

Conceptual Stage Relocation Plan

Florida Department of Transportation

Florida's Turnpike Enterprise

Turnpike (State Road 91) from South of I-595 to Wiles Road

Preferred Alternative at
Sunrise Boulevard

Broward County, Florida

Financial Project Identification Number: 442212-1

Date: May 2023

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1.0 Introduction

Florida's Turnpike Enterprise (FTE), part of the Florida Department of Transportation (FDOT), is evaluating alternatives to widen the Florida's Turnpike (State Road (SR) 91) from south of I-595 to Wiles Road (milepost (MP) 53 to 70), a distance of approximately 17 miles. As part of the study, all existing interchanges within the project limits and the need for a new interchange at Oakland Park Boulevard and Cypress Creek Road/McNab Road were evaluated.

Currently, the Florida's Turnpike varies from eight to ten lanes (four lanes plus an auxiliary lane in each direction) from south of I-595 to south of Atlantic Boulevard and has six lanes (three lanes in each direction) from south of Atlantic Boulevard to Wiles Road. The roadway is functionally classified as an Urban Principal Arterial - Freeway and Expressway and has a posted speed limit of 70 miles per hour (mph). The access management classification is Class 1 and the corridor does not have a context classification.

Previous planning efforts conducted by FTE concluded that major operational, safety, and capacity improvements are needed along Florida's Turnpike to improve the current and future peak period traffic operations along the mainline and at the interchanges. Improvements to the mainline, existing interchanges and the two proposed interchanges are expected to reduce the potential for traffic incidents and accommodate travel at acceptable levels of service. This PD&E Study evaluated the widening of the Florida's Turnpike, addition of new interchanges, as well as milling and resurfacing, bridge construction and interchange improvements. Interchange improvements were evaluated at I-595, Sunrise Boulevard, Commercial Boulevard, Atlantic Boulevard, Coconut Creek Parkway, Sample Road and two potential new reliever interchanges, one at Cypress Creek Road/McNab Road and one at Oakland Park Boulevard.

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

1.1 Location of the Project

The project is located in Broward County, Florida within the following eleven municipalities Coconut Creek, Davie, Deerfield Beach, Fort Lauderdale, Lauderdale Lakes, Lauderhill, Margate, North Lauderdale, Plantation, Pompano Beach and Tamarac. The project location map, Figure 1-1, shows the study area for the Florida's Turnpike Project Development and Environment (PD&E) Study.

The Right of Way Area maps can be found in the Appendix (Pages 25-27)

1.2 Purpose and Need

The purpose of this project is to reduce congestion along the Florida's Turnpike Mainline to accommodate current and future traffic volumes generated by anticipated growth and development in Broward County and adjacent counties.

The need for this project is to improve current and future peak period traffic operations and safety issues at the interchanges and throughout the corridor. According to the Broward Metropolitan Planning Organization's (MPO)

Long Range Transportation Plan (LRTP), Commitment 2045, indicate that the population of Broward County is expected to grow from 1.9 million to 2.2 million (15.7% increase) between 2018 and 2045. Employment is projected to grow by 44% through 2045. The anticipated population growth is expected to increase traffic volume which will ultimately hinder traffic operations and increase safety concerns. The proposed improvement will improve travel time, reliability, safety, regional connectivity, and emergency response and evacuation times.

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 5 landlord business and 23 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. An existing parcel owned by the Department will be used as a pond site. The existing uses, such as the park and ride, FHP Office, FTE office and AT&T communications tower will be discontinued at this site. Sufficient comparable replacement sites are available or will be made available for residences.

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.

Table 2-1 | Summary of Anticipated Relocations

Build Alternative	Business	Business (landlords)	Residences	Not-for- Profit Organization	Personal Property Only
Preferred Alternative	0	5	23	0	0

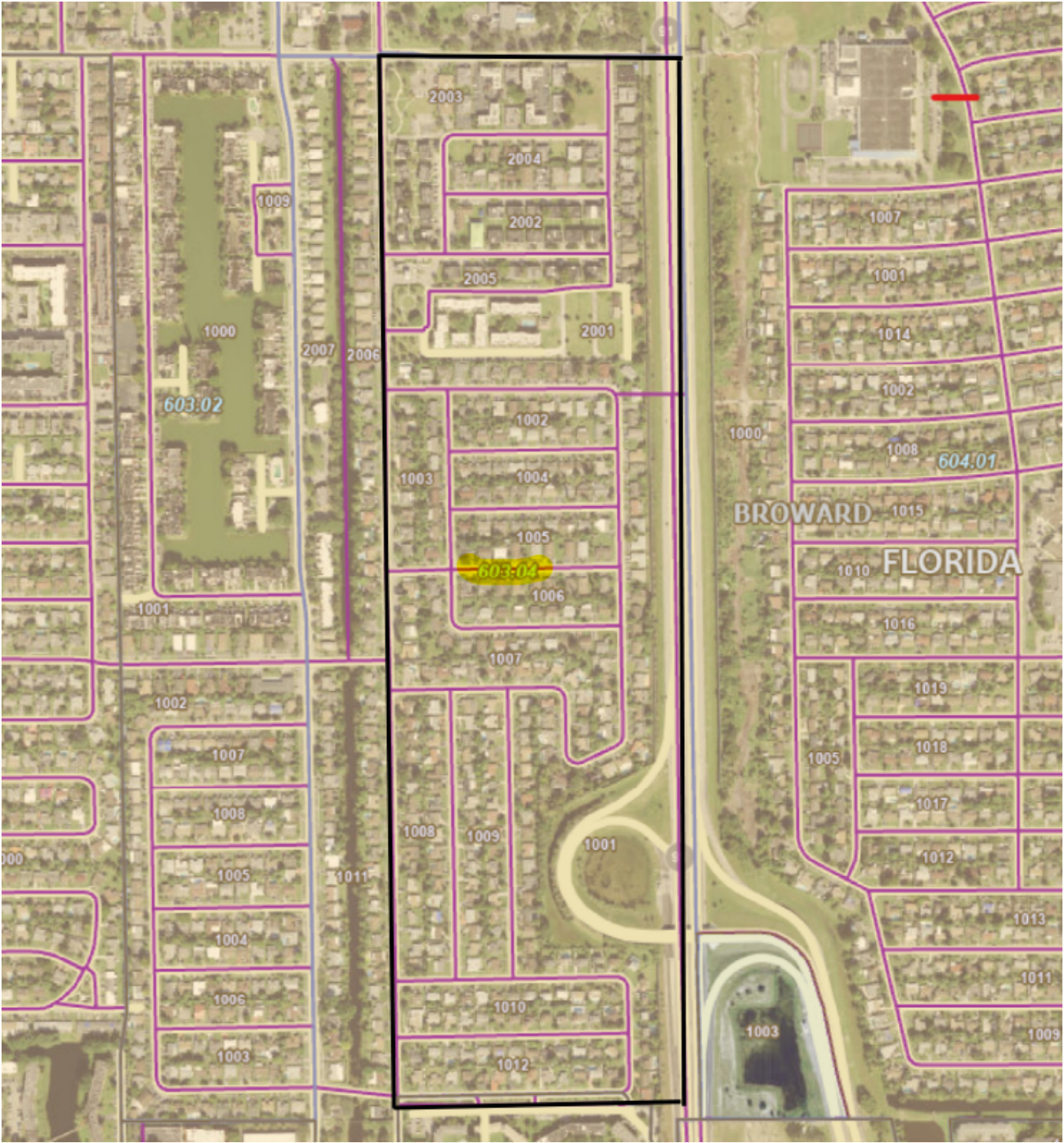
Source: Field Inspection

This project has twenty-three single family residential properties. 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 12.0) appear to be adequate.

3.0 Study Area Characteristics

The 2021 US Census data for Broward County, Lauderhill, Florida, North Lauderdale, Florida and Census Tracts 603.04 and 601.07 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 2021 US Census itself. Figure 3-1 shows the location of the affected census tract.

Figure 3-1 | Census Tract Maps



Census Tract 603.04

The US Census data for 2021 for Broward County, Lauderhill, Florida, North Lauderdale, Florida 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	Broward County	Lauderhill Florida	Census Tract 603.04	North Lauderdale Florida	Census Tract 601.07
Caucasian	39.60%	5.10%	1.90%	33.30%	40.50%
Black	28.40%	79.90%	93.20%	53.50%	48.10%
Other	32.00%	15.00%	4.90%	13.20%	11.40%
Hispanic*	32.00%	8.80%	1.90%	28.70%	23.90%

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

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

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

HH Income	Broward County	Lauderhill Florida	Census Tract 603.04	North Lauderdale Florida	Census Tract 601.07
< \$25,000 Per Year	18.00%	27.20%	22.50%	21.00%	22.20%
\$25,000 -\$49,999	21.10%	26.40%	31.80%	29.40%	28.00%
\$50,000 -\$74,999	16.40%	15.90%	23.90%	19.80%	17.90%
\$75,000 -\$99,999	12.60%	14.50%	9.30%	14.00%	16.90%
≥ \$100,000	31.80%	16.10%	12.30%	15.70%	15.00%
Median HH Income	\$65,747	\$44,975	\$47,660	\$49,426	\$49,833

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

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

Housing Stock	Broward County	Lauderhill Florida	Census Tract 603.04	North Lauderdale Florida	Census Tract 601.07
1969 or Earlier	24.60%	28.90%	32.40%	17.70%	18.20%
1970-1989	44.40%	59.40%	54.20%	67.80%	72.20%
1990-1999	14.20%	7.70%	7.50%	7.80%	4.50%
2000 and Newer	16.90%	4.00%	5.80%	6.90%	5.10%

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

According to the Broward County Property Appraiser, the average chronological age of the residential structures being displaced and their effective age based on field observations is estimated to be 53 to 63 years.

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

Age	Broward County	Lauderhill Florida	Census Tract 603.04	North Lauderdale Florida	Census Tract 601.07
Under 25 Yrs.	28.40%	30.00%	39.20%	36.60%	30.20%
25-44 Yrs.	26.60%	24.00%	29.10%	30.10%	26.80%
45-64 Yrs.	27.60%	27.00%	24.30%	24.40%	24.20%
65 Yrs. or Older	17.50%	19.00%	7.30%	8.80%	18.90%
Median Age	41.3	41.5	33.4	33.8	37.5

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

According to the 2021 US Census, 17.50% of the population of Broward County is 65 years or older. The area within Census Tract 603.04 indicates 7.30% and 18.90% in Census Tract 601.07, are over the age of 65.

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

Criteria	Broward County	Lauderhill Florida	Census Tract 603.04	North Lauderdale Florida	Census Tract 601.07
No. of Households	747,715	6,555	998	15,561	1,844
Average HH Size	2.56	2.75	3.40	2.86	2.66
% HH ≥ 5	8.47%	8.13%	21.34%	12.38%	9.06%

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

According to the 2021 US Census, the average household in Broward County contains 2.56 family members. The percentage of households that have five (5) or more family members in the study area census tracts is an average of 21.34% and 9.06% respectively.

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

Criteria	Broward County	Lauderhill Florida	Census Tract 603.04	North Lauderdale Florida	Census Tract 601.07
% Population Disabled	10.6%	10.5%	9.00%	10.5%	9.00%

Source: Census.Gov S1810 Disability Characteristics 2021 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 will be potentially displaced.

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

Criteria	Broward County	Lauderhill Florida	Census Tract 603.04	North Lauderdale Florida	Census Tract 601.07
No. of Housing Units	864,468	30,956	1,068	14,496	1,880
% Occupied	86.50%	85.80%	93.40%	91.40%	88.10%
% Owner Occupied	63.30%	52.20%	29.70%	55.80%	62.70%
% Renter Occupied	36.70%	47.80%	70.30%	44.20%	37.30%

Source: Census.Gov DP04 Selected Housing Characteristics: 2021

According to the 2021 US Census data in the study area, there was a range between 29.7% and 63.3% owner occupied rate and 36.7% to 70.3% 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.

Table 4-1 | Potential Residential Displacements

Parcel #	Address	Description	Area*	Household Type	Built	*Owner/Tenant
1	5220 NW 14 th Place Lauderhill, FL 33313	3 Bed/2 Bath	1791 SF	SFR	1970	Owner
2	5210 NW 14 th Place Lauderhill, FL 33313	3 Bed/2 Bath	1851 SF	SFR	1970	Owner
3	5200 NW 14 th Place Lauderhill, FL 33313	3 Bed/2 Bath	1791 SF	SFR	1970	Owner
4	1400 NW 52 nd Avenue Lauderhill, FL 33313	3 Bed/2 Bath	2203 SF	SFR	1970	Owner
5	1420 NW 52 nd Avenue Lauderhill, FL 33313	3 Bed/2 Bath	1820 SF	SFR	1969	Owner
6	1440 NW 52 nd Avenue Lauderhill, FL 33313	3 Bed/2 Bath	1820 SF	SFR	1970	Owner
7	5911 NW 41 st Terrace North Lauderdale, FL 33319	3 Bed/1 Bath	1122 SF	SFR	1961	Owner

Parcel #	Address	Description	Area*	Household Type	Built	*Owner/Tenant
8	5901 NW 41 st Terrace North Lauderdale, FL 33319	2 Bed/2 Bath	1216 SF	SFR	1961	Tenant
9	5891 NW 41 st Terrace North Lauderdale, FL 33319	3 Bed/1 Bath	1122 SF	SFR	1960	Tenant
10	5881 NW 41 st Terrace North Lauderdale, FL 33319	2 Bed/1 Bath	955 SF	SFR	1961	Owner
11	5871 NW 41 st Terrace North Lauderdale, FL 33319	2 Bed/1 Bath	955 SF	SFR	1961	Owner
12	5861 NW 41 st Terrace North Lauderdale, FL 33319	2 Bed/2 Bath	1027 SF	SFR	1960	Owner
13	5851 NW 41 st Terrace North Lauderdale, FL 33319	2 Bed 1 Bath	955 SF	SFR	1960	Owner
14	5820 NW 41 st Terrace North Lauderdale, FL 33319	4 Bed/2 Bath	1456 SF	SFR	1960	Owner
15	5830 NW 41 st Terrace North Lauderdale, FL 33319	4 Bed/2 Bath	1279 SF	SFR	1961	Owner
16	5840 NW 41 st Terrace North Lauderdale, FL 33319	2 Bed/1 Bath	902 SF	SFR	1961	Owner
17	5850 NW 41 st Terrace North Lauderdale, FL 33319	2 Bed/1 Bath	955 SF	SFR	1961	Tenant
18	5860 NW 41 st Terrace North Lauderdale, FL 33319	3 Bed/2Bath	955 SF	SFR	1961	Tenant
19	5870 NW 41 st Terrace North Lauderdale, FL 33319	2 Bed/1 Bath	1207 SF	SFR	1960	Owner
20	5880 NW 41 st Terrace North Lauderdale, FL 33319	2 Bed/1 Bath	902 SF	SFR	1960	Tenant
21	5890 NW 41 st Terrace North Lauderdale, FL 33319	2 Bed/1 Bath	955 SF	SFR	1960	Owner
22	5900 NW 41 st Terrace North Lauderdale, FL 33319	3 Bed/2 Bath	1391 SF	SFR	1961	Owner

Parcel #	Address	Description	Area*	Household Type	Built	*Owner/Tenant
23	5910 NW 41 st Terrace North Lauderdale, FL 33319	4 Bed/2 Bath	1406 SF	SFR	1960	Owner

**Owner/Tenant status determined by whether a homestead exemption was being claimed per the Broward 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.*

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 currently available as potential replacement sites.

Table 4-2 | Residential Properties For Sale

Address	Description	List Price	Area	Built	Household Type
5710 NW 13 th Court Lauderhill, FL 33313	3 Bed/2 Bath	\$390,000	2059 SF	1971	SFR
7481 NW 14 th Street Plantation, FL 33313	4 Bed/2.5 Bath	\$750,000	1930 SF	1972	SFR
3701 NW 78 th Avenue Davie, FL 33024	4 Bed/4 Bath	\$525,000	2025 SF	1973	SFR
201 NW 78 th Terrace Margate, FL 33063	3 Bed/2 Bath	\$490,000	1821 SF	1974	SFR
6562 NW 4 th Street Margate, FL 33063	4 Bed/2 Bath	\$459,900	2065 SF	1970	SFR
4203 NW 75 th Avenue Coral Springs, FL 33065	3 Bed/2 Bath	\$515,000	1773 SF	1978	SFR
9960 NW 23 rd Street Coral Springs, FL 33065	3 Bed/2 Bath	\$549,000	1900 SF	1979	SFR
9087 NW 27 th Place Coral Springs, FL 33065	4 Bed/2 Bath	\$550,000	2178 SF	1973	SFR
2002 SW 85 th Avenue North Lauderdale, FL 33068	3 Bed/2 Bath	\$475,000	1846 SF	1980	SFR
11359 NW 18 th Manor Coral Springs, FL 33071	4 Bed/2 Bath	\$685,000	2290 SF	1980	SFR

Table 4-2 | Residential Properties For Sale

Address	Description	List Price	Area	Built	Household Type
3303 NW 69th Court Fort Lauderdale, FL 33309	4 Bed/2 Bath	\$615,000	1922 SF	1979	SFR
1751 SW 30th Place Fort Lauderdale, FL 33315	3 Bed/2.5 Bath	\$819,000	1982 SF	1979	SFR
5108 NW 64th Terrace Lauderhill, FL 33319	3 Bed/2 Bath	\$549,500	1819 SF	1994	SFR
7311 NW 45th Street Lauderhill, FL 33830	3 Bed/2.5 Bath	\$525,000	2189 SF	1978	SFR
6901 NW 82nd Street Tamarac, FL 33321	4 Bed/2 Bath	\$470,000	1895 SF	1974	SFR
1721 NW 87th Lane Plantation, FL 33322	3 Bed/2 Bath	\$459,000	1893 SF	1975	SFR
12210 NW 29th Street Sunrise, FL 33323	3 Bed/2 Bath	\$550,000	1801 SF	1975	SFR
483 N. University Drive Plantation, FL 33324	3 Bed/2 Bath	\$350,000	1756 SF	1978	SFR
1337 SW 151st Way Sunrise, FL 33326	3 Bed/2 Bath	\$620,000	1804 SF	1988	SFR
401 SW 169th Terrace Weston, FL 33326	3 Bed/2 Bath	\$675,000	2050 SF	1990	SFR
5815 SW 117th Terrace Cooper City, FL 33330	3 Bed/2 Bath	\$650,000	1952 SF	1980	SFR
9460 NW 31st Place Sunrise, FL 33351	4 Bed/2 Bath	\$525,000	1948 SF	1983	SFR
22715 SW 65th Circle Boca Raton, FL 33428	3 Bed/3 Bath	\$529,900	1842 SF	1972	SFR
7587 Solimar Circle Boca Raton, FL 33433	3 Bed/3 Bath	\$740,000	1781 SF	1984	SFR
7527 Kimberly Boulevard North Lauderdale, FL 33068	3 Bed/2 Bath	\$395,000	1225 SF	1977	SFR
7917 SW 5th Street North Lauderdale, FL 33068	3 Bed/2 Bath	\$435,000	1316 SF	1975	SFR

Table 4-2 | Residential Properties For Sale

Address	Description	List Price	Area	Built	Household Type
9701 NW 70th Street Tamarac, FL 33321	3 Bed/1 Bath	\$345,000	1,073 SF	1973	SFR
1221 SW 71st Terrace North Lauderdale, FL 33068	3 Bed/2 Bath	\$465,000	1308 SF	1984	SFR
2045 Winners Circle North Lauderdale, FL 33068	2 Bed/2 Bath	\$275,000	1186 SF	1986	SFR
5403 NW 49th Avenue Tamarac, FL 33319	2 Bed/2 Bath	\$310,000	1102 SF	1974	SFR
6963 SW 19th Manor North Lauderdale, FL 33068	2 Bed/1 Bath	\$299,999	1704 SF	1970	SFR
220 NW 20th Street Pompano, FL 33060	4 Bed/2 Bath	\$349,999	1709 SF	1962	SFR
5510 Dogwood Way Lauderdale, FL 33319	2 Bed/2 Bath	\$298,000	1304 SF	1971	SFR
5950 NW 16th Court Sunrise, FL 33313	3 Bed/1 Bath	\$389,900	1407 SF	1964	SFR
6291 SW 8th Street North Lauderdale, FL 33068	2 Bed/1 Bath	\$328,600	1264 SF	1970	SFR
6120 NW 43rd Avenue North Lauderdale, FL 33319	3 Bed/2 Bath	\$450,000	1492 SF	1961	SFR
425 SW 79th Terrace North Lauderdale, FL 33068	3 Bed/2 Bath	\$469,999	1606 SF	1975	SFR
303 SW 79th Way North Lauderdale, FL 33068	4 Bed/2 Bath	\$450,000	1207 SF	1976	SFR
8231 SW 9th Street North Lauderdale, FL 33068	3 Bed/2 Bath	\$490,000	1542 SF	1974	SFR
860 SW 81st Terrace North Lauderdale, FL 33068	3 Bed/2 Bath	\$497,000	1578 SF	1975	SFR
1620 NW 87th Terrace Plantation, FL 33322	2 Bed/2 Bath	\$459,900	1398 SF	1975	SFR
8221 NW 14th Street Plantation, FL 33322	2 Bed/2 Bath	\$429,900	1438 SF	1973	SFR

Table 4-2 | Residential Properties For Sale

Address	Description	List Price	Area	Built	Household Type
4131 SW 55th Avenue Davie, FL 33314	3 Bed/2 Bath	\$425,000	1215 SF	1987	SFR
8220 NW 15th Street Plantation, FL 33322	2 Bed/2 Bath	\$419,000	1716 SF	1973	SFR
1421 NW 90th Way Plantation, FL 33322	2 Bed/2 Bath	\$410,000	1538 SF	1976	SFR
1440 Campanelli Drive Plantation, FL 33322	2 Bed/2 Bath	\$409,000	1898 SF	1973	SFR
8971 NW 12th Place Plantation, FL 33322	2 Bed/2 Bath	\$395,900	1398 SF	1977	SFR
2900 NW 8th Street Fort Lauderdale, FL 33311	4 Bed/2 Bath	\$379,000	1300 SF	1987	SFR
1120 NW 89th Avenue Plantation, FL 33322	2 Bed/2 Bath	\$360,000	1398 SF	1977	SFR
738 NW 15th Avenue Fort Lauderdale, FL 33311	3 Bed/1.5 Bath	\$350,000	1320 SF	1996	SFR
671 SW 28th Way Fort Lauderdale, FL 33312	4 Bed/2 Bath	\$440,000	1405 SF	1976	SFR
1620 NW 85th Terrace Plantation, FL 33322	2 Bed/2 Bath	\$346,000	1455 SF	1975	SFR
1700 NW 85th Terrace Plantation, FL 33322	2 Bed/2 Bath	\$344,900	1098 SF	1976	SFR
229 NW 7th Avenue Dania Beach, FL 33004	2 Bed/1 Bath	\$340,100	1023 SF	1989	SFR
1320 NW 85th Avenue Plantation, FL 33322	2 Bed/2 Bath	\$329,500	1312 SF	1973	SFR
2300 NW 6th Court Fort Lauderdale, FL 33311	2 Bed/1 Bath	\$269,999	896 SF	1994	SFR
9571 Sunset Strip Sunrise, FL 33322	3 Bed/2 Bath	\$485,000	1418 SF	1973	SFR
861 NW 44th Court Lauderhill, FL 33351	3 Bed/2 Bath	\$468,000	1271 SF	1980	SFR

Table 4-2 | Residential Properties For Sale

Address	Description	List Price	Area	Built	Household Type
11044 NW 23 rd Court Sunrise, FL 33322	3 Bed/2 Bath	\$550,000	1526 SF	1979	SFR
3250 NW 103 rd Terrace Sunrise, FL 33351	3 Bed/2 Bath	\$550,000	1493 SF	1985	SFR
9592 NW 26 th Street Sunrise, FL 33322	3 Bed/3 Bath	\$462,000	1406 SF	1978	SFR
11155 NW 26 th Place Sunrise, FL 33322	3 Bed/2 Bath	\$565,000	1459 SF	1976	SFR
10641 NW 28 th Manor Sunrise, FL 33322	3 Bed/2 Bath	\$495,000	1546 SF	1975	SFR
12280 NW 30 th Place Sunrise, FL 33323	2 Bed/1 Bath	\$425,000	1083 SF	1976	SFR
6977 Charlotte Court Margate, FL 33063	3 Bed/2 Bath	\$520,000	1478 SF	1991	SFR
7450 NW 6 th Court Margate, FL 33063	2 Bed/2 Bath	\$369,900	1834 SF	1973	SFR
6820 NW 14 th Place Margate, FL 33063	2 Bed/2 Bath	\$365,000	1587 SF	1975	SFR
6770 NW 14 th Court Margate, FL 33063	2 Bed/2 Bath	\$360,000	1587 SF	1975	SFR
1292 NW 87 th Ave Coral Springs, FL 33071	3 Bed/2 Bath	\$519,900	1332 SF	1976	SFR
2540 NW 8 th Avenue Margate, FL 33063	3 Bed/2 Bath	\$510,000	1630 SF	1994	SFR
6961 NW 23 rd Street Margate, FL 33063	3 Bed/2 Bath	\$544,000	1581 SF	1983	SFR

Source: Realtor.com March and May 2023 with 933 residential properties currently listed

Table 4.3 Residential Properties For Rent

Address	Description	Rent/Month	Area	Built	Household Type
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1850 NW 47th Avenue Lauderhill, FL 33313	3 Bed/2 Bath	\$2,620	1179 SF	1971	SFR
2221 NW 49th Avenue Lauderhill, FL 33313	3 Bed/2 Bath	\$2,800	1206 SF	1970	SFR
2400 NW 63rd Avenue Sunrise, FL 33313	4 Bed/4 Bath	\$3,250	1539 SF	1963	SFR
2630 NW 42nd Terrace Lauderhill, FL 33313	3 Bed/2 Bath	\$3,300	2200 SF	1972	SFR
5020 NW 16th Street Lauderhill, FL 33313	4 Bed/2 Bath	\$3,499	1674 SF	1972	SFR
5720 NW 13th Court Lauderhill, FL 33313	3 Bed/2 Bath	\$3,500	1494 SF	1971	SFR
1181 NW 46th Avenue Lauderhill, FL 33313	4 Bed/2 Bath	\$3,500	1575 SF	1963	SFR
7561 NW 12th Street Plantation, FL 33313	4 Bed/2 Bath	\$3,800	2078 SF	1973	SFR
4310 NW 62nd Street Fort Lauderdale, FL 33319	3 Bed/2 Bath	\$2,500	1224 SF	1962	SFR
6418 Doral North Lauderdale, FL 33068	2 Bed/2 Bath	\$2,800	1186 SF	1972	SFR
6719 Blvd of Champions North Lauderdale, FL 33068	3 Bed/2 Bath	\$3,200	1700 SF	1972	SFR
6221 SW 9th Street North Lauderdale, FL 33068	2 Bed/2 Bath	\$3,350	1480 SF	1968	SFR
1131 SW 73rd Avenue North Lauderdale, FL 33068	3 Bed/2 Bath	\$3,450	1380 SF	1983	SFR
8231 SW 4th Court North Lauderdale, FL 33068	4 Bed/2 Bath	\$3,565	1350	1976	SFR

Source: Realtor.com March and May 2023

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 Broward County area has been provided in Section 11.0 of this report. 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 Broward 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

There are no potential business relocations other than landlords.

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

Based on the selected alternative, 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

The CSER has identified seven sites at the CSRP location 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 8-1 | Potential Risk Sites

Site No.	Site Name	Parcel # / Site Address	Risk Potential
71	Florida Dept of Transportation Turnpike Florida Highway Patrol	5101 Sunrise Boulevard Plantation, FL	High
72	T-Mobile 6Fb1436M	5101 Sunrise Boulevard Plantation, FL	Low

73	Florida Department of Transportation Existing Storm Water Pond	N/A	None
74	Abraham Baker Residence	5200 NW 12 th Court Lauderhill, FL	Low
75	Existing Storm Water Pond	N/A	None
76	Addison Residence	1261 NW 51 st Avenue Lauderhill, FL	Low
77	City of Lauderdale, FL	NW 51 st Avenue (Easement)	Low

Of the sites investigated the following risk ratings were applied: one “High” rated site, zero “Medium” rated sites, four “Low” rated sites, and two sites rated "None" for potential contamination concerns. The sites with a high or medium rating will be recommended for further testing.

Based upon the reports, there is only one relocation site within this CSRP considered a potential risk site:

Site 71 Florida Turnpike/Florida Highway Patrol.

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 two public facilities (Turnpike and Florida Highway Patrol) being impacted. Since both of these facilities were built after the original purchase of the site, no relocation benefits or functional replacement is required.

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 Broward County, the City of Lauderdale, 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 Broward County area that could potentially serve as an additional source of information to a displacee was compiled and included in Table 11-1.

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 11-1 | Community and Social Services

Organization	Service
Children's Services Counsel 954-377-1000 6000 W. Commercial Boulevard Fort Lauderdale, FL 33319	Children and Family Assistance
Early Learning Coalition of Broward County, Inc. 954-377-2188 1475 W. Cypress Creek Road, Suite 301 Fort Lauderdale, FL 33309	Youth Services
Florida Network of Youth and Family Services 850-922-4324 2850 Pablo Avenue Tallahassee, FL 32308	Family Services
Healthy Mothers Healthy Babies Coalition of Broward County 954-765-0550 3810 Inverrary Boulevard, Suite 305 Lauderhill, FL 33319	Children and Family Assistance
Life Net 4 Families 954-792-2328 1 NW 33 rd Terrace Fort Lauderdale, FL 33311	Food programs
Broward Addiction Recovery Center 954-357-4880 325 SW 28 th Street Fort Lauderdale, FL 33315	Mental Health Care Services
Broward County Homeless Initiative Partnership 954-563-4357 920 NW 7 th Avenue Fort Lauderdale, FL 33311	Homeless Assistance
Convent House Florida 954-561-5559 733 Breakers Avenue, Suite 4100 Fort Lauderdale, FL 33304	Outreach Programs
Broward County Vulnerable Population Registry 954-831-4000 P.O. Box 4640 Fort Lauderdale, FL 33338	Registry for at risk residents
US Veteran Affairs	Veteran Assistance

800-698-2411

9800 W. Commercial Boulevard
Tamarac, FL 33335

Rebuilding Broward County

954-772-9945

4836 NE 12th Avenue
Oakland Park, FL 33334

Low income home maintenance
assistance

OIC of South Florida

954-563-3535

3407 NW 9th Avenue
Oakland Park, FL 33309

Job Services

Career Service Broward

954-677-5555

2610 W. Oakland Park, Boulevard
Oakland Park, FL 33311

Job Services

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 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.

13.0 Conclusion

This project will have relocation impacts that will include 23 residential displacements. There are no business relocatees, except for the five landlords.

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.

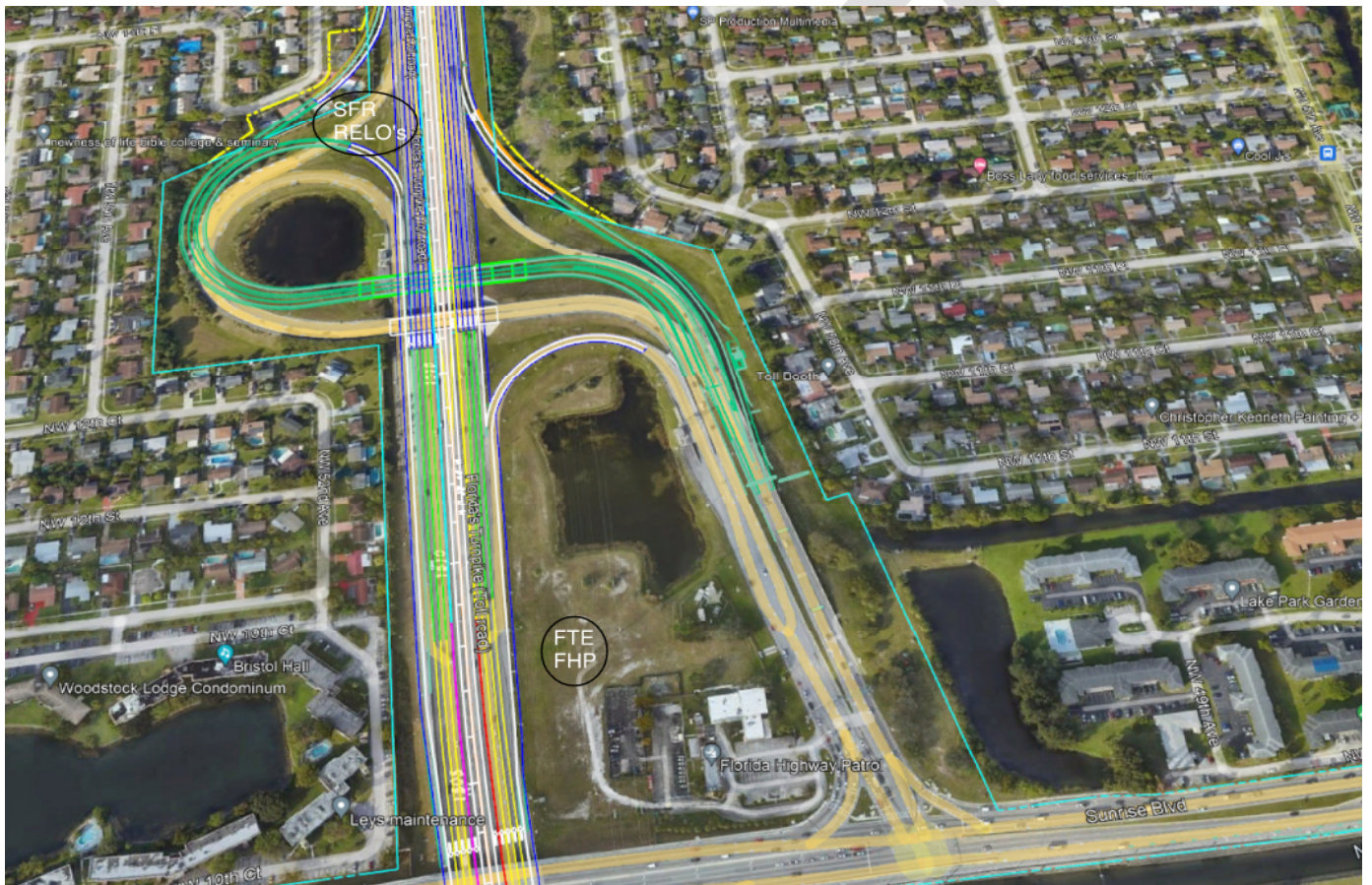
Appendix

DRAFT

KMZ Residential Right of Way Area Map (NWQ)



KMZ Right of Way Area Map FTE/FHP Site (SEQ)



KMZ Right of Way Area Map Pond ALT 3B-2



Photos of the Affected Properties



PARCEL 1

5220 NW 14th Place



PARCEL 2

5210 NW 14th Place



PARCEL 3

5200 NW 14th Place



PARCEL 4

1400 NW 52nd Avenue



PARCEL 5

1420 NW 52nd Avenue



PARCEL 6

1440 NW 52nd Avenue



Florida Turnpike & Florida Highway Patrol Troop K Post 3



Parcel 7

5911 NW 41st Terrace



Parcel 8

5901 NW 41st Terrace



Parcel 9

5891 NW 41st Terrace



Parcel 10

5881 NW 41st Terrace



Parcel 11

5871 NW 41st Terrace



Parcel 12

5861 NW 41st Terrace



Parcel 13

5851 NW 41st Terrace



Parcel 14

5820 NW 41st Terrace



Parcel 15

5830 NW 41st Terrace



Parcel 16

5840 NW 41st Terrace



Parcel 17

5850 NW 41st Terrace



Parcel 18

5860 NW 41st Terrace



Parcel 19

5870 NW 41st Terrace



Parcel 20

5880 NW 41st Terrace



Parcel 21

5890 NW 41st Terrace



Parcel 22

5900 NW 41st Terrace



Parcel 23

5910 NW 41st Terrace