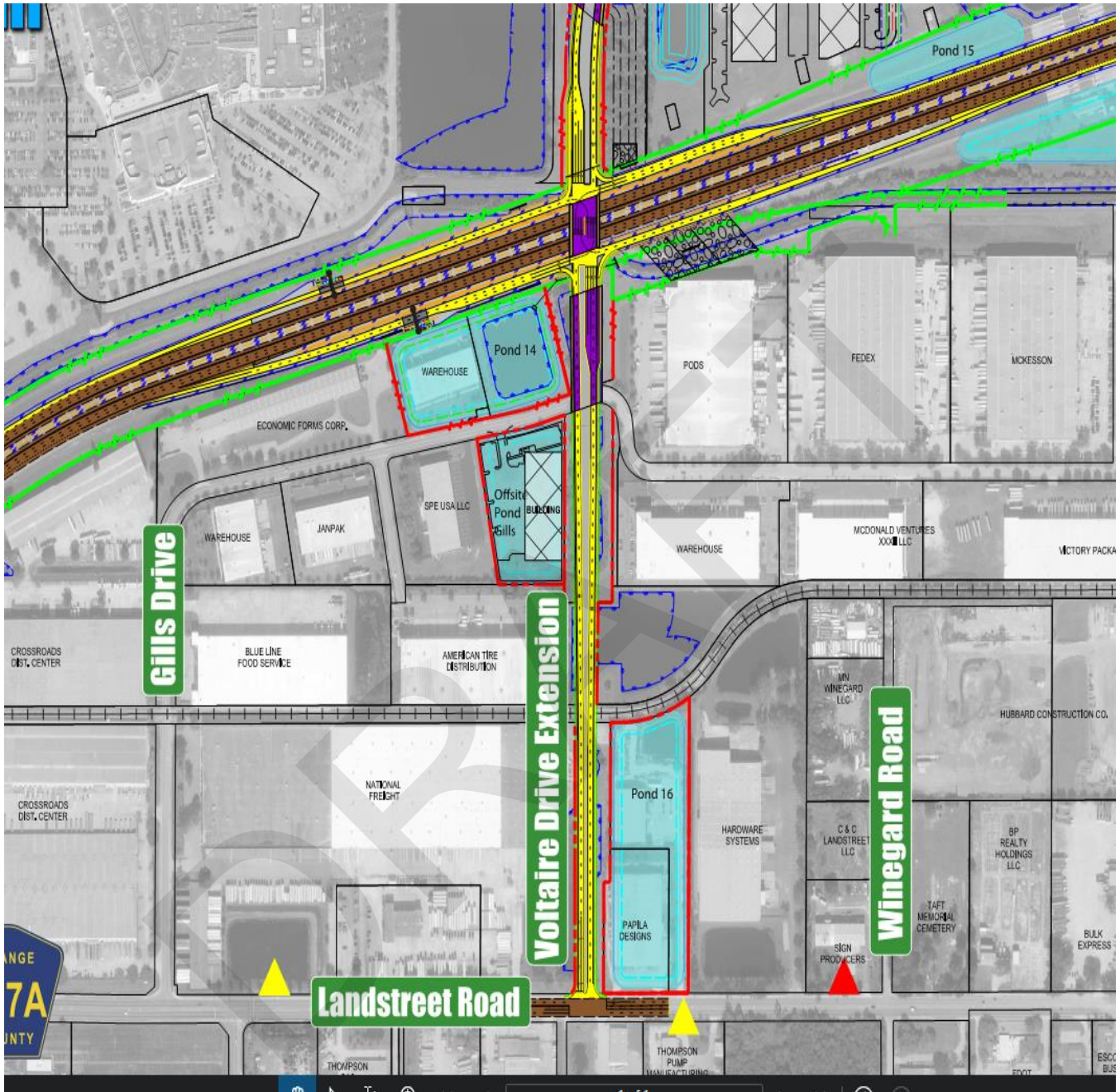




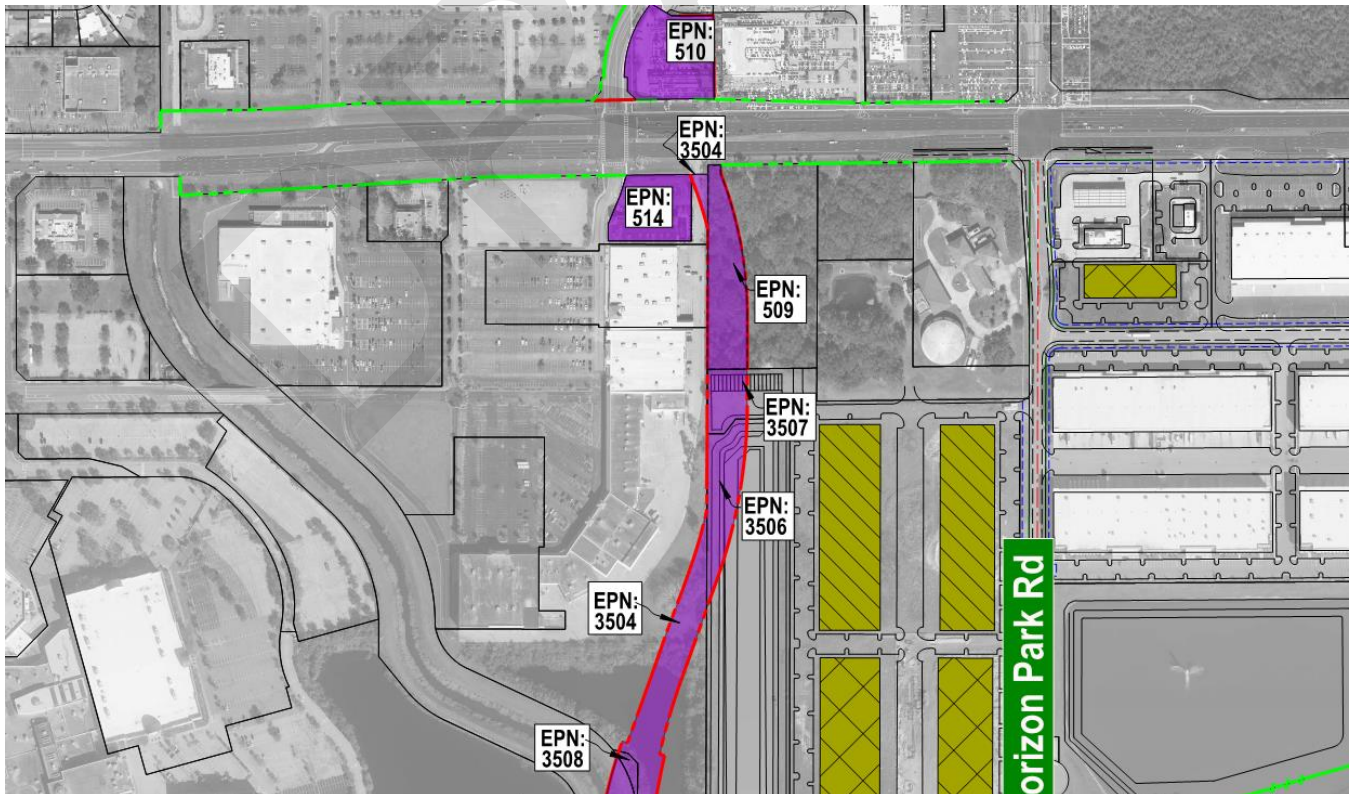
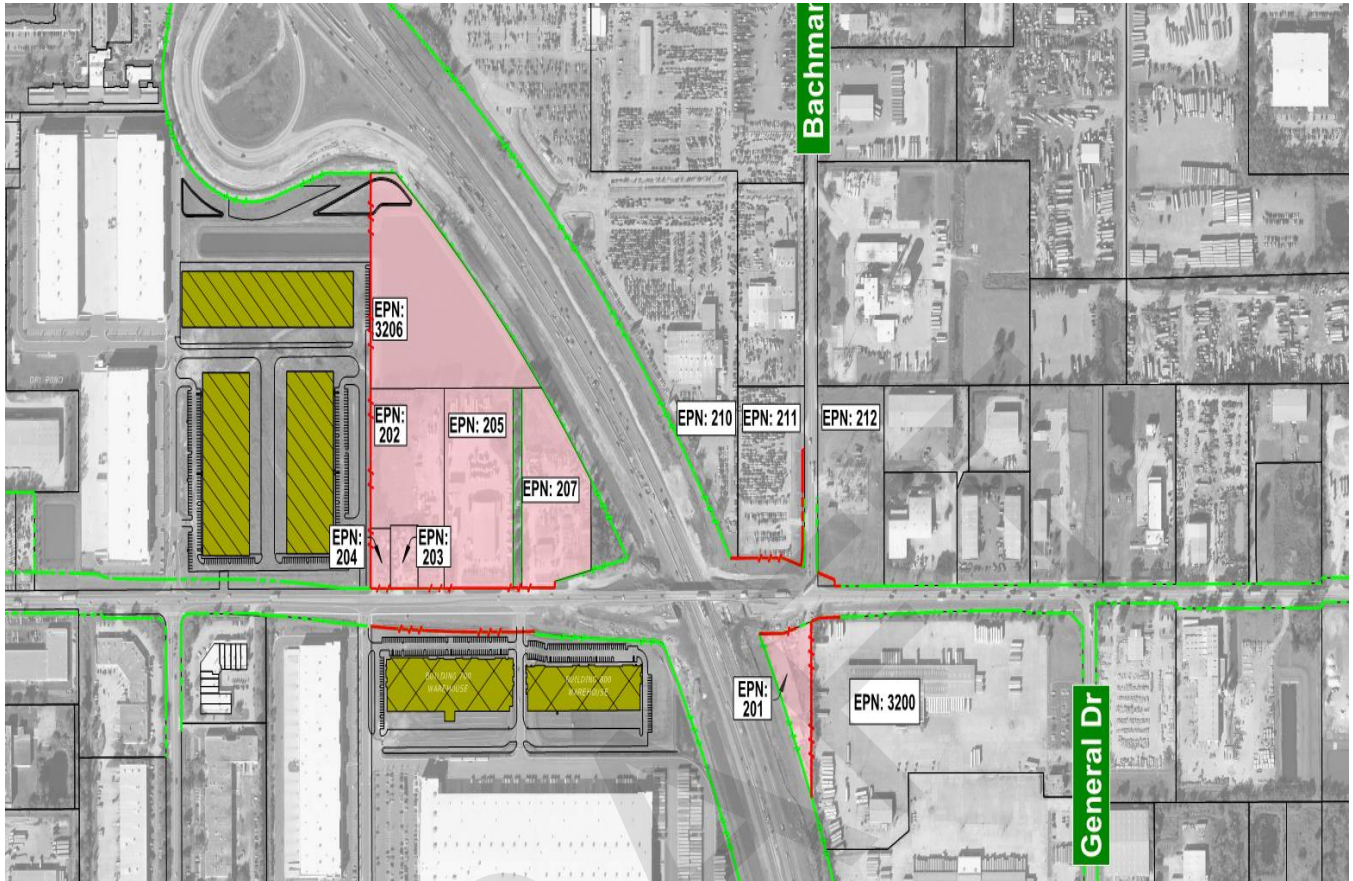


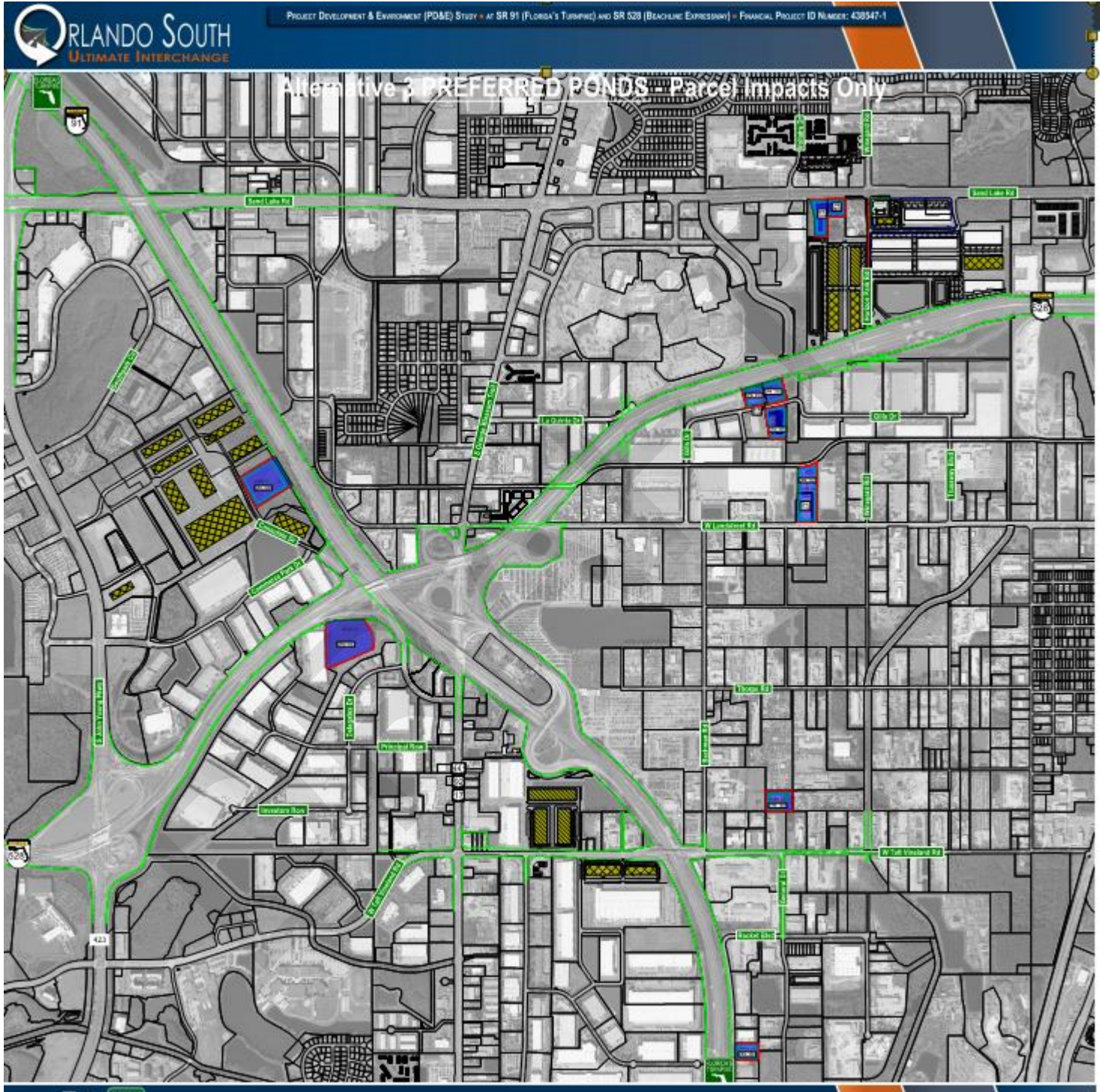


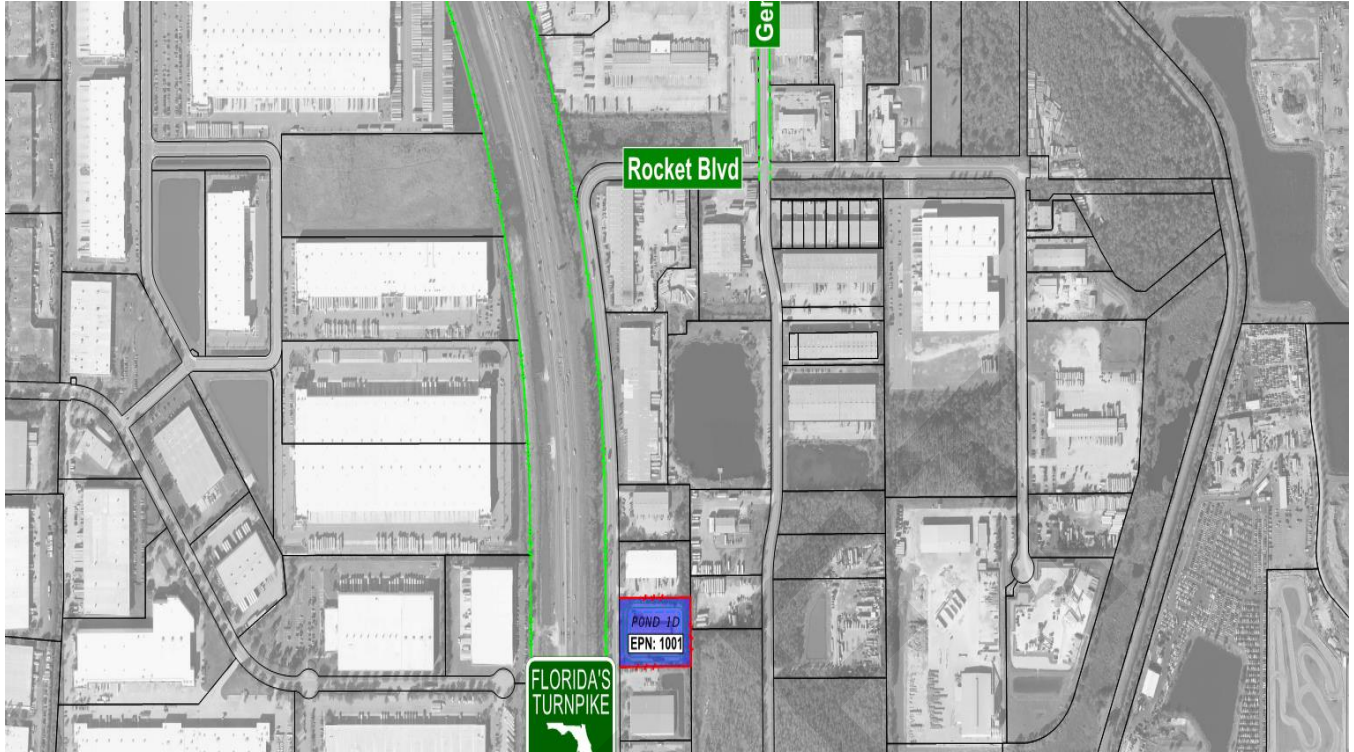












## A.0 PROJECT ADDENDUM

The development of alternatives for the Orlando South Ultimate Interchange Project Development & Environment (PD&E) Study was completed in consideration of the Florida’s Turnpike Enterprise (FTE’s) Express Lane Master Plan in effect at the study Notice to Proceed which included the following:

- Two Express Lanes and three General Toll Lanes in each direction on Florida’s Turnpike, separated by a buffer with Express Lane Markers
- One Express Lane and three General Toll Lanes in each direction on the Beachline Expressway, separated by a buffer with Express Lane Markers

Incorporation of the Express Lane Plan is included in the supporting documents and analysis.

In October 2019, FTE elected to change its operational approach and will not implement dynamically tolled express lanes on these facilities. The FTE is now implementing a Managed Lane system that restricts truck usage on selected lanes on its facilities without the additional toll. Revised typical sections for Florida’s Turnpike and the Beachline Expressway are shown on **Figures A-1 and A-2**.

**Figure A-1**  
**Florida’s Turnpike Managed Lane Typical Section**

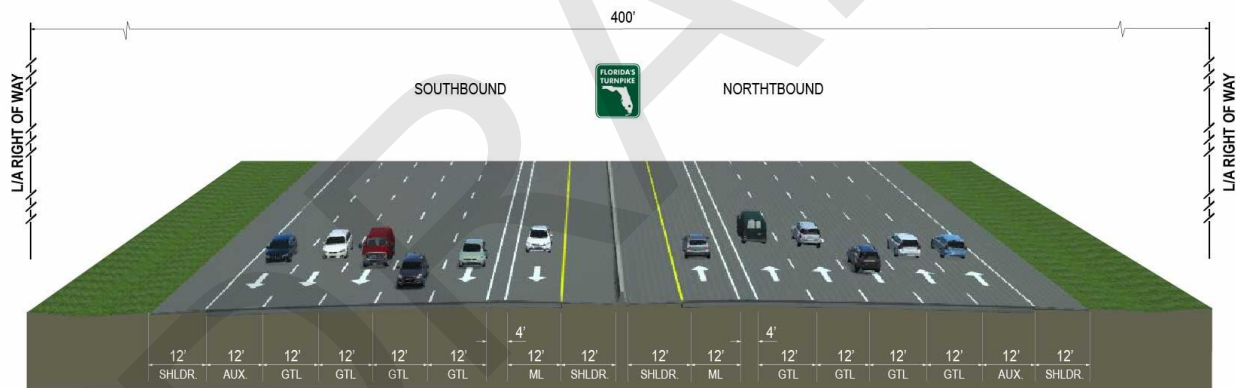
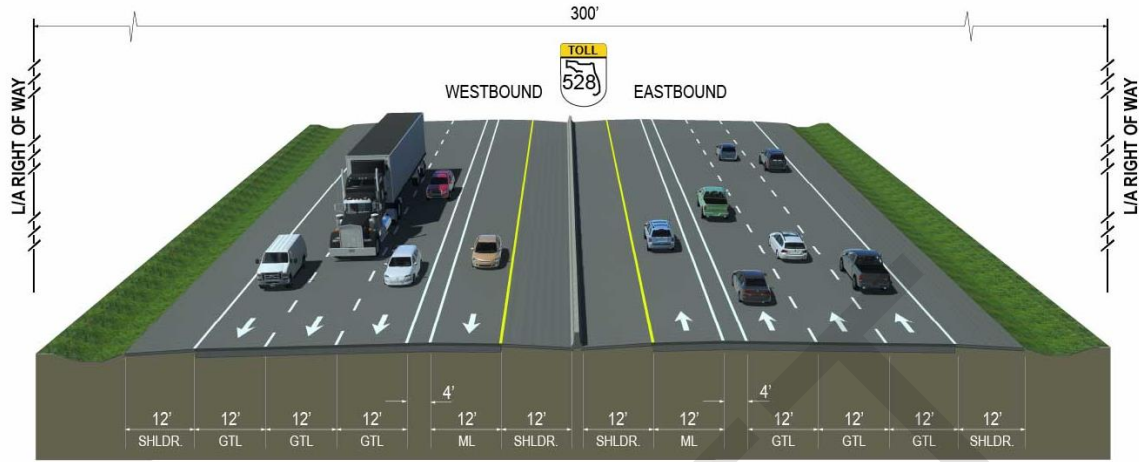




Figure A-2  
Beachline Expressway Managed Lane Typical Section



This proposed change will be implemented during final design. The change does not invalidate the results of this study because the proposed footprint of the Florida's Turnpike and the Beachline Expressway is the same as the studied typical section. Therefore, there is no increase in impacts

DRAFT