
Conceptual Stage Relocation Plan

Neptune Road PD&E Study

From Partin Settlement Road to US 192 in Osceola County, Florida

Financial Project ID: 445415-1-22-01

ETDM Project Number: 14402

Prepared for:



Osceola County, Florida
Department of Transportation and Transit
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Kissimmee, FL 34741

January 2020

The environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, carried out by the FDOT pursuant to 23 U.S.C. §327 and a Memorandum of Understanding dated December 14, 2016 and executed by the Federal Highway Administration and FDOT.

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Executive Summary

Osceola County is conducting a Project Development and Environment (PD&E) Study to evaluate improvements to Neptune Road in Osceola County, Florida. The study limits begin at Partin Settlement Road and extend to US 192, a distance of 3.9 miles. The purpose of the PD&E Study is to evaluate and document potential impacts to cultural, natural, social, and physical resources through environmental and engineering analyses and to determine what type, location, and conceptual design of roadway improvements to Neptune Road are feasible, if any.

This Conceptual Stage Relocation Plan (CSRP) focuses on the right of way impacts associated with the improvements to Neptune Road being proposed, and to address any negative social or economic impacts in regard to relocations. Demographic data was gathered using outside sources and focused on the study area, Osceola County, and the State of Florida as a means of comparison to the overall implications of impacts to the area. Information is provided on demographic data such as age, income, race, household statistics, etc.

There are nine potential residential displacements associated with the preferred alternative which proposes to widen Neptune Road from Partin Settlement Road to Old Canoe Creek Road to a 4-lane divided roadway. Additional impacts to 55 properties may occur, however no relocations are anticipated for those impacts.

Section 1.0 Project Summary

This Conceptual Stage Relocation Plan (CSRP) was prepared in accordance with Part 2, Chapter 4, Sections 4.3.3 and 4.3.4 of the Florida Department of Transportation (FDOT) PD&E Manual (revised January 14, 2019) and Section 9.1 of the FDOT Right of Way Manual (revised January 7, 2019) and FHWA Technical Advisory T6640.8A (October 30, 1987) to comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as regulated by Section 339.09(2) Florida Statutes (F.S.), Section 421.55, F.S. and Section 49 Code of Federal Regulations (C.F.R.), Part 24.

The purpose of this CSRP is to summarize the potential relocations and impacts that may result from the proposed Neptune Road widening and improvements project and to determine whether there is a sufficient supply of replacement housing available. Information is provided regarding the project area demographics, specific information on residential relocations, potential impacts to businesses and social facilities, as well as information on available replacement property, and relocation assistance.

1.1 Project Description

This project involves a 3.9-mile segment of Neptune Road extending from Partin Settlement Road to US 192 in Osceola County. The section east of the South Florida Water Management District C-31 Canal (locally named St. Cloud Canal) (approximately 1.1 miles in length) is within the City of St. Cloud. From Partin Settlement Road to Old Canoe Creek Road, the proposed project improves the existing 2-lane roadway to a 4-lane, divided roadway with a curbed median, with bicycle and pedestrian facilities (i.e., bike lanes and multiuse paths). From Old Canoe Creek Road to US 192, the project widens the existing 2-lane roadway to 4-lanes with sidewalks. Bridge structures are to be replaced and stormwater management facilities will be evaluated. **Figure 1** illustrates the projects general location and **Figure 2** illustrates the project limits.

Figure 1
Project Location Map

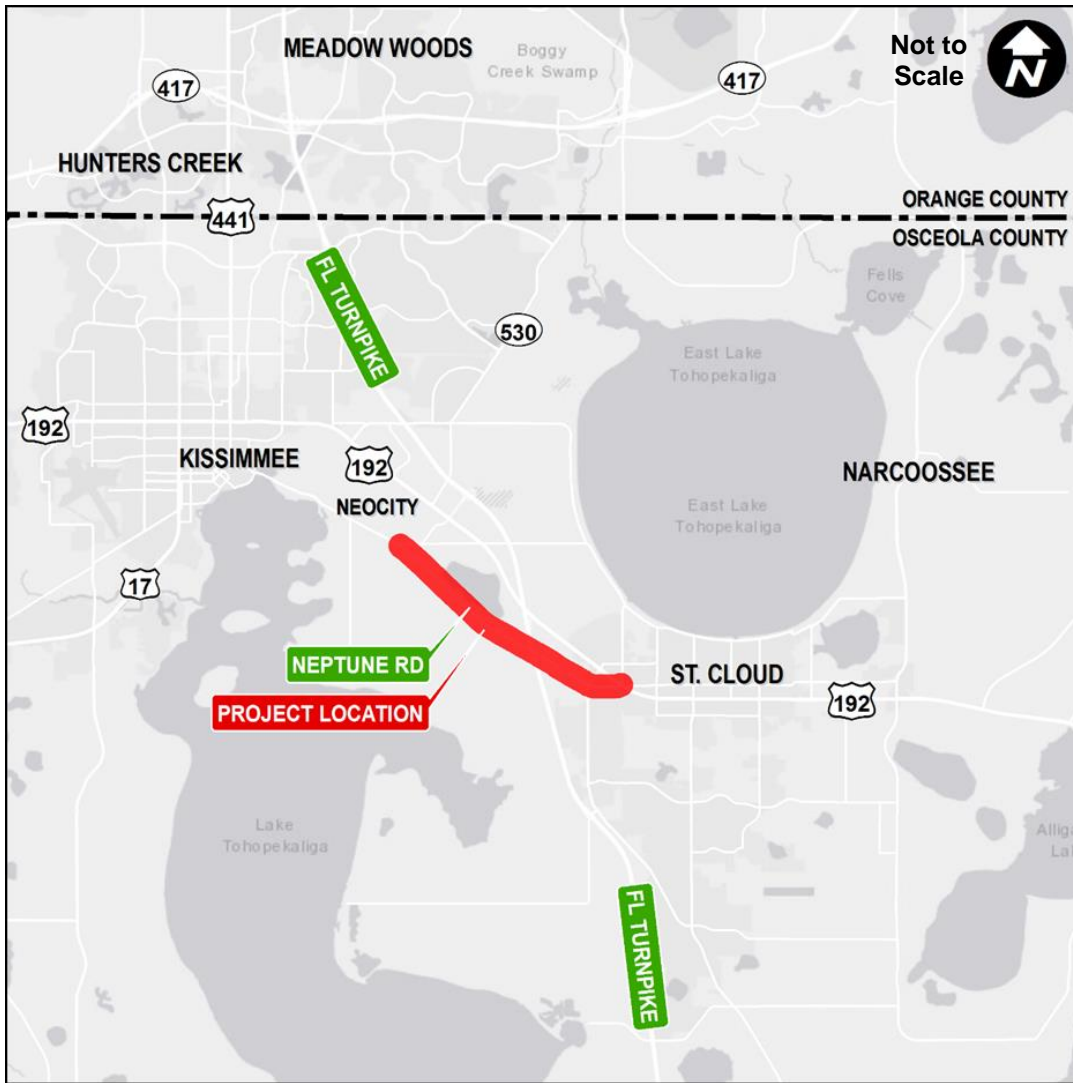
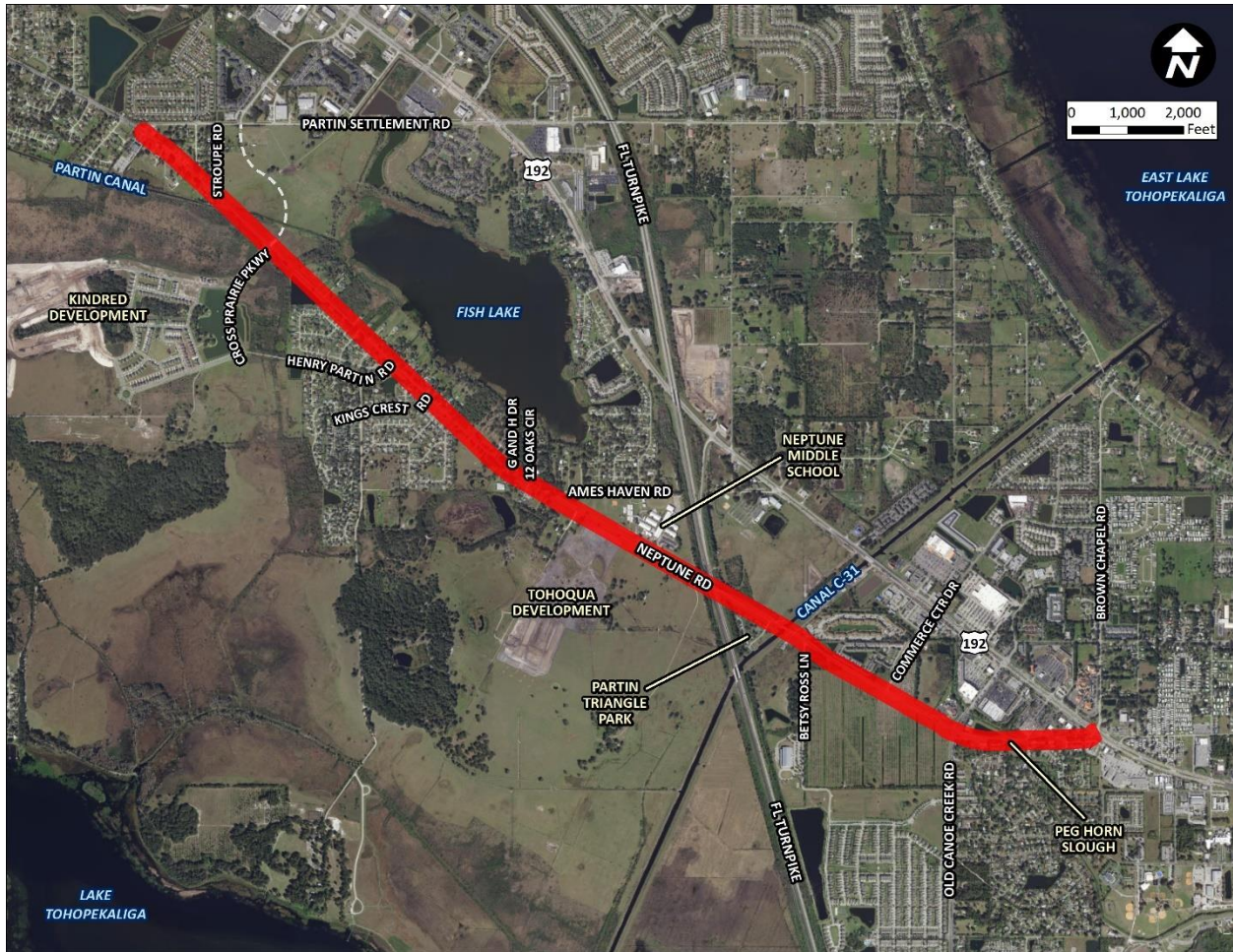


Figure 2
Project Limits



1.2 Purpose and Need

The primary purpose of improving Neptune Road is to enhance mobility from US 192 and St. Cloud to Downtown Kissimmee, to improve access to NeoCity, and to improve overall traffic operations of the existing highway network within the project study area. The secondary objectives are to provide transportation infrastructure to support economic growth, provide consistency with local plans and policies, and enhance safety.

The need for the project is to provide system linkage, provide additional capacity, address transportation demand, meet social and economic needs, provide improved modal interrelationships, improve safety and achieve consistency with transportation plans.

System Linkage

Neptune Road is classified as an Urban Minor Arterial from Downtown Kissimmee (west of Partin Settlement Road) to Old Canoe Creek Road and an Urban Major Collector from Old Canoe Creek Road to US 192 (which is an urban Principal Arterial-Other). In 2009, the portion of Neptune Road north of Partin Settlement Road was widened to 4-lanes with a grass median, bicycle lanes, a sidewalk on the east side of the road and a multi-use trail (Neptune Road Pathway) on the west side of the road. The proposed

improvement will extend the multi-modal typical section further east to Old Canoe Creek and improve the roadway and pedestrian connect to US 192, thereby creating improved system linkage.

Capacity

The 2017 annual average daily traffic (AADT) volume on Neptune Road, between Partin Settlement and Old Canoe Creek Road, was 18,100 resulting in a volume to capacity (V/C) ratio of 1.02. This overcapacity condition produces level of service (LOS) F operating conditions. The proposed improvement would result in a V/C ratio of 0.45 (considering the 2017 AADT) and LOS C.

Transportation Demand

Osceola County is the second fastest growing county in Florida. Based on the Bureau of Economic and Business Research (BEBR) estimates, the County's 2017 population of 337,614 is expected to increase to 649,800 by 2045 (the medium projection), representing an increase of 92 percent. In addition, two major developments are currently being constructed (Kindred and Tohoqua) which will add approximately 6,800 residential dwelling units with access to this portion of Neptune Road. These developments are part of the County's East of Lake Toho Conceptual Master Plan which will ultimately include up to 33,400 dwelling units, approximately two million square feet of commercial development and approximately three million square feet of office space.

Social and Economic Needs

Neptune Road provides access between downtown Kissimmee and downtown St. Cloud and serves NeoCity and the Neptune Middle School. Neo City is a 500-acre technology district established by Osceola County, located between Neptune Road and US 192, just north of Partin Settlement Road. It also provides recreational use along the Neptune Road Pathway. The proposed improvement will provide improved access to these uses, thereby enhancing economic growth and access to the middle school.

Modal Interrelationships

The proposed improvement will include enhancing the Neptune Road Pathway and adding bicycle lanes and sidewalks. Recognizing the rapid advancement of automated vehicles, strategies to support automated vehicles and automated transit will be considered and incorporated into the improvement where appropriate.

Safety

The proposed divided roadway will replace the existing undivided roadway, resulting in improved safety conditions by reducing the potential for head-on collisions.

Consistency with Transportation Plans

The need for improving this portion of Neptune Road was identified in the County's comprehensive plan and the MetroPlan Orlando Cost Feasible 2040 Long Range Transportation Plan (LRTP). Table 10 of Technical Report 3: Plan Development & Cost Feasible Projects, adopted by MetroPlan Orlando in January 2016 and updated in June 2017, includes three segments which together make up the proposed project:

- Neptune Road, from Partin Settlement Road to Henry Partin Road, widen to 4 Lanes
- Neptune Road, from Henry Partin Road to Old Canoe Creek Road, widen to 4 Lanes
- Neptune Road, from Old Canoe Creek Road to US 192, widen to 4 Lanes

MetroPlan Orlando’s FY 2017/18-2021/22 Transportation Improvement Program (TIP) includes three segments which together make up the proposed project:

- Neptune Road Phase II (Project No. 92071), from Partin Settlement Road to Neptune Middle School Eastern Driveway, widen to 4 Lanes
- Neptune Road Phase III (Project No. 92072), from Neptune Middle School Eastern Driveway to Old Canoe Creek Road, widen to 4 Lanes
- Neptune Road Phase IV (Project No. 92097), from Old Canoe Creek Road to US 192, widen to 4 Lanes

The three segments are identified as locally funded by Osceola County for preliminary engineering (PE) in 2018/2019, and right-of-way acquisition (ROW) and construction (CST) in 2021/2022.

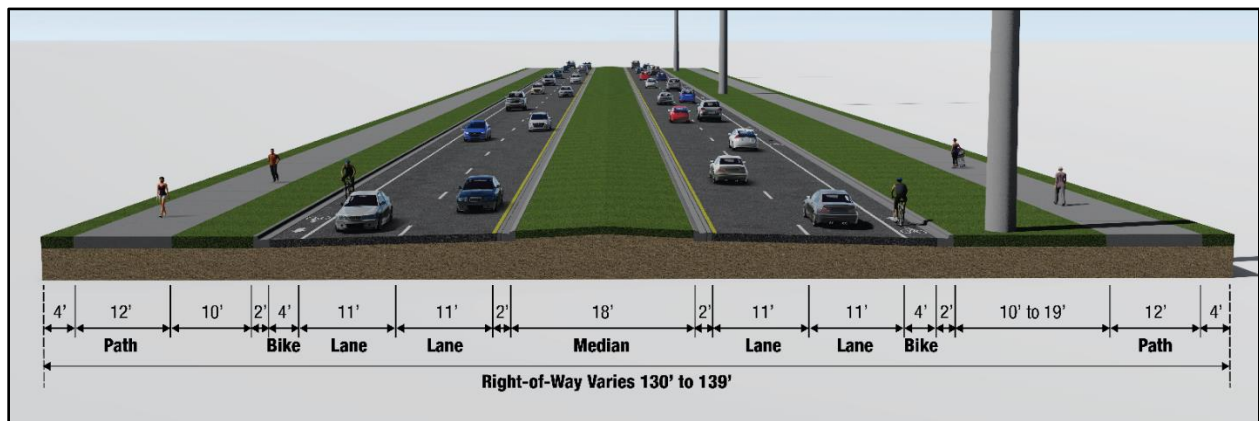
1.3 Preferred Alternative

The preferred alternative is Alternative 1, from Partin Settlement Road to Old Canoe Creek Road.

From Partin Settlement Road to Old Canoe Creek Road, Alternative 1 includes a 4-lane divided roadway (with 11-foot lanes), a 22-foot raised median, 4-foot bicycle lanes in each direction, curb and gutter, a 10-foot planting strip (varies due to existing power transmission pole locations) on both sides, 12-foot multiuse path on both sides, and a 4-foot clear area adjacent to each multiuse path. This typical section will require +/- 140 feet of right-of-way (depending on the location of the existing power transmission poles). **Figure 3** illustrates this typical section between Partin Settlement Road and Old Canoe Creek Road. The posted speed limit for this section will be 45 mph.

From Partin Settlement Road to west of G and H Drive, the additional right of way for Alternative 1 will be acquired primarily on the north side of the existing roadway. From G and H Drive to Canal C-31, additional right of way will be acquired from both the north and south sides of the road to avoid relocating Kissimmee Utility Authority power transmission poles. From Canal C-31 to Old Canoe Creek Road, the additional right of way will be acquired primarily on the south side of the existing roadway.

Figure 3
Recommended Typical Section from Partin Settlement Road to Old Canoe Creek Road



Section 2.0 Demographics

The following section describes the demographic data for the project area, City of St. Cloud, Osceola County, and the State of Florida.

2.1 Population

Population data for St Cloud, Osceola County, and Florida were gathered from the US Census Bureau.

US Census data and estimates for the City of St. Cloud, Osceola County, and the State of Florida have been provided in **Table 1**.

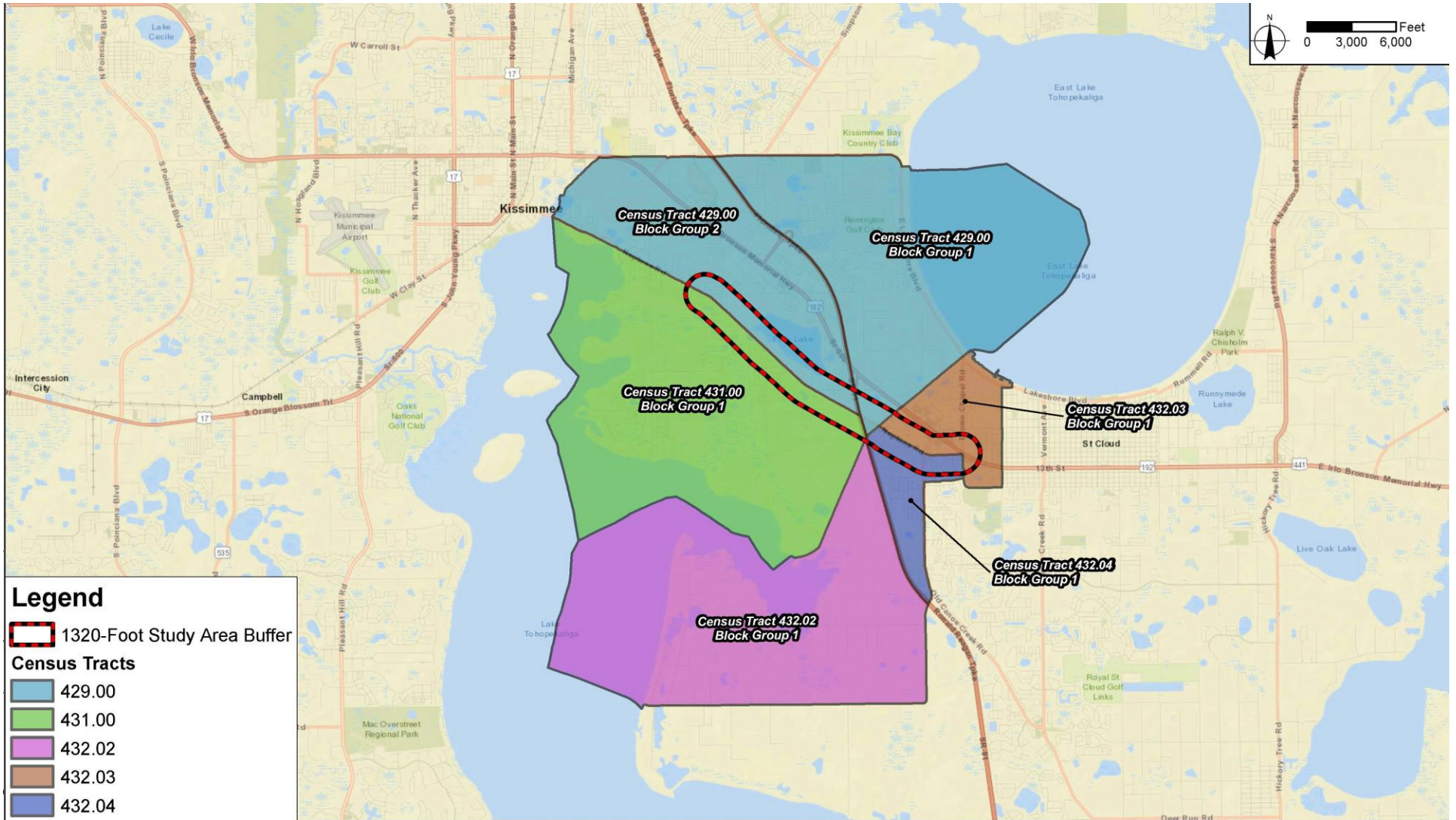
Table 1
Florida, Osceola County, and the City of St Cloud Existing and Estimated Populations

Area	2010	2018 Estimates
St. Cloud	37,816	54,115
Osceola County	268,683	367,990
Florida	18,804,580	21,299,325

Source: US Census Bureau Annual Population Estimates April 1, 2010 to July 2018

US Census Bureau, 2013 – 2017 American Community Survey (ACS) 5 – year estimate data was evaluated for the project area using the US Census Bureau American Fact Finder database. Data was collected for Block Group 1 Census Tracts 429, 431, 432.02, 432.03, 432.04 and Block Group 2 Census Tract 429. **Figure 4** identifies each Census tract evaluated.

Figure 4
Project Specific Census Tracts



Tables 2, 3 and 4 summarize the sex, race, and 65 years of age and over populations within the designated Census tracts of the project area.

Table 2
Population by Sex

US Census Block Group/ Tract	Block Group 1/ Tract 429.00		Block Group 2/ Tract 429.00		Block Group 1/ Tract 431.00		Block Group 1/ Tract 432.02		Block Group 1/ Tract 432.03		Block Group 1/ Tract 432.04	
	Estimate	%	Estimate	%	Estimate	%	Estimate	%	Estimate	%	Estimate	%
Male	5,659	51.6	3,894	42.7	1,867	52.4	187	42.5	2,134	48.4	1,274	47
Female	5,299	48.4	5,231	57.3	1,699	47.6	253	57.5	2,274	51.6	1,435	53

Source: US Census Bureau 2013-2017 American Community Survey (ASC) 5 – Year Estimates

Table 3
Population by Race

US Census Block Group/ Tract	Blck Grp 1/ 429.00		Blck Grp 2/ 429.00		Blck Grp 1/ 431.00		Blck Grp 1/ 432.02		Blck Grp 1/ 432.03		Blck Grp 1/ 432.04	
	Est*	%	Est*	%	Est*	%	Est*	%	Est*	%	Est*	%
White Alone	7,926	72.3	5,991	54.7	3,060	27.9	440	4.0	3,738	34.1	2,283	20.8
Black or African American Alone	1,312	12	1,382	12.6	146	1.3	0	0.0	111	1.0	110	1.0
American Indian & Alaskan Native Alone	8	0.1	0	0.0	48	0.4	0	0.0	0	0.0	0	0.0
Asian Alone	240	2.2	514	4.7	208	1.9	0	0.0	56	0.5	100	0.9
Native Hawaiian and Other Pacific Islander Alone	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Some Other Race Alone	981	9.0	1,035	9.5	80	0.7	0	0.0	222	2.0	154	1.4
Two or More Races	491	4.5	396	3.6	24	0.2	0	0.0	281	2.6	0	0.0

Source: US Census Bureau 2013-2017 American Community Survey (ASC) 5 – Year Estimates

*Est= Estimate

Table 4
Population 65 Years Old and Over

US Census Block Group/ Tract	Blck Grp 1/ 429.00		Blck Grp 2/ 429.00		Blck Grp 1/ 431.00		Blck Grp 1/ 432.02		Blck Grp 1/ 432.03		Blck Grp 1/ 432.04	
	Est*	%	Est*	%	Est*	%	Est*	%	Est*	%	Est*	%
Households with one or more people 65+	1,030	35.3	414	15.3	469	39.3	70	45.2	704	41.9	335	40.5

Source: US Census Bureau 2013-2017 American Community Survey (ASC) 5 – Year Estimates

*Est= Estimate

2.2 Housing

Information related to occupancy, household size, and households built before 1950 is provided in **Table 5**.

Table 5
Housing Data

US Census Block Group/ Tract	Blck Grp 1/ 429.00		Blck Grp 2/ 429.00		Blck Grp 1/ 431.00		Blck Grp 1/ 432.02		Blck Grp 1/ 432.03		Blck Grp 1/ 432.04	
	Est*	%	Est*	%	Est*	%	Est*	%	Est*	%	Est*	%
Owner Occupied Housing	1,710	58.9	819	30.3	1,098	92.1	134	86.5	1,071	63.9	666	80.4
Renter Occupied Housing	1,191	41.1	1,887	69.7	94	7.9	21	13.5	606	36.1	162	19.6
Housing Units Built Before 1950	0	0	0	0	7	0.6	4	2.6	35	2.1	46	5.6
Average Household Size (persons)	3.7		3.3		3.0		2.8		2.5		3.1	

Source: US Census Bureau 2013-2017 American Community Survey (ASC) 5 – Year Estimates

*Est= Estimate

Table 6 provides a broader look at household data for the City of St. Cloud, Osceola County, and the State of Florida.

Table 6
Florida, Osceola County, and the City of St Cloud Household Data

	City of St Cloud	Osceola County	Florida
Households			
Average Household Size	3.24	3.36	2.64
Average Family Size	3.19	3.85	3.27
Total Households	14,276	96,250	7,510,882
Housing Units/Housing Status			
Owner-Occupied	10,436	58,140	4,868,827
Renter-Occupied	3,840	38,110	2,642,055
Vacant	3,342	43,546	1,748,802
Total Housing Units	17,618	139,796	9,259,684

Source: US Census Bureau 2013-2017 American Community Survey (ASC) 5 – Year Estimates

2.3 Income and Employment

Information on household income and employment was gathered for the project area. Median household income, the number of households whose income ranks below the poverty level, and household income ranges are provided in **Tables 7** and **8**, respectively.

Table 7
Household Income

US Census Block Group/ Tract	Blck Grp 1/ 429.00	Blck Grp 2/ 429.00	Blck Grp 1/ 431.00	Blck Grp 1/ 432.02	Blck Grp 1/ 432.03	Blck Grp 1/ 432.04
Median Household Income in the past 12 months*	\$49,421	\$42,467	\$73,194	\$72,656	\$34,543	\$40,536
Income in the past 12 months below poverty level**	341	454	21	12	341	151

Source: US Census Bureau 2013-2017 American Community Survey (ASC) 5 – Year Estimates

Notes: *In 2017 inflation-adjusted dollars; **Number of Households with income below the poverty level

Table 8
Income Range by Household

US Census Block Group/ Tract	Bck Grp 1/ 429.00	Bck Grp 2/ 429.00	Bck Grp 1/ 431.00	Bck Grp 1/ 432.02	Bck Grp 1/ 432.03	Bck Grp 1/ 432.04
>\$10,000	37	205	16	4	246	0
\$10,000 to \$14,999	113	65	15	4	123	123
\$15,000 to \$19,999	253	140	31	4	85	46
\$20,000 to \$24,999	265	145	74	0	137	80
\$25,000 to \$29,000	260	102	38	9	137	26
\$30,000 to \$34,999	155	102	58	4	120	36
\$35,000 to \$39,999	110	298	65	4	59	97
\$40,000 to \$44,999	47	390	59	4	84	121
\$45,000 to \$49,999	223	281	34	0	68	12
\$50,000 to \$59,999	227	278	86	13	115	45
\$60,000 to \$74,999	270	184	159	39	208	42
\$75,000 to \$99,999	366	197	197	20	203	106
\$100,000 to \$124,999	189	154	101	23	23	15
\$125,000 to \$149,999	354	140	120	8	12	37
\$150,000 to \$199,999	32	25	88	7	10	16
\$200,000 or more	0	0	51	12	47	26

Source: US Census Bureau 2013-2017 American Community Survey (ASC) 5 – Year Estimates

Information regarding the number people employed, unemployed, in the Armed Forces, or who are not in the labor force within the project specific Census tracts is provided in **Table 9**.

Table 9
Employment Information

US Census Block Group/ Tract	Bck Grp 1/ 429.00		Bck Grp 2/ 429.00		Bck Grp 1/ 431.00		Bck Grp 1/ 432.02		Bck Grp 1/ 432.03		Bck Grp 1/ 432.04	
	Est*	%	Est*	%	Est*	%	Est*	%	Est*	%	Est*	%
Employed	4,576	54.9	4,557	68.3	1,687	55.2	228	58.2	1,395	40	1,048	53.7
Unemployed	167	2	385	5.8	91	3	8	2	204	5.9	53	2.7
Not in Labor Force	3,587	43.1	1,729	25.9	1,280	41.9	156	39.8	1,885	54.1	851	43.6

Source: US Census Bureau 2013-2017 American Community Survey (ASC) 5 – Year Estimates

*Est= Estimate

Section 3.0 Hazardous Waste Sites

A total of 24 potential contamination sites were identified along the project study limits, however, none of these hazardous waste sites are located on any of the properties identified for relocation. **Table 10** summarizes the hazardous waste sites potentially impacted by the preferred alternative. A Contamination Potential Risk Rating of high, medium, or low has been assigned to each site using the risk rating system developed by FDOT. Detailed information regarding contamination can be found in the Neptune Road PD&E Study Contamination Screening Evaluation Report (CSER) under separate cover.

Table 10
Potential Hazardous Waste Sites

Site Name	Site Address	Risk Potential
Neptune Middle School	2727 Neptune Rd	Low
Agricultural Property	Neptune Rd west of Canoe Creek Rd	Medium
Kissimmee to St Cloud Rail Line	Neptune Rd	Medium

Section 4.0 Public Lands

No relocation or replacement of public land is expected to occur with this project. There is potential for minor impacts to Neptune Middle School with the addition of a proposed pond, but no impacts are anticipated for the public sports and baseball fields located on school property. A Section 4(f) Determination of Applicability (DOA) was submitted on June 14, 2019 to FDOT District 5. Impacts to the 4(f) resource are not anticipated.

Section 5.0 Relocation Impacts

The following section identifies the potential residential relocations anticipated due to the widening of Neptune Road. **Table 11** summarizes the potential residential relocations for the proposed project. Information regarding owner/tenant occupancy was gathered through the Osceola County Property Appraiser using the provided Geographic Information Systems (GIS) data.

Table 11
Potential Residential Relocations

Potential Relocations	Number of Potential Relocations
Owners	8
Tenants	1
Total Residential Relocations	9

5.1 Residential Impacts

A total of nine potential residential relocations have been identified within the project area. Information provided by the Osceola County Property Appraisers Office summarizes each relocation in **Table 12**. An additional 41 existing residential properties and 18 future residential properties are anticipated to be impacted but are not expected to require relocation.

Table 12
Residential Relocation Information

Parcel #	Street Address	Property Classification	Size (Sq. Ft.)	Year Built	Bedrooms	Bathrooms
31-25-30-3990-0001-0233	2421 Neptune Rd	Single-Family-Improved	1329	2000	3	2
32-25-30-0000-0420-0000	1501 G and H Dr	Mobile Home Parks	640	1961	N/A	1
31-25-30-3990-0001-0185	2393 Neptune Rd	Single-Family-Improved	1644	1948	N/A	1
25-25-29-4140-000N-0050	2047 Neptune Rd	Single-Family-Improved	2163	2005	3	2
25-25-29-4140-000M-0100	2063 Neptune Rd	Single-Family-Improved	1251	2014	3	2
25-25-29-4140-000N-0020	2043 Neptune Rd	Single-Family-Improved	1577	2005	3	2
25-25-29-4140-000N-0060	2051 Neptune Rd	Single-Family-Improved	1539	2006	3	2
25-25-29-4140-000N-0100	2059 Neptune Rd	Single-Family-Improved	2421	2006	5	3
25-25-29-4140-000N-0080	2055 Neptune Rd	Single-Family-Improved	1745	2006	N/A	2

According to the National Park Service, National Register of Historic Places (NRHP), properties that are generally at least 50 years old that have not been significantly modified may be eligible for listing in the NRHP. Of the two properties that meet that criteria and are proposed for relocation (1501 G and H Drive and 2393 Neptune Road) neither are currently listed in the NRHP and, based on evaluation, are not anticipated to meet any of the criteria for NRHP listing. Additional information regarding cultural, historical, and/or archaeological resources within the project area is available in the Cultural Resource Assessment Survey (CRAS) under a separate cover.

Demographic data specific to the nine proposed residential relocations is not publicly available. However, it is anticipated that the demographics of the proposed residential relocations will be reflective of the overall area demographics. A Needs Assessment Survey, conducted during the right of way phase, will identify relocatees who may require special assistance or accommodations, if any.

5.2 Impacts to Businesses and Social Facilities

Impacts to the three businesses and social resources identified in **Table 13** may occur, however, relocation is not anticipated. There is also the potential to impact one property that may be used for commercial development in the future.

Table 13
Potentially Impacted Businesses and Social Facilities

Resource Type	Name	Resource Location
Social-School	Neptune Middle School	2727 Neptune Road
Social-Church	Iglesia Bautista Resurreccion	2534 Neptune Road
Business	Ritter Tropic 1 Orchids	2494 Neptune Road

Section 6.0 Relocation and Assistance Resources

6.1 Residential Listings

A review of the following websites was performed for homes available within the 34744 zip code: Zillow.com, Realtor.com, and Homes.com. Currently, there are 151 residential listings in the 34744 zip code. **Table 14** provides examples of some of the available housing.

Table 14
Examples of Available Residential Housing in 34744 Zip Code

Street Address	Property Classification	Size (Sq. Ft)	Year Built	Bedrooms	Bathrooms	Price
1687 Taylor Ridge Loop	Single-Family Home	3,522	2003	4	3	\$439,900
4057 Sunny Day Way	Single-Family Home	1,958	2005	5	2	\$272,000
1350 Woodcrest Blvd	Single-Family Home	1,458	1986	4	3	\$199,900
2542 Oak Hollow Dr	Single-Family Home	1,505	1984	4	2	\$220,000
961 La Mirada Ct	Single-Family Home	1,698	2015	4	2	\$260,000
811 Woodcliff Ct	Single-Family Home	1,266	1994	3	2	\$215,000
1476 Sophie Way	Single-Family Home	1,402	1993	3	2	\$229,900
1517 Kelby Rd	Single-Family Home	1,321	1980	3	2	\$199,000
1641 Liggins Ave	Single-Family Home	1,220	1992	3	2	\$229,900
412 Janice Kay Pl	Single-Family Home	2,885	2005	4	2.5	\$265,000
3087 Mandolin Dr	Single-Family Home	1,829	2008	4	2	\$250,000
1402 Kingston Way	Single-Family Home	2,008	1990	3	2	\$259,900
3878 Wood Thrush Dr	Single-Family Home	2,061	2006	3	2	\$299,000
3057 Rising Mist Ct	Single-Family Home	1,995	2006	3	2	\$255,000
218 E Carroll St	Single-Family Home	1,470	1980	2	2	\$232,500
1670 Taylor Ridge Lp	Single-Family Home	2,301	2004	4	3	\$339,999
173 Westmoreland Cir	Single-Family Home	2,274	1998	4	3	\$259,900
1742 Lee Janzen Dr	Single-Family Home	2,578	1994	4	3	\$344,700

Street Address	Property Classification	Size (Sq. Ft)	Year Built	Bedrooms	Bathrooms	Price
4453 Indigo Sky Ln	Single-Family Home	2,571	2013	4	3	\$329,088
1058 Hermosa Way	Single-Family Home	3,607	2014	5	5	\$329,900
2721 Lucas Lakes Ln	Single-Family Home	2,014	2006	4	2	\$255,000
2709 Prestwick Ln	Single-Family Home	1,719	2005	4	3	\$245,999
1408 Grandview Blvd	Single-Family Home	3,925	1981	3	4	\$693,900
1851 Brockridge Rd	Single-Family Home	1,690	2017	3	2	\$247,990
1022 Brack St	Single-Family Home	965	1954	2	1	\$160,000

6.2 Relocation Assistance Process

Per the PD&E Manual Part 2, Chapter 4, Section 4.3.4.2:

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 Assistance Program in accordance with Florida Statute 421.55, Relocation of displaced persons, and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646 as amended by Public Law 100-17).

Relocation resources will be made available to all relocatees without discrimination.

6.3 Community Organizations Providing Assistance

In addition to the FDOT Right of Way and Relocation Assistance Program, several community social services have been identified in **Table 15** that may provide additional assistance to those residents being displaced.

Table 15
Local Social Services for Displaced Residents

Organization Name	Location	Phone Number
Catholic Charities of Central Florida	1819 N Semoran Blvd, Orlando, FL 32807	888-658-2828
Osceola County Council of Aging	Barney E. Veal Center, 700 Generation Point, Kissimmee, FL 34744	407-846-8532
Osceola County Human Services	330 N Beaumont Ave, Kissimmee, FL 34741	407-742-8400
A Place for Grace	1209 Florida Ave, St Cloud, FL 34769	407-593-2969
Cornerstone Family Church	2925 Canoe Creek Road, St Cloud, FL 34769	407-892-3300

Organization Name	Location	Phone Number
Fighting for Our Heroes Foundation	2763 Scarborough Drive, Kissimmee, FL 34744	407-300-7102
Salvation Army Orlando	3955 West Colonial Dr, Orlando, FL 32804	407-423-8581
City of Kissimmee Housing and Community Development Division	101 Church Street, Kissimmee, FL 34741	407-847-2821
ACCESS Florida Community Center	4543 Pleasant Hill Rd, Kissimmee, FL 34758	407-910-4045
ACCESS Florida Community Center	1372 E Vine St, Kissimmee, FL 34744	407-931-4825
Access Florida Outreach Resource Center	2621 Simpson Rd, Kissimmee, FL 34744	407-392-0722
CAC Florida Medical Center, LLC	3185 West Vine St, Kissimmee, FL 34741	407-569-1260
Community Hope Center, Inc.	2198 Four Winds Blvd, Kissimmee, FL 34746	321-677-0245

6.4 Housing of Last Resort

Pursuant to the FDOT Right of Way Procedures Manual Section 9.6, replacement housing of last resort will be used to assure that comparable decent, safe, and sanitary housing will be made available to a displaced person when such housing cannot otherwise be provided within the person’s financial mean. The determination may be made on a case-by-case or project-wide basis.

9.6.1.1 *The District is authorized to provide replacement housing of last resort to displacees when it determines that:*

- (A) *The maximum replacement housing payment under **Right of Way Manual Section 9.4, Replacement Housing Payments** will not be sufficient to provide a comparable replacement dwelling on a timely basis; or*
- (B) *The market does not contain comparable replacement housing that can be made available to the displacee on a timely basis.*

Since there are 151 homes available for relocatees, the use of replacement housing of last resort is not anticipated for this project.

Section 7.0 References

United States Census Bureau, 2013 – 2017 American Community Survey 5 – Year Estimates. *Retrieved from factfinder.census.gov*

United States Census Bureau 2010 Census Annual Population Estimates April 1, 2010 to July 2018. *Retrieved from factfinder.census.gov*

Osceola County, Florida Property Appraisers Office. Updated July 2019. *Retrieved from ira.property-appraiser.org/gis/*