



DRAFT Conceptual Stage Relocation Plan



S.R. 29 PD&E Study

**From North of S.R. 82 to
South of C.R. 80A**

Collier and Hendry Counties



**Financial Project Number:
417878 2 22 01**

April 2009



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CONCEPTUAL STAGE RELOCATION PLAN

**State Road 29
Project Development and Environment Study**

From North of State Road 82 to South of County Road 80A
Collier and Hendry Counties, Florida

Financial Project ID: 417878 2 22 01

**Florida Department of Transportation
District One**
Bartow, Florida

Prepared By:
AIM Engineering & Surveying, Inc.
Tampa, Florida

April 2009

EXECUTIVE SUMMARY

The Florida Department of Transportation (FDOT) is conducting a Project Development and Environment (PD&E) study to evaluate the proposed widening/reconstruction of State Road (S.R.) 29 from S.R. 82 in Collier County to County Road (C.R.) 80A in Hendry County. The total project length is 18.0 miles, of which 2.1 miles are in Collier County and the remaining 15.9 miles are in Hendry County.

The demographic information analyzed includes total population, male/female population, elderly population, minority composition, income range, household size, owner/tenant occupancy, and housing costs. Comparisons across population characteristics were made in order to determine disproportionate potential community impacts.

The decision to relocate or make improvements to businesses or residences was based on costs as determined by the right-of-way appraisal. The proposed project will result in four business and four residential relocations. These relocations result from the preferred placement of the roadway. No handicapped or disabled residential occupants are expected to be displaced.

Relocation assistance is available to all tenants and owners for residential and business relocations. This Conceptual Stage Relocation Plan (CSRP) was prepared to address the social and economic issues associated with relocation impacts. The CSRP outlines the relocation resources available, including community service organizations, which can provide assistance.

Total right-of-way costs required for this project are estimated to be \$17,797,000. This amount includes costs for the right-of-way, administrative services and support, improvements, severance and business damages, accountant and attorney fees, and relocation.

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1.0 INTRODUCTION

1.1 Purpose

The Florida Department of Transportation (FDOT) is conducting a Project Development and Environment (PD&E) study to evaluate the proposed widening to four lanes of the existing two lane undivided segment of State Road (S.R.) 29 from S.R. 82 in Collier County to County Road (C.R.) 80A in Hendry County. The total project length is 18.0 miles. The majority of the project is located within Hendry County (15.9 miles).

The purposes of the PD&E study are to evaluate engineering and environmental data and document information which will aid the FDOT and the Federal Highway Administration (FHWA) in determining the type, preliminary design and location of the proposed improvements, and the impacts, if any, associated with the proposed alternatives, including a No-Build Alternative.

The project location is shown in Figure 1-1. This Conceptual Stage Relocation Plan (CSRP) was prepared to address the social and economic issues associated with relocation impacts.

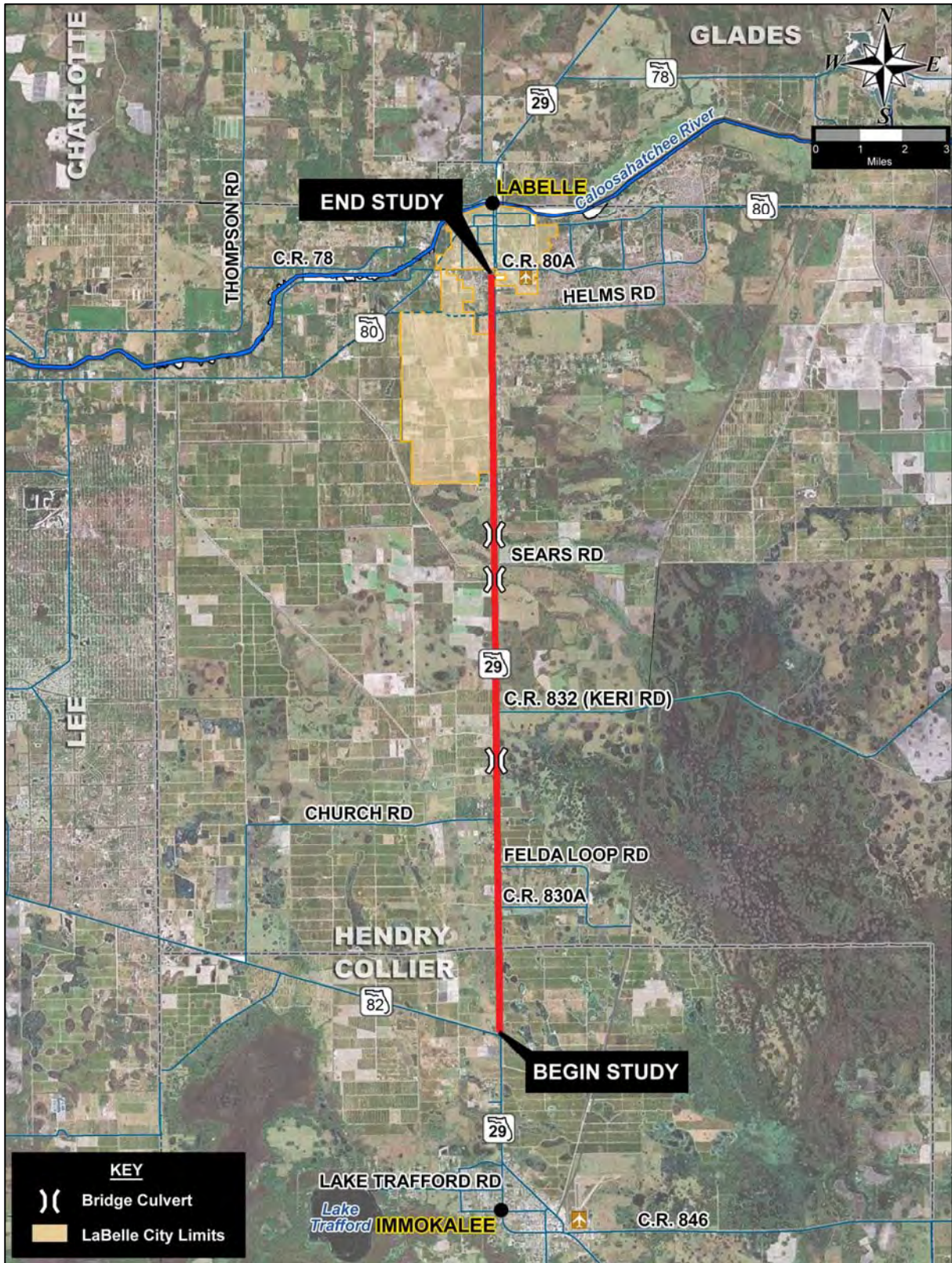


Figure 1-1 Project Location

1.2 Project Description

1.2.1 Existing Facility

S.R. 29 is a major north-south connector through Collier and Hendry Counties. Designated as a rural principal arterial of Hendry County, S.R. 29 serves as Hendry County's primary link to the north. This facility plays an important role in the regional network as it is part of Florida's Strategic Intermodal System (SIS). This facility connects major east-west transportation corridors, as well as residential and employment centers, throughout Collier and Hendry counties.

S.R. 29 is classified functionally as a rural principal arterial from south of S.R. 82 to South Industrial Loop. From South Industrial Loop to north of C.R. 80A, S.R. 29 is classified as an urban principal arterial. The existing right-of-way width within the S.R. 29 PD&E study limits varies from 100 feet to 200 feet. The right-of-way is 200 feet for the first 2.1 miles from S.R. 82 to the Collier-Hendry County line. The right-of-way then reduces to 100 feet for the next 4.9 miles from the Collier-Hendry County line to north of the Twelvemile Slough bridge culvert and then expands back to 200 feet for the next 5.4 miles from north of the Twelvemile Slough bridge culvert to "G" Road. The right-of-way width then reduces back to 100 feet for the final 5.6 miles from "G" Road to north of C.R. 80A.

The existing typical section for S.R. 29 between S.R. 82 and C.R. 80A is a two-lane undivided rural arterial with two 12-foot lanes and 4-foot paved shoulders. Stormwater runoff is collected in roadside swales. The posted speed limit along S.R. 29 through the project limits is 60 mph to just north of Wilson Road, where the posted speed reduces to 55 mph. The speed limit further reduces to 45 mph between South Industrial Loop and C.R. 80A. The existing roadway typical sections for S.R. 29 are shown in Figure 1-2.

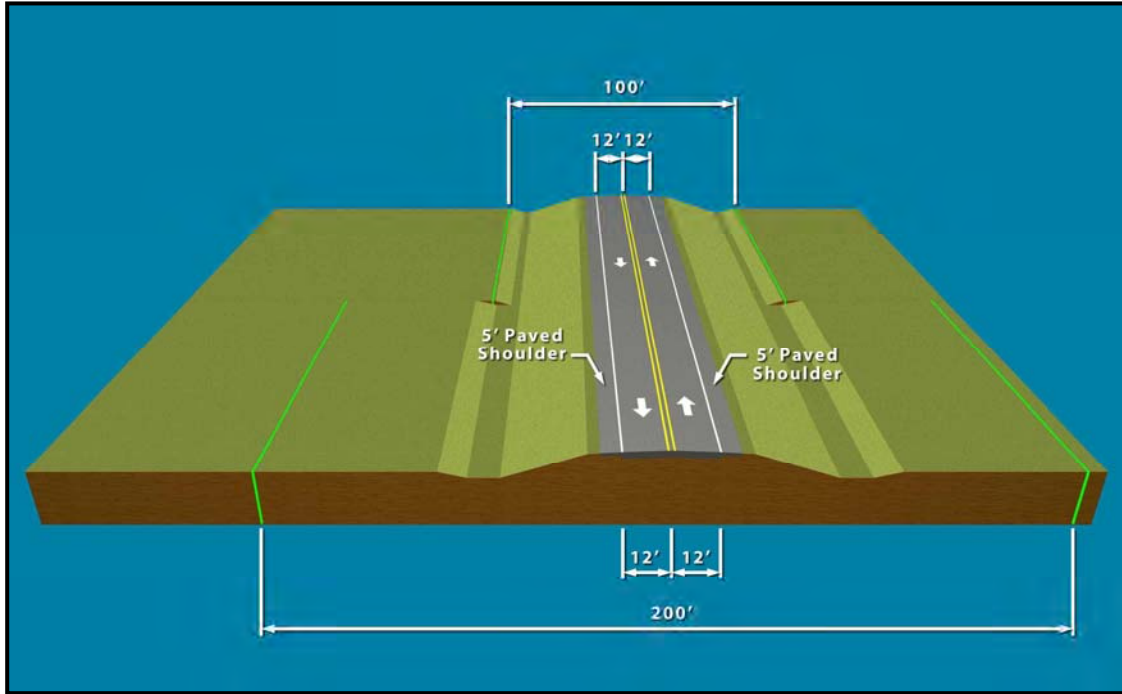


Figure 1-2 Existing Typical Section

1.2.2 Project Alternatives

No-Build Alternative

The No-Build Alternative assumes that S.R. 29 would remain two lanes through the design year of 2035. Only routine maintenance would be performed during this period. The traffic analysis conducted for the No-Build Alternative indicates that S.R. 29 will operate at a Level of Service D by the year 2015, a Level of Service E by 2025, and a Level of Service F by 2035 without the proposed widening. These are all below the acceptable Level of Service of C for two-lane SIS facilities in rural areas. The No-Build Alternative will remain a viable alternative throughout the duration of the PD&E study

Proposed Build Alternative

According to the traffic analysis conducted prior to the PD&E study, four travel lanes are needed by the year 2015 to provide an acceptable level of service. Various roadway typical sections and alignment alternatives intended to meet the need for four lanes were evaluated.

The preferred alternative, or Alternative 9, was developed utilizing two scenarios. The new construction scenario was to construct four new travel lanes of pavement and minimize the amount of proposed right-of-way to be acquired. The pavement saving scenario was to

construct two new travel lanes of pavement in the rural areas and use the existing two travel lanes to develop the proposed four lane section thereby reducing the construction cost. The majority of parcels impacted are along the west side of S.R. 29.

Alternative 9 was developed utilizing high speed urban, high speed suburban and pavement saving rural typical sections by shifting the new alignment to both the west and east while holding the opposite existing right-of-way line. The pavement saving rural typical section consists of four 12-foot travel lanes with a 40-foot grassed median, 6-foot inside shoulders, 8-foot outside shoulders (5 feet paved) and ditches on both sides of the roadway. The right-of-way width required for this typical section would vary between 200 and 232 feet and has a design speed of 65 mph. The rural typical sections begin north of S.R. 82 to south of Spencer Street, with a design speed of 65 mph.

The high speed suburban typical section consists of four 12-foot travel lanes, a 30-foot median with 4-foot inside paved shoulders, 6.5-foot outside paved shoulders, a 5-foot sidewalk on both sides and curb and gutter on all shoulders. The right-of-way required for the suburban typical section would be 148 feet and has a design speed of 55 mph. The high speed suburban typical section is from south of Spencer Street to South Industrial Loop Road.

The high speed urban typical section is similar to the high speed suburban typical section but the right-of-way required for this typical section would be 136 feet and has a design speed of 50 mph. The high speed urban typical section is from South Industrial Loop Road to south of C.R. 80A.

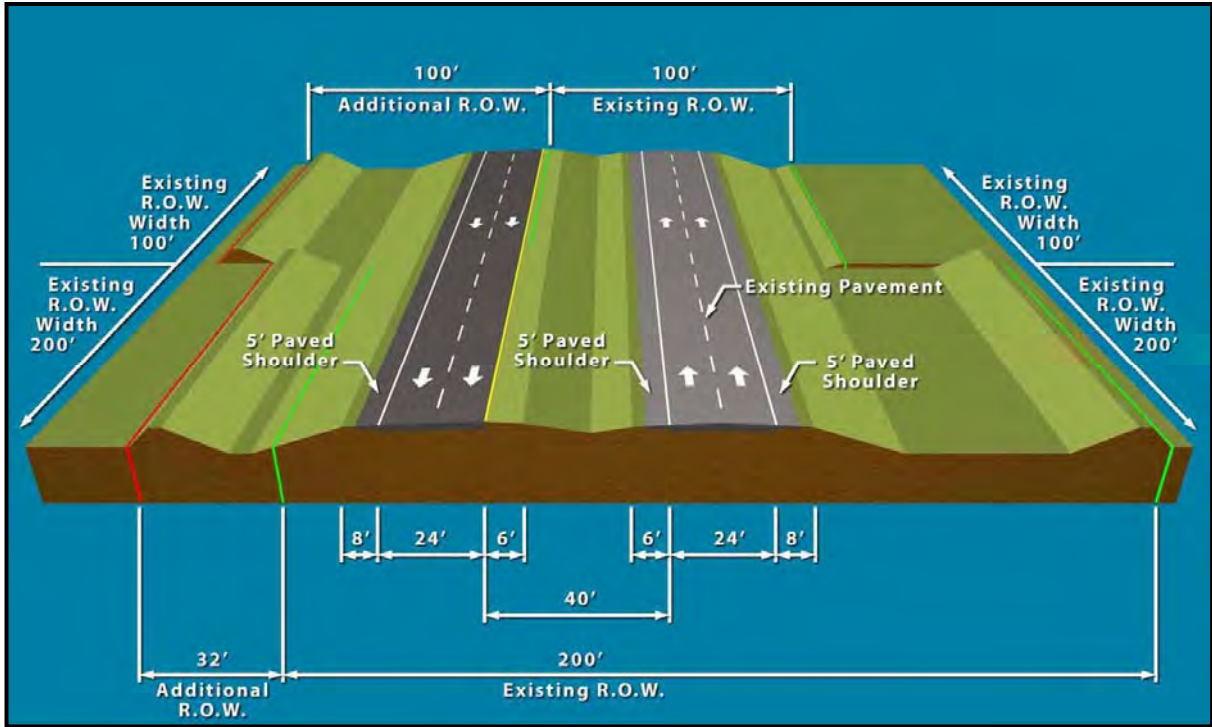


Figure 1-3 Pavement Saving Rural Typical Section

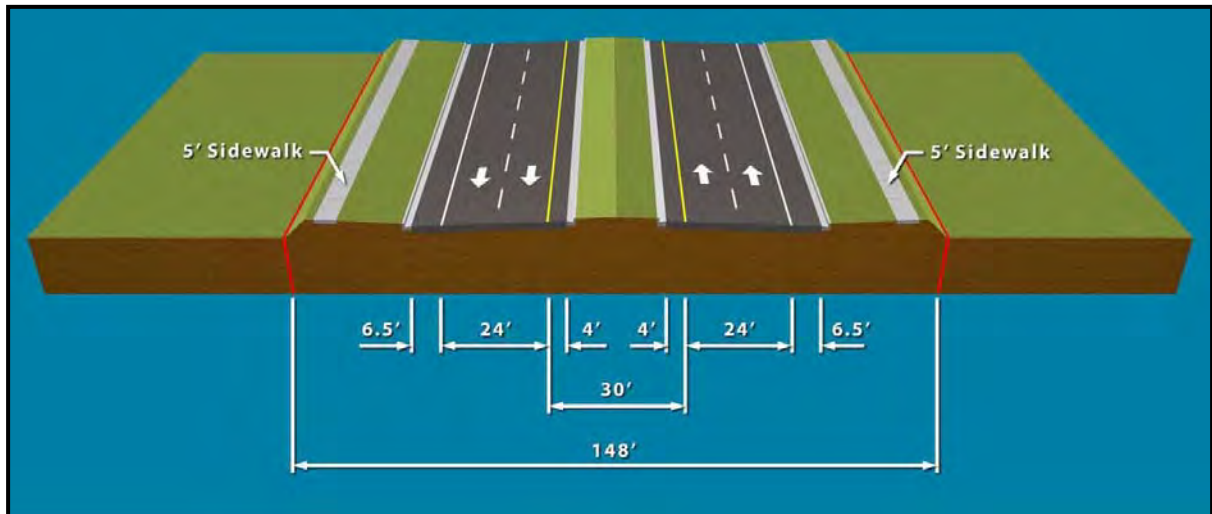


Figure 1-4 High Speed Suburban Typical Section

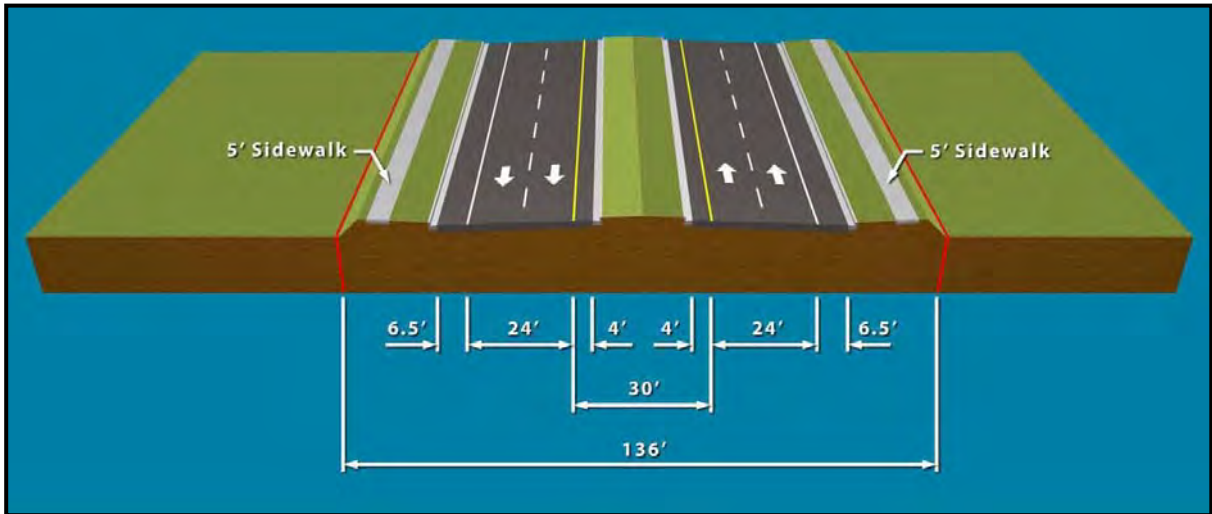


Figure 1-5 High Speed Urban Typical Section

Estimated Costs

The preferred alternative may result in the relocation of four businesses and four residences. The total cost to acquire land needed for the preferred alternative right-of-way is \$17,797,000.

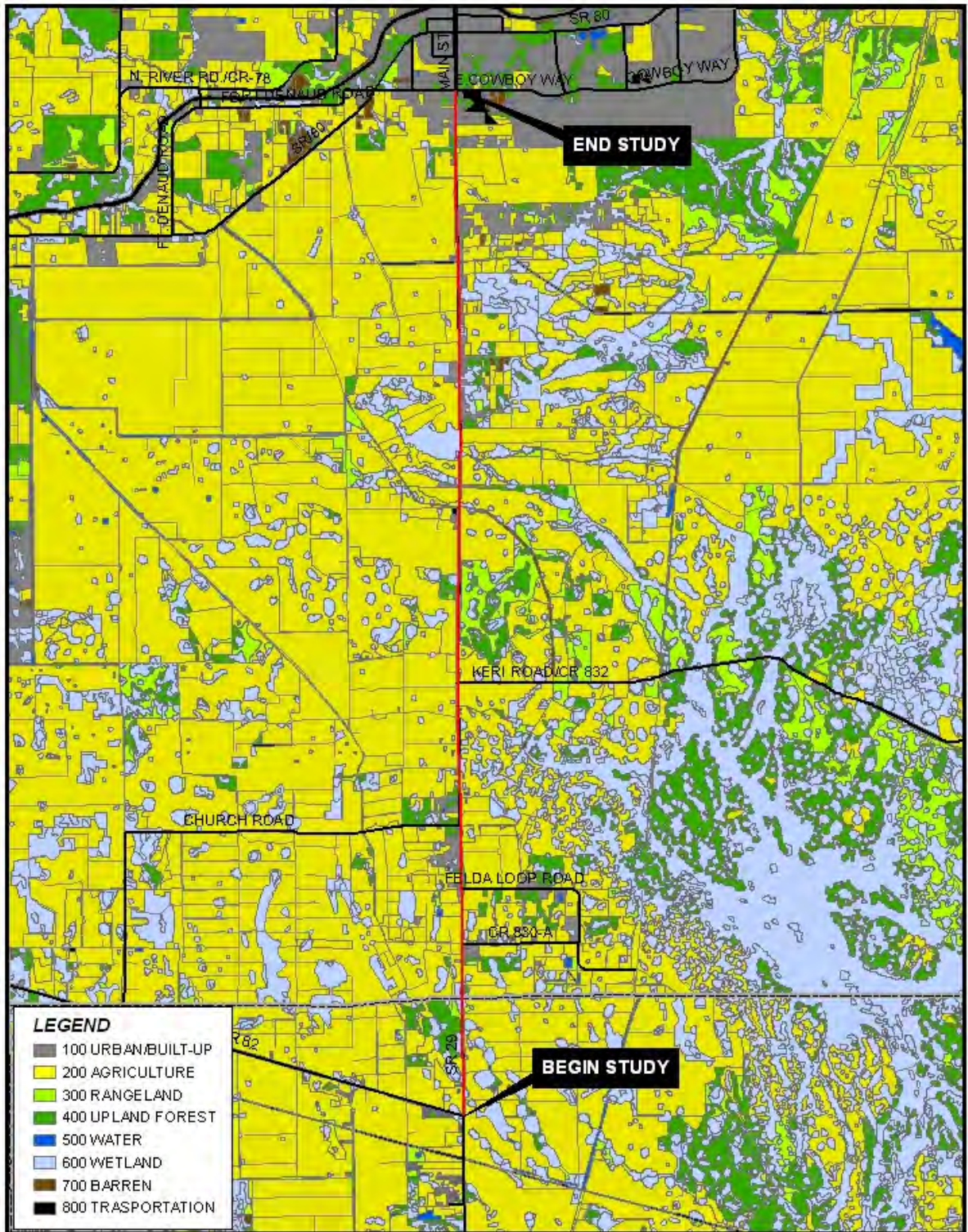
1.3 Project Setting

1.3.1 Existing Land Use

The existing land uses adjacent to S.R. 29 consist mainly of agriculture. The majority of residential land use is on the east side of the corridor, consisting of a large quantity of mobile homes and mixed use development. The northern portion of the project consists of more urban land uses consisting of mixed residential, commercial and industrial. Figure 1-6 shows existing land use.

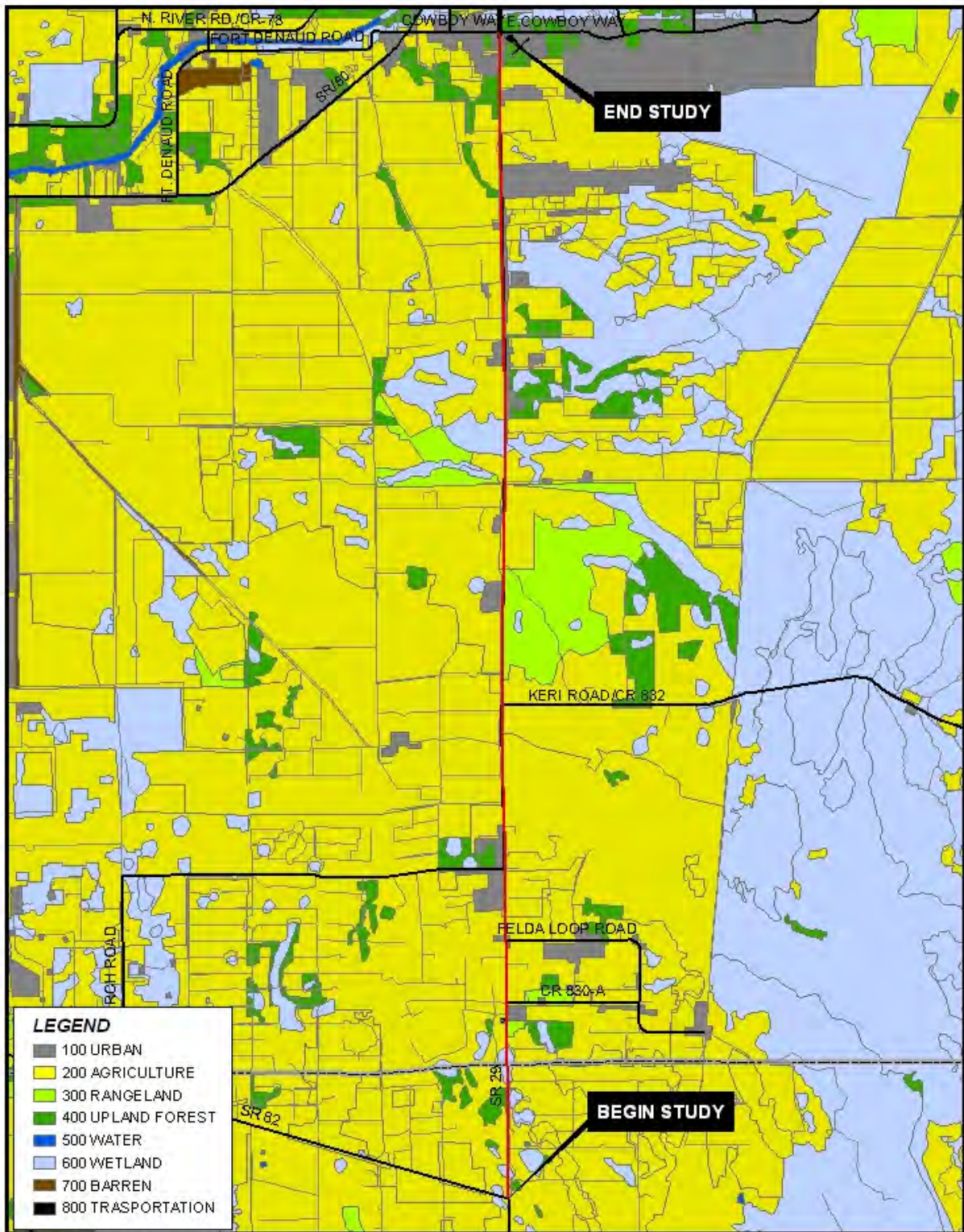
1.3.2 Future Land Use

A majority of the Future Land Use designation in the project area is agricultural. Considering these large tracts of agricultural land are adjacent to the roadway, it is anticipated that much of the project area will retain its rural residential character over the comprehensive planning period. The future land use for the area is shown in Figure 1-7.



SOURCE: Florida Geographic Data Library

Figure 1-6 Existing Land Use



SOURCE: Florida Geographic Data Library

Figure 1-7 Future Land Use Map

1.3.3 Area Overview

Outlined below are cultural resources and community facilities located near the project area. A Cultural Resource Assessment Survey (CRAS) of the study area was performed to locate and identify any cultural resources within the Area of Potential Effect (APE) and to assess their significance in terms of eligibility for listing in the National Register of Historic Places (NRHP).

Archaeological

Background research and a review of the Florida Master Site File (FMSF) and the Efficient Transportation Decision Making (ETDM) Summary Report indicated that no archaeological sites were recorded within or adjacent to the APE. However, four archaeological sites and a shipwreck have been recorded within two miles of the archaeological APE. These archaeological sites consist of two mounds, an artifact scatter, and a midden. The 20th century wreck is located in a slough off the Caloosahatchee River. In addition, a review of relevant site location information for environmentally similar areas within Collier and Hendry Counties and the surrounding region indicated a variable probability for the occurrence of prehistoric sites within the APE. As a result of field survey for this project, no prehistoric archaeological sites were discovered.

Several linear resources were previously recorded within the project area. Of these, the Roberts Canal (8HN139) and S.R. 82 (8CR979) are located within a small portion of the archaeological APE. Both resources were recorded in 2007, and no additional information about these resources was acquired as a result of this project. Therefore, FMSF forms were not updated and the State Historic Preservation Officer (SHPO) determined that S.R. 82 (8CR979) was not eligible for listing in the NRHP, but the Roberts Canal (8HN139) has not been evaluated. It is in the opinion of Archeological Consultants, Inc., that the relatively small segment of the canal within the project APE provides little research potential and is typical of other canals in the area, and therefore, does not appear to be eligible for listing in the NRHP.

Historical

Background research and a review of the FMSF and the NRHP indicated that there were no previously recorded structures or buildings 50 years or older in the historical APE. The ETDM Project Summary noted that two historic structures, the William N. Stallings House (8HN132) and the Langford Pole Barn (8HN133) were previously recorded, but outside the S.R. 29 APE. Both structures were determined ineligible for listing in the NRHP by the SHPO. As a result of the field survey, 11 historic resources were identified within the historical APE. Of these, 8HN537, a Frame Vernacular residence, may be potentially eligible for listing in the NRHP. It was constructed during the late 1910s to early 1920s in Ortona as

an Atlantic Coastline Railroad section house and moved to its current location on S.R. 29 ca. 1930. It maintains its integrity and is a good example of a 'Cracker' style residence dating from the early 1900s.

Ten additional historic buildings were identified during field survey, sites numbered 8HN528 through 8HN536, and 8HN538. These include six Frame Vernacular style buildings, two Ranch style buildings, and two Masonry Vernacular style buildings. All of these buildings were constructed between ca. 1925 and ca. 1958, and none is considered potentially eligible for listing in the NRHP.

Evacuation Routes & Shelters

S.R. 29 also serves as an important evacuation route connecting other major arterials identified in Florida's evacuation route network (i.e. S.R. 82 and S.R. 80). The proposed widening of S.R. 29 would increase capacity and efficiency leading to improved evacuation and emergency response times. The Red Cross lists shelter facilities for Hendry County as provided by the Greater Palm Beach Chapter of the Red Cross. Emergency shelters are listed as being set up in LaBelle Schools as well. Collier County Red Cross lists numerous shelters, but the nearest to the residents along S.R. 29 would be the Immokalee area facilities, opened as needed.

Emergency Services

The Hendry County Sheriffs Office has a LaBelle Sheriffs Department, located at 101 Bridge Street, LaBelle, Florida 33975. This is the only police station serving the project area, in Hendry County. The LaBelle Fire Department is located at 290 South Main Street, LaBelle, Florida 33935. Emergency fire and medical services are provided by Hendry County through their LaBelle Fire Department, and the LaBelle Airport has heliport services available for emergencies. The nearest Hospital is the Hendry Regional Medical Center, 450 South Main Street, LaBelle, Florida 33935. The next closest hospital would be Lehigh Regional Medical Center, 1500 Lee Boulevard, Lehigh Acres Florida, 33936, nearly 23 miles away.

Parks and Recreation Areas

The Hendry LaBelle Community Rodeo Arena is located adjacent to S.R. 29 at Rodeo Drive, and is a functioning rodeo and event facility. Picnic tables are available in the front of the facility, but otherwise access is only available for special events and club or group rentals.

The Spirit of the Wild Wildlife Management Area is adjacent to S.R. 29 from C.R. 832 to Sears Road, along the east side. The area is open for seasonal use, but no public facilities are available. Dirt trails, and footpaths are accessible through a limited access gate, and hunting is allowed in season.

Public Buildings and Facilities

A post office is located at 223 North S.R. 29, LaBelle FL, 33935. The Veterans of Foreign Wars Post (Post number 10100, Bruce C. Embrey Post) is located just north of the Hendry LaBelle Community Rodeo Arena on Veterans Way. Proposed right-of-way is needed from the parcel for the proposed improvement, but there would be no impact to the VFW Post, nor would access change. Emergency services, as listed in a previous section, are all outside of the project study area. The LaBelle City Hall and Civic Center are located at 481 West Hickpochee Avenue, LaBelle Florida, 33935, also outside the study area.

Educational Institutions

Numerous educational institutions and schools are available within a reasonable distance of the study area.

Table 1-1 Educational Institutions

Facility Name	Address	Phone
Community Christian School of LaBelle	1092 E Cowboy Way, LaBelle, FL	(863) 675-3277
Country Oaks Elementary School	2052 NW Eucalyptus Blvd, LaBelle, FL	(239) 674-4140
County Wide Exceptional Students	State Rd 80 & 29 Bldg S # 212, LaBelle, FL	(239) 674-4164
County Wide Exceptional Student Education	25 East Hickpochee Avenue, LaBelle, FL	(863) 674-4166
Daniels School	870 Caloosahatchee Ave, LaBelle, FL	(863) 675-2227
District School Board-Collier County	485 E Cowboy Way, LaBelle, FL	(863) 612-9863
Edison College	4050 E Cowboy Way, LaBelle, FL	(239) 674-0408
Education Center of SW Florida	13 N Missouri St, LaBelle, FL	(863) 675-6800
Edward A. Upthegrove Elementary School	280 N Main St, LaBelle, FL	(863) 612-0750
Hendry County School Board	25 E Hickpochee Ave, LaBelle, FL	(239) 674-4642
Key Power Technical Institute Commercial Truck Driving School	250 E Cowboy Way, LaBelle, FL	(863) 675-0755
LaBelle Elementary School	150 W Cowboy Way, LaBelle, FL	(239) 674-4150
LaBelle High School	4050 E Cowboy Way, LaBelle, FL	(863) 674-4120
LaBelle Middle School	8000 E Cowboy Way, LaBelle, FL	(863) 674-4646
LaBelle Youth Developmental Academy	1100 Forestry Division Rd, LaBelle, FL	(863) 674-4590
RCMA LaBelle Child Development Center	3749 Highway 29 S, LaBelle, FL	(863) 674-4510
West Glades Elementary School	2500 S County Rd 731 SW, LaBelle, FL	(863) 675-3490

Religious Institutions

Several religious institutions exist in close proximity to the study area.

Table 1-2 Religious Institutions

Facility Name	Address	Phone
Assembly of God LaBelle	123 Fraser Ave, LaBelle, FL	(863) 675-0900
Caloosa Baptist Church	137 Church Way, LaBelle, FL	(863) 675-4673
Carlson Memorial United Methodist Church	310 Campbell St, LaBelle, FL	(863) 675-0656
Christ Outreach Ministry	910 Caloosahatchee Ave, LaBelle, FL	(863) 674-0303
Christ the King Lutheran Church	1362 Thigpen Rd, LaBelle, FL	(863) 675-2733
Church of Christ Central	60 Hendry St, LaBelle, FL	(863) 675-4796
Church of God LaBelle	590 E Hickpochee Ave, LaBelle, FL	(863) 675-1664
Church of Peace	814 Fordson Ave, LaBelle, FL	(239) 674-0074
Church of the Good Shepherd	1098 Collingswood Pkwy, LaBelle, FL	(863) 675-0385
Community Harvest Worship Center	55 Orange Ave, LaBelle, FL	(863) 675-0938
Cross Training Ministries	352 N Lee St, LaBelle, FL	(863) 675-8001
Eastside Baptist Church	1110 S Carlyle St, LaBelle, FL	(863) 675-3595
El Faro Assembly of God	431 Bryan Ave, LaBelle, FL	(863) 675-5947
First Baptist Church-LaBelle	330 N Main St, LaBelle, FL	(863) 675-2171
First Christian Church	Ford Ave, LaBelle, FL	(863) 675-1366
Freedom Fellowship Ministries	1301 N State Road 29 SW, LaBelle, FL	(863) 612-9899
Grace Baptist Church	4200 NE Eucalyptus Blvd, LaBelle, FL	(863) 675-3349
Iglesia Bautista Nuevo Testamento	300 S Davis St, LaBelle, FL	(863) 674-0838
Iglesia Cristiana Restauracion Inc	250 S Bridge St, LaBelle, FL	(863) 675-4188
Jehovah's Witnesses	538 Glades Ave, LaBelle, FL	(863) 675-0878
LaBelle Baptist Temple	5520 W State Road 80, Fort Denaud, FL	(863) 675-4807
Life Ministries	725 W Hickpochee Ave, LaBelle, FL	(863) 675-8855
Lighthouse Holiness Church	4865 Cornelia Dr SW, LaBelle, FL	(863) 675-7001
Mt. Zion Primitive Baptist Church	101 Church Road, Felda, FL	(863) 675-0261
New Bethel Baptist Church	874 Suwanee Ave, LaBelle, FL	(863) 675-3205
Oscar Aguero Ministries	500 W Hickpochee Ave, LaBelle, FL	(239) 674-0033
Our Lady Queen of Heaven Catholic Church	355 S Bridge St, LaBelle, FL	(863) 675-0030
Palmdale Baptist Church	8010 Seminole Ave NW, LaBelle, FL	(863) 675-1331
The Kingdom Center	720 S Main St, LaBelle, FL	(863) 675-2100

A cemetery located 100 feet from the proposed right-of-way required for the preferred alternative, is associated with the Mount Zion Primitive Baptist Church at Church Road and

S.R. 29. The preferred alternative would not require any right-of-way from the cemetery itself, nor would it impact any plots. The church and associated buildings are located behind the cemetery, approximately 320 feet from the proposed right-of-way needed for the preferred alternative.

No community services will be eliminated by the proposed improvement. Therefore, the proposed improvement is not anticipated to adversely affect any of the community services within the vicinity of the proposed project.

2.0 PROJECT APPROACH

The purpose of this CSRП is to identify community characteristics and analyze the impact of the project on the community; as well as to identify residences and businesses impacted by the project and any special relocation needs.

Community characteristics are determined by analyzing and comparing the demographics of the state of Florida, Collier and Hendry Counties, and the study area. The study area for this CSRП is defined by those US Census Tracts adjoining the Preferred Build Alternative. The project limits of the Study area include US Census Tracts in Collier and Hendry Counties. In Collier County US Census Tracts 113 and 114 intersect the project, and in Hendry County only Tract 3 intersects the project. It is of importance though that Tract 3 covers a large part of Hendry county and for the purposes of comparison this Tract has been broken down further into Block Groups to provide a more accurate analysis. The US Census for years 1990 and 2000, and data obtained from the University of Florida's Bureau of Economic and Business Research (BEBR) are the sources for much of the baseline data used in developing this CSRП. Figure 2-1 shows the location of the US Census Tracts in both Collier and Hendry Counties.

The demographic information analyzed includes total population, male/female population, elderly population, minority composition, income range, household size, owner/tenant occupancy, and housing costs as available. This allows for comparisons across population characteristics that provide a reasonable representation of the community impacts. For example, if 50 percent of the households to be displaced are elderly, in an area where 80 percent of the overall population is elderly, then the percentage of elderly displacements no longer seems to be disproportionate.

The decision to relocate or make improvements to businesses or residences was based on costs as determined by the right-of-way appraisal.

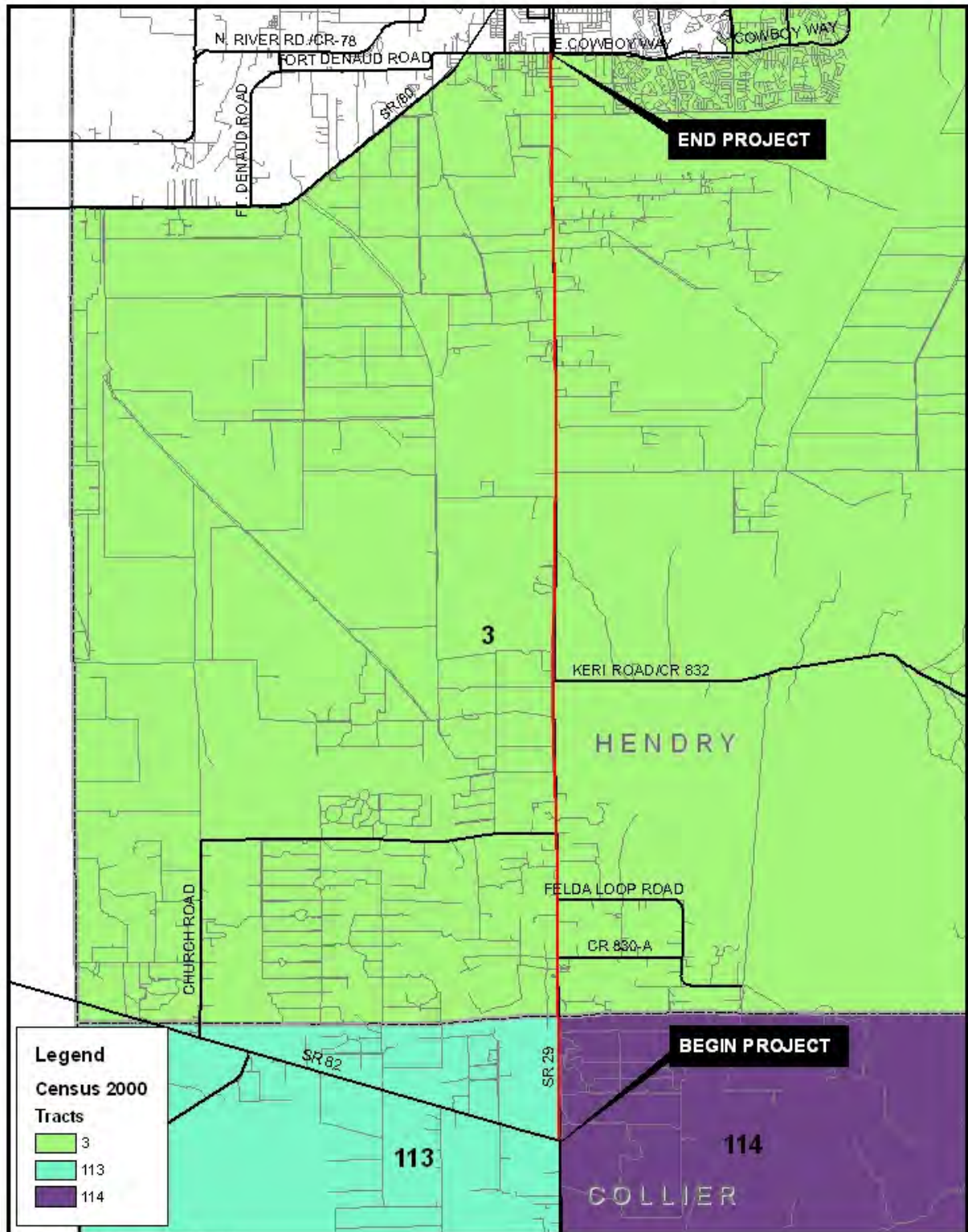


Figure 2-1 2000 US Census Tract Map

3.0 DEMOGRAPHICS

This section presents the population, housing, and income information for the state of Florida, Collier and Hendry Counties, and the study area. For the purposes of comparison to state averages, Hendry County demographics are used in the following sections for analysis. Approximately two of the 18 miles of S.R. 29 being evaluated for this project, lie in Collier County. Demographic data for those four parcels potentially affected in Collier County, is outlined at the end of this section.

3.1 Population

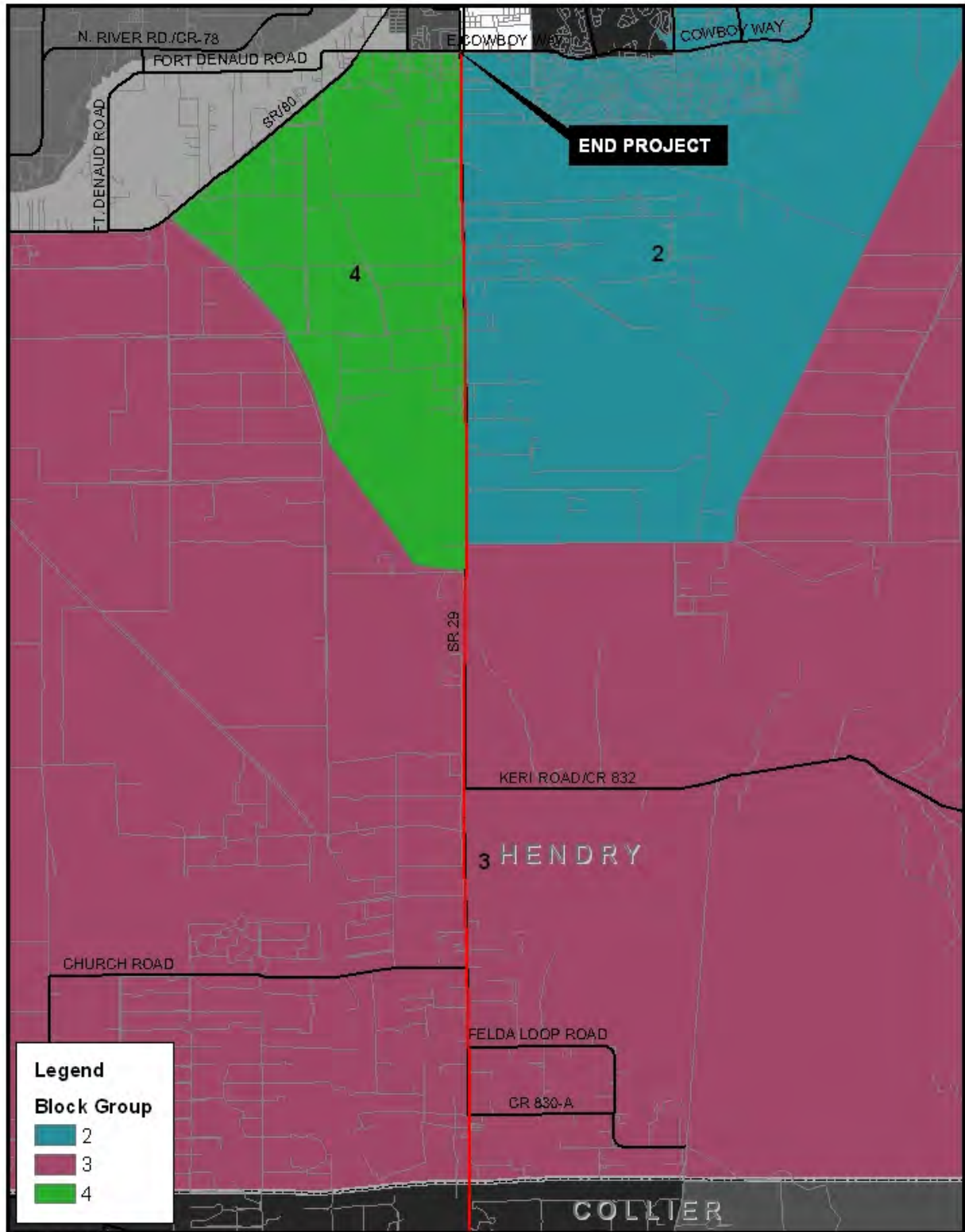
Table 3-1 presents population data developed by the US Census and ETDM's EST. Based on the US Census, a population of 36,210 persons in Hendry County was counted for the year 2000. This represents an increase of more than 40.5 percent from 1990 to 2000. According to US Census, the projected population for the year 2030 is 57,839 persons in Hendry County. This represents a 59.7 percent increase in persons in Hendry County over the 2000 US Census counts. The growth rate for Florida from 1990 to 2000 was 23.5 percent and is projected to grow by 62.0 percent from 2000 to 2030. This indicates that Hendry County is projected to grow at a rate that is comparable to that of the state of Florida.

Table 3-1 State of Florida and Hendry County Populations

Area	1990	2000	1990-2000 (Actual % Change)	2030 ⁽¹⁾	2000-2030 (Projected % Change)
Florida	12,937,926	15,982,378	23.5%	25,898,476	62.0%
Hendry County	25,773	36,210	40.5%	57,839	59.7%

Note: (1) All 2030 data from and percentages derived there from use BEBR, Statistical Abstract 2005 projections.
Source: US Census Bureau, 2000 and BEBR, Statistical Abstract 2005.

Population densities for the state of Florida and Hendry County, including data from the US Census relevant to the project limits, are shown in Table 3-2. The densities shown in Table 3-2 are based on the 2000 US Census. Compared to the population density for the state of Florida, Hendry County is less densely populated than other areas of the state. This can be attributed to the predominantly agricultural use of the land in most of Hendry County. The population density in the project area (i.e., Tract 3) is only 14 persons per square mile; while the density within the specific Block Groups (i.e., Block Groups 2, 3 and 4) provide a more detailed picture of population distribution within the project area (96.6, 3.15, and 100.5 persons per square mile, respectively). See Figure 3-1 for Block Groups in the project area. Two of the three Block Groups have a higher population density than Hendry County (Block



SOURCE:FGDL blk.gpr

Figure 3-1 Hendry County Block Groups

Group 2 and 4) but remain well below half the density of the state figure of 296.4 persons per square mile.

Table 3-2 Population Density - Year 2000

Florida	Hendry County	Tract 3	Hendry County Block Groups within Tract 3		
			Block Group 2	Block Group 3	Block Group 4
296.4	31.4	14.0	96.6	3.15	100.5

Note: Density is measured in persons/square mile.

Source: US Census Bureau, 2000, and Florida Geographic Data Library

Table 3-3 presents population data for the whole of Hendry County by race, gender and population projections for those groups. While the number of males increased approximately twice as much as the amount of females from 1990 to 2000 (54.1% increase and 26.5% increase respectively), the racial demographic shows even more drastic change. The population of “White-Non Hispanic” and “Black-Non Hispanic” persons has increased comparatively less than the total county population percent change while the change in the “Other” population (including Hispanic persons) has increased more than three times the overall county population change at 141.9 percent from 1990 to 2000. According to the projections obtained from BEBR, the total population of Hendry County is expected to increase by nearly 59.7 percent by 2030, while the “Other” population (including Hispanic persons) is expected to increase by approximately 360.8 percent.

Table 3-3 Hendry County Population

Category	1990 ⁽¹⁾	2000 ⁽¹⁾	1990 to 2000 (Actual % Change)	2030 ⁽²⁾	2000 to 2030 (Projected % Change)
Population	25,773	36,210	40.5%	57,839	59.7%
By Gender					
Female	12,715	16,090	26.5%	28,061	74.4%
Male	13,058	20,120	54.1%	29,778	48.0%
By Race					
White – Non Hispanic	18,592	23,926	28.7%	18,000 ⁽³⁾	-24.8%
Black – Non Hispanic	4,311	5,340	23.9%	8,000 ⁽³⁾	49.8%
Other	2,870	6,944	141.9%	32,000 ⁽³⁾	360.8%

Note: (1) The 1990 and 2000 demographic figures were derived from the US Census.

(2) The 2030 projections were derived from the Bureau of Economic Business Research Statistical Abstract 2005.

(3) The 2030 projections “By Race” are rounded to the nearest thousand.

Sources: US Census Bureau, 2000; BEBR, Statistical Abstract 2005.

Table 3-4 provides population statistics for Tract 3 in Hendry County for the year 2000. The minority composition of US Census Tract 3 shows 39.0 percent minority population, only slightly more than Hendry County's overall minority population of 33.9 percent. In the 2000 US Census, 43.5 percent of the population in Tract 3 was within the ages of 22 to 49. Only 17.3 percent of the population in Tract 3 was age 50 and older, while the total number of persons age 21 and less made up 39.2 percent of the Tract population.

Table 3-4 Hendry County Demographics - Year 2000

Demographic	Hendry County	Hendry County US Census Tract 3
Gender		
Female	16,090	2,690
Male	20,120	4,236
Racial Composition		
White	23,926	4,222
Black	5,340	132
Other	6,944	2,572
Age		
Persons Age 21 and Less	13,873	2,711
Persons Age 22 – 49	14,052	3,014
Persons Age 50 and Over	8,285	1,201
Total Persons	36,210	6,926

Source: US Census Bureau, 2000.

3.2 Housing

Table 3-5 shows household information for Hendry County. According to the 2000 US Census, the average number of persons per household in Hendry County was 3.09 persons, which was higher than the state of Florida average of 2.46 persons. Mobile home units comprised 43.2 and 53 percent of the total number of housing units in Hendry County and Tract 3, respectively.

Table 3-5 Household Information - Year 2000

Demographic	Hendry County	Hendry County US Census Tract 3
Households		
Persons per Household	3.09	3.55
Non-Family Households	696	190
Family Households	8,141	1,331
Total Number of Households	10,850	1,761
Mobile Home and Housing Units / Housing Status		
Mobile Home Units	5,316	1,035
Total Occupied Housing Units	10,850	1,761
Owner Occupied	7,859	1,160
Renter Occupied	2,991	601
Vacant	1,444	192
Total Number of Housing Units	12,294	1,953

Source: US Census Bureau, 2000.

3.3 Income and Employment

Table 3-6 presents data pertaining to household income, persons below poverty level, housing value, and gross rent. An analysis of this data indicates that “Median Household Income” for Tract 3 is higher than the Hendry County average but lower than the state of Florida average. The percentage of persons below the poverty level for Tract 3 is 27.3 percent. The “Median Home Value” for Tract 3 is below the statewide average by nearly 40 percent.

Table 3-7 presents employment data from the 2000 US Census for Hendry County. The data shows that for persons in the workforce (age 16 and over), employment percentages for Hendry County and Tract 3, are 92.2 percent and 93.3 percent, respectively. The state of Florida employment percentage of persons in the workforce (age 16 and over), is 94.4 percent.

Table 3-6 Household Incomes - Year 2000

Income	Florida	Hendry County	Hendry County US Census Tract 3
Median Household Income ⁽¹⁾	\$38,819	\$33,592	\$34,250
Persons Below Poverty ⁽¹⁾	1,952,629	8,373	1,894
Median Home Value	\$105,500	\$71,500	\$65,900
Median Gross Rent	\$641	\$479	\$440

Note: (1) Data from US Census 2000, actual values for 1999.
Source: US Census Bureau, 2000.

Table 3-7 Employment Status - Year 2000

Employment Status Persons 16 and Over	Florida	Hendry County	Hendry County US Census Tract 3
Employed	6,995,047	14,579	3,275
Unemployed	412,411	1,235	237
Not in Labor Force	5,272,848	10,692	1,518

Source: US Census Bureau, 2000.

Table 3-8 presents the percent of persons in Hendry County employed by major industry groups in relation to the state percentages. This table shows that more than 22 percent of Hendry County citizens and 46 percent of persons in Tract 3, work in industries of agriculture, mining, forestry, fishing and hunting; compared to the state percentage of 1.3 percent.

Table 3-8 Percent Employment by Major Industry Group

Industry Group	Florida (%)	Hendry County (%)	Hendry County US Census Tract 3 (%)
Agriculture, mining, forestry, fishing and hunting	1.3	22.8	46.0
Construction	8.0	8.0	9.3
Manufacturing	7.3	10.0	3.1
Wholesale trade	4.0	3.3	4.5
Retail trade	13.5	9.9	6.3
Transportation	5.3	4.4	4.9
Information	3.1	1.6	0.8
Finance, insurance, and real estate	8.1	3.7	1.6
Professional services	10.6	4.7	4.4
Education, health, and social services	18.1	13.3	7.6
Arts, entertainment, and recreation	10.5	6.3	4.3
Other services	5.1	3.7	2.9
Public administration	5.2	8.3	4.4

Source: US Census Bureau, 2000.

3.4 Collier County Data

Collier County data is presented here for the purposes of documentation. The right-of-way required for the project in Collier County would be 32 feet (resulting in 7.9 acres of acquisition) in addition to the existing right-of-way. In Collier County, four parcels have the potential to be affected by this project.

There are two Collier County US Census Tracts intersecting the project, Tract 113 and 114 (shown in Figure 2-1). These areas account for 119 square miles, of Collier County's total 2,025 square miles. The average density of persons per square mile for Collier County is 124. For Tracts 113 and 114, the persons per square mile density is recorded to be 181 and 68, respectively. These densities are not representative of the project area. The portions of both Tracts that abut the project corridor are used primarily for agricultural uses. At this time, the portions of Tracts 113 and 114, adjacent to the project, contain no residences.

US Census data for Blocks within these Tracts indicates an average of 0.004 persons per square mile for the Block areas of 1000 (Tract 113) and 1000 (Tract 114). See figure 3-2 for Blocks adjacent to the project area in Collier County. Given the extreme difference in population density for this area as compared to the Tracts the Blocks are located in; a traditional US Census analysis would not be representative of the area in which the project is located in, in Collier County. Block data is not as comprehensive as Tract data due to the small sample size, and therefore not comprehensive enough for a complete analysis of the project area.



SOURCE:FGDL blkgrp2000_sum3

Figure 3-2 Collier County US Census Blocks

The two residences immediately south of S.R. 82 are located outside the project limits for this study and would not be relocated due to this proposed improvement. The table below provides information on Tracts 113 and 114, and available Block data for the two Blocks within those Tracts, from the US Census Bureau and BEBR Statistical Abstract.

Table 3-9 Collier County Demographics

US Census Data	Collier County	Tract 113	Tract 114	Tract 113 Block 1000	Tract 114 Block 1000
Total Population 2000	251,377	9,430	4,551	27	5
Total Population 1990	152,099	6,111	3,117	N/A	N/A
Density Persons per Square Mile	124.1	180.9	67.9	0.0064	0.0007
Male	125,856	5,250	2,688	N/A	N/A
Female	125,521	4,180	1,863	N/A	N/A
White	216,345	3,906	1,960	N/A	N/A
Black	11,419	547	263	N/A	N/A
Other	23,613	4,977	2,328	N/A	N/A
2030 Population ⁽¹⁾	607,214	N/A	N/A	N/A	N/A
Female 2030 Population ⁽¹⁾	308,929	N/A	N/A	N/A	N/A
Male 2030 Population ⁽¹⁾	298,285	N/A	N/A	N/A	N/A
2030 White Non-Hispanic ^(1,2)	385,000	N/A	N/A	N/A	N/A
2030 Black Non-Hispanic ^(1,2)	38,000	N/A	N/A	N/A	N/A
2030 Other ^(1,2)	184,000	N/A	N/A	N/A	N/A
Majority Age (Years)	70 to 74	Under 5	25 to 29	N/A	N/A
Persons per Household	2.39	4.01	4.35	5.40	5
Non-Family Households	6,483	184	95	N/A	N/A
Family Households	71,264	1,861	800	5	1
Total Number of Households/Total Occupied Housing Units	102,973	2,263	993	5	1
Mobile Home Units	10,772	1,116	164	N/A	N/A

Table 3-9 Collier County Demographics Continued

US Census Data	Collier County	Tract 113	Tract 114	Tract 113 Block 1000	Tract 114 Block 1000
Owner Occupied	77,892	1,239	525	5	1
Renter Occupied	25,144	1,024	468	0	0
Vacant	41,563	131	52	0	0
Median Household Income ⁽³⁾	\$48,289	\$24,551	\$34,808	N/A	N/A
Persons Below Poverty ⁽³⁾	25,449	3,197	1,637	N/A	N/A
Median Home Value	\$168,000	\$63,100	\$67,100	N/A	N/A
Median Gross Rent	\$753	\$423	\$571	N/A	N/A
Employed	105,436	3,343	1,920	N/A	N/A
Unemployed	4,004	393	204	N/A	N/A
Not in Labor Force	97,479	2,652	1,043	N/A	N/A
Agriculture, mining, forestry, fishing and hunting (%)	3.5	30.8	36.5	N/A	N/A
Construction (%)	12.9	12.4	14	N/A	N/A
Manufacturing (%)	3.7	2.1	3.4	N/A	N/A
Wholesale trade (%)	3.1	8.2	6	N/A	N/A
Retail trade (%)	14.5	8.7	7.6	N/A	N/A
Transportation (%)	3.4	2.6	1.4	N/A	N/A
Information (%)	1.6	0.2	0.3	N/A	N/A
Finance, insurance, and real estate (%)	9.6	2.6	2.3	N/A	N/A
Professional services (%)	11	4.8	7.9	N/A	N/A
Education, health, and social services (%)	14.2	12.7	4.3	N/A	N/A
Arts, entertainment, and recreation (%)	14.1	9.5	10	N/A	N/A
Other services (%)	5.1	4	3.3	N/A	N/A
Public administration (%)	3.3	1.5	2.9	N/A	N/A

Note: (1) The 2030 projections were derived from the Bureau of Economic Business Research Statistical Abstract 2005.

(2) The 2030 projections "By Race" are rounded to the nearest thousand.

(3) Data from US Census 2000, actual values for 1999.

Source: US Census Bureau, 2000.

4.0 RELOCATION IMPACTS

This section of the report identifies the potential impacts and displacements anticipated in the proposed project.

4.1 Residential Impacts

Table 4-1 lists the four residential relocations associated with this project. All relocations are in Hendry County.

Table 4-1 Residential Relocations

Owner	Parcel Address	Parcel Number
WILLIAMS, FRANCES L.	P.O. BOX 244 FELDA, FL 33930	1 29 45 17-A00-0013.0000
RENFROE, HESTER S.	P.O. BOX 102 FELDA, FL 33930-0102	1 29 45 17-A00-0008.0000
RENFROE, HESTER SUSAN	P.O. BOX 102 FELDA, FL 33930-0102	1 29 45 17-A00-0012.0000
TAYLOR, RALPH L.	P.O. BOX 146 FELDA, FL 33930-0146	1 29 45 20-A00-0019.0000

4.2 Business Impacts

Table 4-2 lists the four business relocations associated with this project. All relocations are in Hendry County.

Table 4-2 Business Relocations

Owner	Parcel Address	Parcel Number
PARAMOUNT CHEMICAL AND PLASTICS INC.	14860 CEMETERY RD FORT MYERS, FL 33905	1 29 45 20-A00-0024.0000
D R ROGERS INC.	P.O. BOX 519 FELDA, FL 33930-0519	1 29 45 20-A00-0029.0100
BLOCO INC.	P.O. BOX 970 IMMOKALEE, FL 34143	1 29 45 20-A00-0037.0000
FELDA PROPERTIES L.L.C.	P.O. BOX 398 FELDA, FL 33930	1 29 45 20-A00-0037.0700

4.3 Sign Relocations

No billboards will be relocated as a result of the proposed project. A Goodwheels bus stop sign is located at station 629+50. The Goodwheels sign would be relocated during the design phase as part of the reconstruction. The minimal right-of-way required to accomplish the proposed typical section at this point on S.R. 29, would require the relocation of this sign.

4.4 Publicly Owned Facilities

Access to publicly owned facilities within the project area will not be restricted and no community services will be eliminated by the project. Therefore, the proposed improvements are not anticipated to affect any of the publicly owned facilities or community services within the vicinity of the proposed project.

5.0 RELOCATION RESOURCES

The purpose of this section is to present the real estate and social services resources that are available to those households and businesses that will be displaced by the project.

5.1 Available Housing

It is anticipated that the existing residential development in the vicinity of the proposed project can absorb the displaced residents.

An internet search of available properties in the project area resulted in numerous units available for sale. All potential relocatees should be eligible for relocation assistance as described in Section 6 of this report.

5.2 Housing of Last Resort

FDOT is prepared to provide “housing of last resort” to any household requiring this type of relocation assistance. Whenever comparable replacement dwellings are not available within the monetary limits for owners or tenants, the FDOT shall provide additional or alternative assistance under this plan. Decisions to provide last resort housing assistance must be adequately justified either:

- On a case-by-case basis for good cause, which means that appropriate consideration has been given to the availability of comparable replacement housing in the neighborhood, the resources available to provide comparable housing, and the individual circumstances of the displaced person or household; or
- The project cannot be advanced to completion in a timely manner without providing last resort housing assistance.

6.0 RELOCATION ASSISTANCE

In order to minimize the unavoidable effects of the right-of-way acquisition and displacement of people, FDOT will carry out a Right-of-Way Acquisition and Relocation Assistance Program in accordance with Florida Statutes, Chapter 339.09 (5), the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646 as amended by Public Law 100-17), and the established guidelines by which these programs are administered.

6.1 Relocation Assistance Process

The FDOT will provide advance notification of impending right-of-way acquisition. Before acquiring right-of-way, all properties are appraised on the basis of comparable sales and land use values in the area. Owners of property to be acquired will be paid fair market value for their property rights.

At least one relocation agent is assigned to each highway project to carry out the Relocation Assistance and Payment Program. A relocation agent will contact each person to be relocated to determine individual needs and desires, 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.

The brochures, which describe in detail the Department's relocation assistance program and right-of-way acquisition program, are "Your Relocation: Residential", "Your Relocation: Business, Farms and Nonprofit Organizations", "Your Relocation: Signs", and "The Real Estate Acquisition Process". All of these brochures are distributed at all public hearings and are made available upon request to any interested persons.

6.2 Available Financial Assistance

Financial assistance is available to the eligible owner-occupant to:

- Make up the difference, if any, between the amount paid for the acquired dwelling and the cost of an available dwelling on the private market;
- Provide reimbursement of expenses such as legal fees and other closing costs incurred from buying a replacement dwelling or selling the acquired property to the FDOT; and

-
- Make payment for an increased interest cost resulting from having to get another mortgage at a higher interest rate. Replacement housing payments are limited to \$22,500.00.

A displaced tenant may be eligible to receive a supplement, not to exceed \$5,250.00, to rent a replacement dwelling or room, or to use as a down payment (including closing costs) on the purchase of a replacement dwelling.

An individual, family, business, farm operation, or non-profit organization is entitled to payment for actual, reasonable, and necessary moving expenses for a distance of not more than 50 miles, in most cases, provided that the eligibility requirements are met for an initial or subsequent occupant and the property is subsequently acquired by the FDOT.

6.3 Guarantees to Relocates

No persons lawfully occupying real property will be required to move without at least 90 days written notice of the intended vacation date, and no occupant of a residential property will be required to move until decent, safe, and sanitary replacement housing is made available, meaning that the affected person has either by himself obtained and had the right of possession of replacement housing, or that the FDOT has offered the relocatee decent, safe, and sanitary housing which is within his/her financial means and available for immediate occupancy.

6.4 Community Organizations Providing Assistance

In addition to the relocation assistance provided by FDOT, a number of local community and service organizations are available to provide assistance. A list of these organizations is provided in Table 6-1.

Table 6-1 Community Organizations Providing Relocation Assistance

Organization Name	Contact Information
Hendry County Social Services Department	Social Services Department 165 South Lee Street Suite A LaBelle, FL 33935
Greater LaBelle Chamber Of Commerce	Greater LaBelle Chamber of Commerce 125 E. Hickpochee Ave. LaBelle, FL 33935
The Salvation Army Lee and Hendry County Command	The Salvation Army Lee and Hendry County Command 10291 McGregor Blvd Fort Myers, FL 33919
United Way of Lee, Glades, and Hendry County	United Way of Lee County 7275 Concourse Drive Fort Myers, FL 33908
American Red Cross Glades County Branch serving Hendry County	Glades Branch 195 US Highway 27 South Bay, FL 33493
Southwest Florida Regional Planning Council	Southwest Florida Regional Planning Council 1926 Victoria Ave Fort Myers FL 33901

7.0 REFERENCES

Florida Department of Transportation. Project Development and Environment Manual. Part 2, Chapter 9. Revised November 10, 2003.

University of Florida, Bureau of Economic and Business Research. Florida Statistical Abstract. Gainesville, 2005.

U.S. Bureau of the Census. "1990 and 2000 Census of Population and Housing, Profiles of General Demographic Characteristics." <<http://factfinder.census.gov>>

U.S. Department of Commerce, Bureau of the Census "US CENSUS BLOCK GROUPS-2000" <http://www.esri.com/data/download.census2000_tigerline/index.html>