

CONCEPTUAL STAGE RELOCATION PLAN

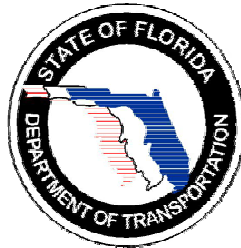
I-95 / Ellis Road Interchange and Ellis Road from I-95 to Wickham Road (CR 509) Project Development & Environment Study

Brevard County, Florida

Financial ID No. 426905-1-22-01

Federal Aid No. SFT1251R

Prepared For:



The Florida Department of Transportation, District 5

Prepared By:



In Association
with



October 2012

	Page
1. Introduction	1
2. Relocation Overview	1
3. Neighborhood Study Area.....	3
4. Residential Overview.....	4
5. Business Overview	4
6. On Premise Signs	6
7. Community Social Services	6
8. Community Impact.....	6
9. Hazardous Waste.....	6
10. Acquisition and Relocation Assistance	7

1. Introduction

Florida’s Strategic Intermodal System (SIS) was designated by the Florida Legislature to efficiently serve the mobility needs of Florida's citizens, businesses, and visitors and help Florida become a worldwide economic leader, enhance economic prosperity and competitiveness, enrich quality of life, and reflect responsible environmental stewardship.

In Brevard County, Melbourne International Airport is an important transportation hub and a major employer for the Melbourne and Palm Bay areas. Currently, the Melbourne International Airport and the Greyhound Bus Terminal are emerging SIS hubs. While the western limits of the airport are located only a couple of miles from the interstate, access to I-95 is provided by way of Eau Gallie Boulevard (SR 518) and New Haven Avenue (US 192), both of which are existing SIS connectors.

Improving access and connectivity between I-95 and Melbourne International Airport is a primary motivation for the study of a new interchange and widening Ellis Road to a divided, four-lane facility. Figure 1 illustrates the proposed interchange location in relation to the airport.

This Conceptual Stage Relocation plan is submitted in compliance with Florida Statute 339.09(2) and 421.55 to comply with the Uniform Assistance and Real Property Acquisition Policies Act of 1970, (Public Law 91-646).

I-95 is a north-south limited access facility along the east coast of Florida. In the study area in Brevard County, I-95 is a four lane divided facility with a 64 foot grassed median. The existing I- 95 corridor is classified in the project area as an urban principal arterial and the level of service (LOS) standard is LOS D.

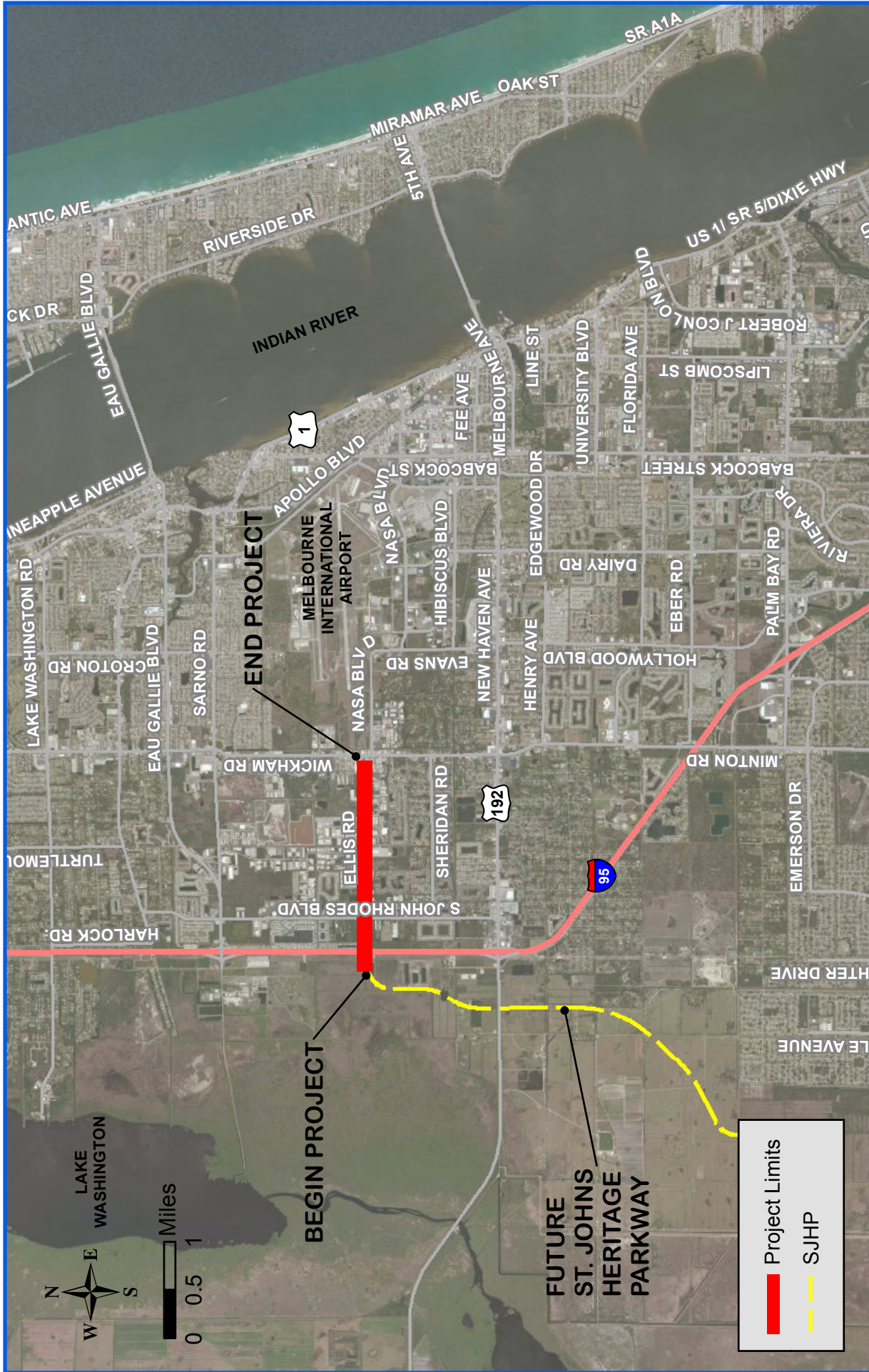
Ellis Road is currently a two lane urban minor arterial with the level of service (LOS) standard E. The proposed project is for the widening from two lanes to four lanes with accommodations for pedestrians and bicyclists for approximately 1.7 miles from John Rodes Boulevard to Wickham Road in Brevard County, Florida. The project area is located within the 32904 zip code.

2. Relocation Overview

The anticipated displacements and estimated relocation costs for this project are as follows:

Businesses	Residences	Total Right of Way Cost
17	18	\$13,200,000.00

Multiple listings with local Realtors and on internet sites show there is an abundance of residential sites and business locations to relocate to within the project area.



3. Neighborhood Study Area

Utilizing the 2010 U.S. Census, it is estimated that the population of Brevard County is 543,376, an increase of 14.1% from the 2000 population of 476,230. Also from the 2010 Census, age demographics for Brevard County are as follows:

Under 18	19.8%
18 & over	80.2%
20-24	5.4%
25-34	10.1%
35-49	19.7%
50-64	22.2%
65 & over	20.4%

The race demographics for this population are as follows:

White	83.0%
Black	10.1%
American Indian or Alaskan Native	2.1%
Asian	0.4%
Pacific Islander	0.1%
Other	1.7%
Two or more	2.6%

From this data it can be expected that 13.9% of the households displaced will be minorities. Age demographics estimate that 20.4% of the households in Brevard County have a member which is 65 years of age or older. Just under 4% of the families fall below the poverty level and 8.1% of individuals are below the poverty level.

According to the 2010 Census, 18.7% of all Americans are affected by a disability. It can be expected that one family in five will have a member of their household that is handicapped.

The average age of residential structures in project are estimated to be between 35 and 40 years old.

Relocation resources are available to all relocatees without discrimination.

The major industries in Brevard County are electronic, scientific and other high technology equipment manufacturing industries.

4. Residential Overview

All of the residential relocations are manufactured/mobile homes; a search of real estate listings on the internet found there were 19 manufactured/mobile homes for sale in the 32904 zip code ranging in price from \$22,900 to \$79,900. Also, there were 50 single family homes for sale ranging in price from \$27,500 to \$115,000 and 18 condo/townhouses for sale in the same area ranging in price from \$28,000 to \$125,000. The following is a list of available manufactured/mobile homes found in the corresponding zip code (32904).

<u>Location</u>	<u># Bedrooms</u>	<u>#Baths</u>	<u>Heated Square Footage</u>	<u>Price</u>
Acres of Diamonds	2	1	672	\$22,900
33 Nina Jean Drive	2	2	1104	\$31,000
4906 Gail Blvd.	2	2	1150	\$32,000
538 Lee Court	2	2	1012	\$34,900
511 Jennifer Cir	2	2	1252	\$34,900
31 Sapphire Street	2	1	600	\$35,000
Pine Lake MH Estates	4	2	1560	\$35,500
Hollywood Estates	2	2	1028	\$39,900
4000 Gail Boulevard	2	2	1574	\$42,000
3804 Gail Boulevard	2	2	1100	\$42,900
32 Emerald Street	2	1	798	\$44,900
526 Jean Circle	2	2	1196	\$44,900
30 Sapphire Street	2	1	480	\$47,900
3902 Gail Boulevard	2	2	1326	\$49,900
506 Kimberly Circle	2	2	1288	\$54,900
Hollywood Estates	2	2	2128	\$59,900
527 Ruth Circle	2	2	1288	\$64,900
28 Emerald Street	3	1	1800	\$65,000
547 Marnie Circle	3	2	1404	\$79,900

If necessary, last resort housing payments will be utilized to assist the households if housing within their financial means is not available or if special modifications to replacement housing becomes necessary because of the displacees being handicapped.

5. Business Overview

There are 17 business operations to be relocated. All of the businesses are relatively small with a limited number of employees. A summary of these are as follows:

Business	Number of Employees
Wuesthoff Health Systems	5 to 10
Laser Lite International Group	1 to 5

Nielsen's Custom Woodworking	1 to 5
Kitchens Baths & More	1 to 5
Affordable Signs	1 to 5
Brevard Electric	1 to 5
United Water Restoration Group	1 to 5
Malabar Products	5 to 10
Space Coast Hydraulic and Pneumatic Supply	1 to 5
N & H Supply Inc	1 to 5
New Movement Dance Center	1 to 5
CMS – Mechanical Services	10 to 15
EFS (Executive Facility Solutions)	20 to 30
Venture Management Group	1 to 5
Structural Composites	10 to 15
Habitat for Humanity	10 to 15
Mark's Body Shop	5 to 10

These businesses will be eligible for reimbursement for expenses for reestablishing their businesses and moving costs for their business personal property. These expenses that are covered are described in more detail in Sections 9.3.10 through 9.3.35 of the Florida Department of Transportation Right of Way Manual.

A search of real estate listings on the internet found the following industrial/commercial properties for sale in the 32904 zip code:

127 Irwin Drive	\$139,000
7025 Industrial Road	\$213,000
7605 Progress Circle	\$499,000
2340 Dairy Road	\$595,000
4341 Fortune Place	\$600,000
7801 Ellis Road	\$650,000
4332 Fortune Place	\$695,000
325 Stan Drive	\$750,000
420 Wickham Road	\$775,000
320 Stan Drive	\$783,900
202 West Drive	\$875,000
3540 W New Haven Avenue	\$895,000
4011 Digital Light Drive	\$895,000
Washburn Road	\$900,000
2900 W New Haven Avenue	\$1,325,000
7862 Ellis Road	\$2,900,000

6. On Premise Signs

On-Premise Signs are handled during the Appraisal and Acquisition Phase. The owner will be compensated for any relocations through the appraisal process.

7. Community Social Services

Food Assistance and Shelter

Salvation Army	(321) 724-0494
Aging Matters in Brevard	(321) 639-8770
Catholic Charities	(321) 338-2986
Goodwill Industries	(321) 953-8188
Housing Authority of Brevard County	(321) 775-1592
FloridaHousingSearch.org	

General Services

United Way of Brevard	(321) 631-2740
American Red Cross	(407) 894-4141
Space Coast Area Transit	(321)- 633-1878

Hospitals

Holmes Regional Medical Center	(321) 434-7000
Palm Bay Community Hospital	(321) 434-8000

8. Community Impact

The project is to widen Ellis Road from the existing two lanes to a four lane urban roadway. There will be 18 residential relocations and 17 businesses to relocate due to the proposed improvements. Available replacement housing in the area of the project is abundant.

9. Hazardous Waste

There were no hazardous waste sites noticed while gathering the information for this report.

10. Acquisition and Relocation Assistance

In order to minimize the unavoidable effects of the right-of-way acquisition and displacement of people, the Florida Department of Transportation 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) and the established guidelines by which these programs are administered.

The Department of Transportation provides 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 offered and 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 Payments 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. Financial assistance is available to the eligible owner-occupant to (a) 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 (b) provide reimbursement of expenses such as legal fees and other closing costs incurred by buying a replacement dwelling or selling the acquired property to the Department of Transportation; and (c) 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.

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 he meets the eligibility requirements for an initial or subsequent occupant and the property is subsequently acquired by the Department.

No persons lawfully occupying real property will be required to move without at least 90- days notice.