



US 17/92 PD&E Study

from Ivy Mist Lane to Avenue A in Osceola County, FL

Draft Conceptual Stage Relocation Plan

FDOT Office
District Five

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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 Florida Department of Transportation (FDOT) pursuant to 23 U.S.C §327 and a Memorandum of Understanding dated May 26, 2022, and executed by the Federal Highway Administration and FDOT.

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1.0 Introduction

The Florida Department of Transportation (FDOT) District 5 is conducting a Project Development and Environment (PD&E) Study to evaluate alternatives to widen US 17/92 from the existing two-lane roadway to a four-lane divided roadway from Ivy Mist Lane to Avenue A, a distance of 3.8 miles, in Osceola County. A prior Corridor Planning Study of US 17/92 from County Road (CR) 54 (Ronald Reagan Parkway) in Polk County to 1,900 feet west of Poinciana Boulevard at Avenue A in Osceola County was completed in 2018. This project traverses through the community of Poinciana, and the unincorporated community of Intercession City. **Figure 1** shows the US 17/92 PD&E Study limits (shown in light green) and previous Corridor Planning Study limits (shown in blue), along with the limits of adjacent projects mentioned below.

Two related projects overlap the western end of this PD&E Study:

- The segment of US 17/92 from west of Parker Road in Polk County to Ivy Mist Lane in Osceola County is included in the Central Florida Expressway Authority's (CFX) SR 538/Poinciana Parkway Extension to CR 532 project (CFX Project #538-235), which has design completed and construction beginning in 2024. The SR 538/Poinciana Parkway Extension project will include the widening of US 17/92 within these limits, as well as a proposed diverging diamond interchange with US 17/92 southwest of Ivy Mist Lane as shown in teal (**Figure 1**).
- Adjacent to the western end of the PD&E Study (shown in dark green) is a CFX project for Osceola County (CFX Project #538-235A) evaluating widening CR 532/Osceola Polk Line Road from two to four lanes from Old Lake Wilson Road to US 17/92 (**Figure 1**). This project has completed design and is anticipated to begin construction in 2024.

One recently completed project abuts the eastern limits of this PD&E Study. FDOT District 5 widened US 17/92 from two to four lanes, with limits from 1,900 feet west of Poinciana Boulevard (Avenue A) to CR 535 (Ham Brown Road) in Kissimmee (FPID: 239714-1), shown in Figure 1.

1.1 Purpose and Need

The purpose of this project is to provide needed capacity through the design year 2045 and improve safety conditions along the study corridor. The project is needed to meet future traffic demand, provide satisfactory future traffic operations, improve corridor access management, and improve safety along the corridor.

The following sections describe the need for improvements based on future traffic demand and existing crash data.

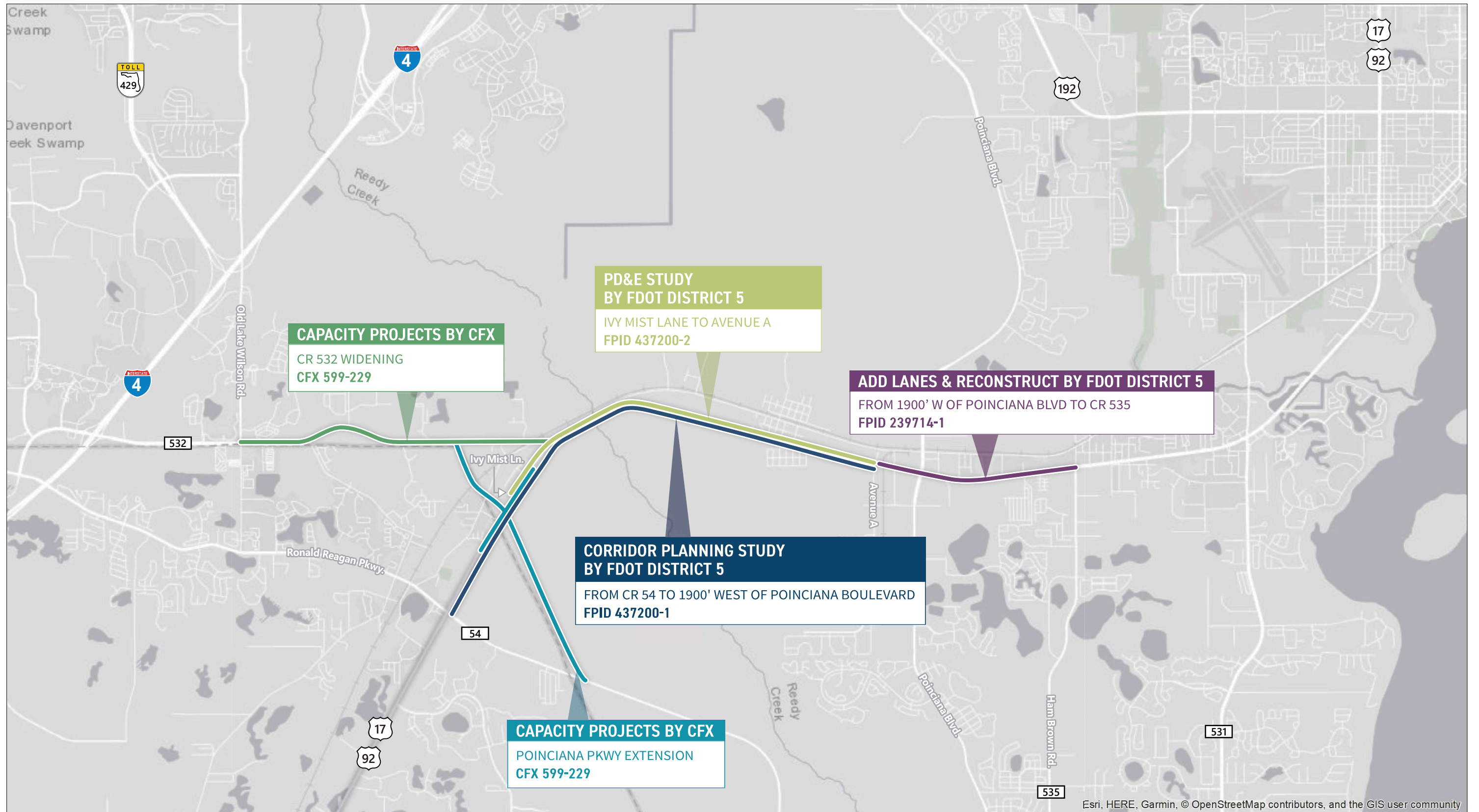


Figure 1
Location Map
US 17/92 PD&E
FPID # 437200-2

1.1.1 Future Traffic Demand

Future traffic analyses were conducted for the US 17/92 study corridor for three analysis years (2025, 2035, and 2045). Based on the intersection operational analysis, by 2045 most of the study intersections are anticipated to experience very high delays. Specifically, the high delays start from 2025 for the majority of unsignalized intersections and the signalized intersection at US 17/92 and CR 532. Capacity improvements are needed to accommodate future traffic demand and provide satisfactory traffic operations.

Based on the arterial operational analysis, the US 17/92 study corridor is expected to operate at target LOS D or better through the design year 2045, except for the northbound/eastbound approach south of CR 532, which is expected to fail in the 2035 and 2045 AM design hour. These results are due to the lack of signalized intersections between CR 532 and Poinciana Boulevard and the existing high posted speed limit. However, the signalized intersection at CR 532 is expected to experience very high approach delays and extensive queueing along US 17/92, which will impact the arterial operations. Additionally, all of the future AADTs along the study corridor will exceed the Maximum Service Volume of 18,590 for LOS D for a two-lane urbanized arterial starting in opening year 2025.

1.1.2 Safety

Crash data for a five-year period (2014-2018) obtained from FDOT Crash Analysis Reporting System (CARS) found a total of 161 crashes occurred along the study corridor. Of the 161 reported crashes, 91 involved injuries and two resulted in fatalities. The highest portion of crashes were rear-end (62.11%). The crash rates at the Shepherd Lane/Nocatee Street intersection and at the Avenue A intersection were found to be above the statewide crash rate. Additionally, the crash rate at the CR 532 intersection is very close to the statewide crash rate. This project intends to increase capacity and improve access management, which is anticipated to reduce congestion and conflict points. This project will also provide pedestrian and bicycle facilities to improve multimodal accommodations throughout the study corridor.

2.0 Project Alternatives

2.1 No-Build Alternative

The No-Build Alternative assumes no improvements such as additional traffic lanes or other improvements will be made within the study area, except for programmed improvements to nearby or adjacent facilities. For this project, the No-Build Alternative includes the recent widening of US 17/92 from Avenue A to CR 535 (FPID: 239714-1) to four lanes, the programmed SR 538/Poinciana Parkway Extension (CFX Project #538-235), and the CR 532 widening (CFX Project #538-235A).

The No-Build Alternative serves as the baseline for comparing the Build Alternative and remains a viable option throughout the PD&E study process. Based on programmed improvements, the existing typical section assumed for the No-Build Alternative remains a two-lane undivided rural typical section. At the eastern end of the project at Avenue A, the corridor transitions to a four-lane typical section. For the majority of the study limits, the existing typical section along US 17/92 within the study limits is provided below in **Figure 2**. The existing bridge typical section is provided as **Figure 3**.

Figure 2: Existing Typical Section

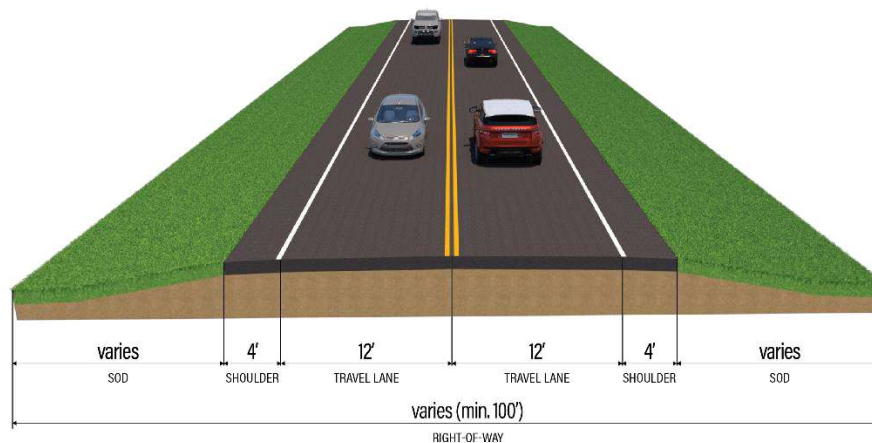
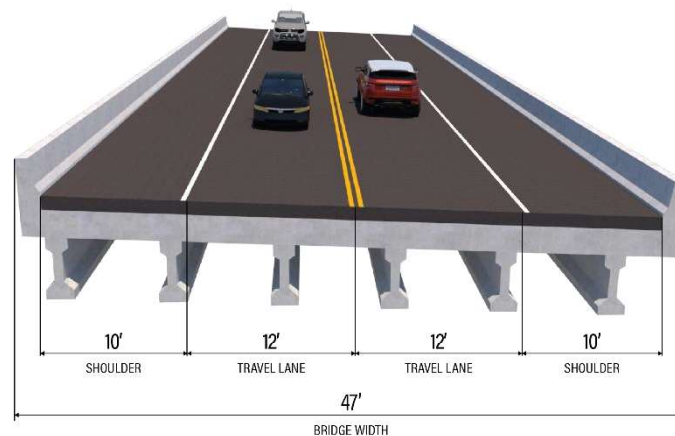


Figure 3: Existing Bridge Typical Section



2.2 Alternatives Considered

The Build Alternative widens US 17/92 to four lanes (two lanes per direction) throughout the study limits from Ivy Mist Lane to Avenue A. Due to alignment constraints from adjacent facilities and the existing bridge over Reedy Creek, the Build Alternative applied from Ivy Mist Lane to east of Old Tampa Highway is a best-fit alignment. From east of Old Tampa Highway to Avenue A, the study developed three alignments for alternatives comparison. The recommended alignment maximizes the existing Right-of-Way (ROW) and consists of widening to the south on the west end of the project corridor to align with the Poinciana Parkway Extension proposed improvements, then shifts to the south through the central portion of the project corridor to avoid the existing cemetery, widens to the north through Intercession City to avoid relocations, and aligns with the adjacent widening at the east end of the project corridor. The Preliminary Engineering Report prepared for the study summarizes the alternatives considered, the related analysis, and selection of the Preferred Alternative. The Preferred Alternative was developed to avoid and minimize environmental effects where feasible. Several stormwater treatment pond alternatives were evaluated, and the Pond Siting Report (PSR) discusses these alternatives and selection of the preferred pond sites.

2.3 Description of Preferred Alternative

The Preferred Alternative widens US 17/92 from Ivy Mist Lane to Avenue A from the existing two-lane rural facility to a four-lane divided facility. The Preferred Alternative includes access management modifications to improve safety. The Preferred Alternative adds continuous multimodal facilities along both sides of the roadway for the entire length of the study corridor, except at the Reedy Creek Bridge due to constraints along the existing bridge (proposed eastbound structure). A pedestrian crossing will be provided at the Osceola Polk Line Road and Old Tampa Highway intersections to provide pedestrians with a crossing over US 17/92 to the shared-use path.

The Preferred Alternative also involves the retention of the existing bridge over Reedy Creek to serve as the eastbound traffic lanes and the addition of a new bridge over Reedy Creek to serve as the westbound traffic lanes. The westbound bridge will have a 12-foot-wide shared-use path for the use of pedestrians and bicyclists travelling in both directions. In addition to the widening and multimodal improvements along US 17/92, this project includes intersection improvements at CR 532, Old Tampa Highway, and Avenue A. Five pond site locations have been recommended as part of the Preferred Alternative for a total of 22.74 acres of stormwater ponds.

The typical section for the Preferred Alternative is divided into six segments (shown in **Figure 4**).

- Segment 1 – Urban Typical Section with Swales
 - This segment extends from Ivy Mist Lane to Reedy Creek Bridge.
- Segment 2 – Bridge Typical Section
 - This typical section segment is comprised of the Reedy Creek Bridge.
- Segment 3 – Urban Typical Section
 - This segment extends from Reedy Creek Bridge to just east of Old Tampa Highway.
- Segment 4 – Urban Typical Section with Swales
 - This typical section segment extends from just east of Old Tampa Highway to just west of Suwannee Avenue.
- Segment 5 – Urban Typical Section
 - This segment extends from west of Suwannee Avenue to Nocatee Street / Shepherd Lane, generally within the community of Intercession City.
- Segment 6 – Urban Typical Section with Swales
 - This segment spans from Nocatee Street / Shepherd Lane to Avenue A.

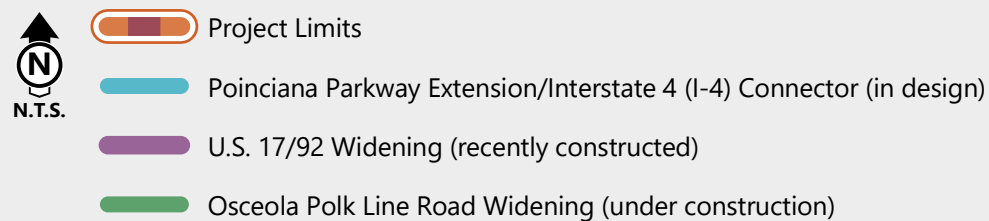
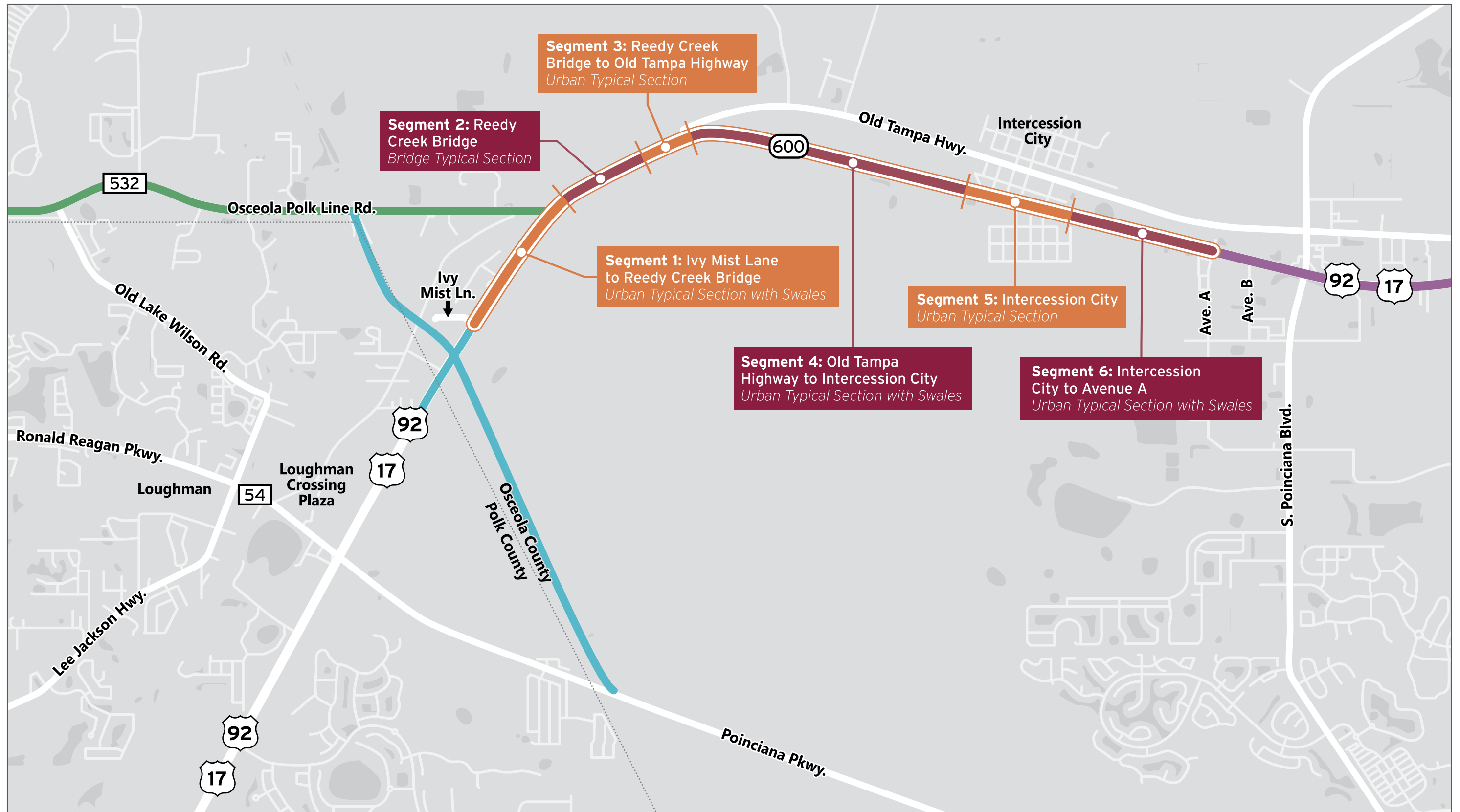
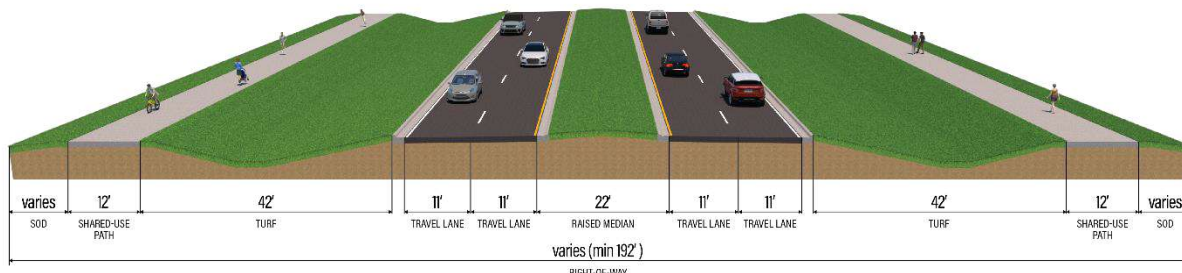


Figure 4
Study Segments
 SR 600 (US 17/92) PD&E
 FPID 437200-2

Urban Typical Section with Swales – Segments 1, 4, and 6

An urban roadway typical section with swales is proposed for Segments 1, 4, and 6. The typical section (depicted in Figure 5) includes a 22-foot raised median, two 11-foot travel lanes in each direction, and a 12-foot shared-use path along both sides of the roadway. The shared-use paths are both separated from the roadway by curb and gutter and 42-foot-wide drainage swales. The required ROW for the suburban roadway typical section varies with a minimum of 192 feet. The design speed, posted speed, and target speed for this typical section is 45 mph.

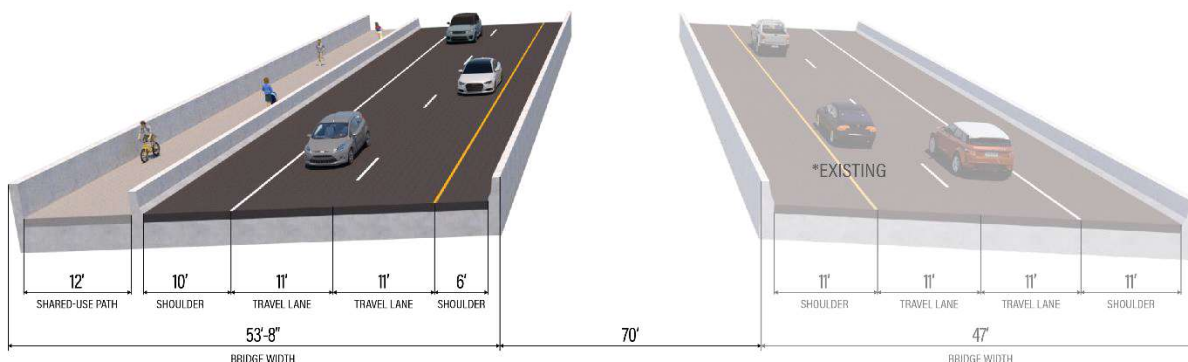
Figure 5: Suburban Typical Section (Segments 1, 4, and 6)



Bridge Typical Section – Segment 2

The typical section for the Reedy Creek Bridge, within Segment 2, includes two bridge structures (Figure 6). The existing bridge structure will serve eastbound traffic and a new bridge structure will serve the westbound traffic. The two bridge structures will be separated by a width of 70 feet. The existing eastbound bridge includes 11-foot inside and outside shoulders and two 11-foot travel lanes. The new westbound structure includes a six-foot inside shoulder, a 10-foot outside shoulder, two 11-foot travel lanes, and a 12-foot shared-use path separated from the roadway by a concrete barrier wall. The existing 244 feet ROW accommodates the proposed bridge structure. The existing eastbound bridge is located in a permanent easement on the south side of the FDOT ROW, which allows the new westbound bridge to be located fully within the existing ROW to the north. The design speed, posted speed, and target speed for this typical section is 45 mph.

Figure 6: Bridge Typical Section (Segment 2)

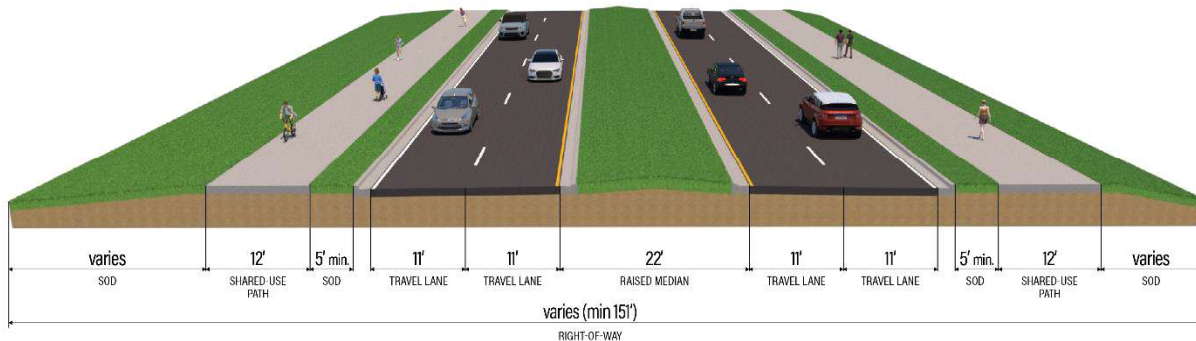


Urban Typical Section – Segment 3

An urban typical section, as illustrated in **Figure 7**, is proposed for Segment 3 from the east end of the Reedy Creek Bridge to Old Tampa Highway. This typical section consists of two 11-foot travel lanes in each

direction separated by a 22-foot raised median, and a 12-foot shared-use path along both sides of the roadway. The shared-use path is separated from the roadway by curb and gutter and a buffer varying in width with a minimum of five feet. The total ROW needed for this typical section varies with a minimum of 151 feet. The design speed, posted speed, and target speed for this typical section is 30 mph.

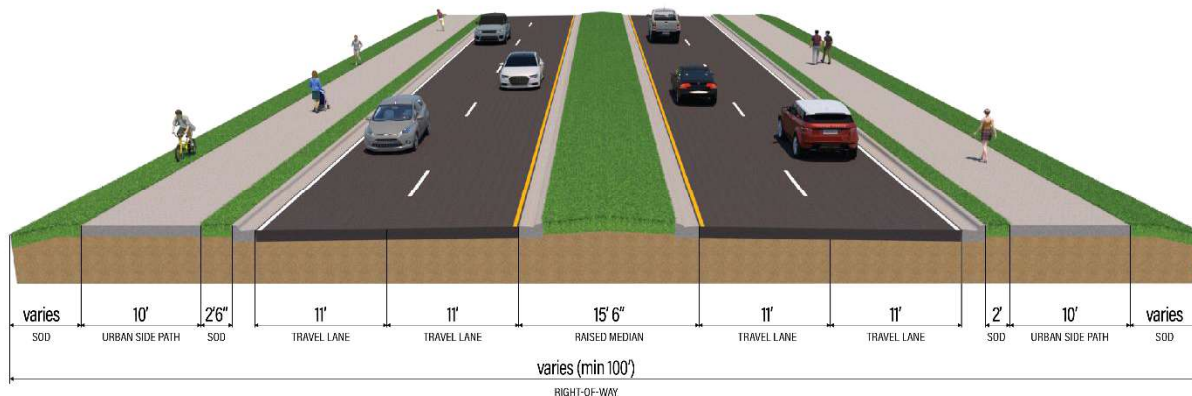
Figure 7: Urban Typical Section (Segment 3)



Urban Typical Section – Segment 5

An urban typical section is proposed for Segment 5 through Intercession City (**Figure 8**). This typical section includes a 15.5-foot raised median, two 11-foot travel lanes in each direction, and a 10-foot urban side path along both sides of the roadway. The urban side paths are separated from the roadway by curb and gutter and a buffer with a width of two feet along the south side of the roadway and 2.5 feet along the north side of the roadway. The total ROW needed for this typical section varies with a minimum of 100 feet. The design speed, posted speed, and target speed for this typical section is 45 mph.

Figure 8: Urban Typical Section (Segment 5)



3.0 Purpose of Conceptual Stage Relocation Plan

This Conceptual Stage Relocation Plan (CSRP) has been prepared in accordance with Florida Statutes 339.09(2); 339.09(03); and 421.55; Code of Federal Regulations (CFR) Title 49, 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 socioeconomic impacts to the surrounding neighborhoods that may occur resulting from the implementation of the Preferred Alternative. The acquisition and relocation program will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. Relocation advisory services and resources are available to all relocatees without discrimination.

This CSRP evaluates the potential community impacts resulting from the US 17/92 (SR 600) Project Development and Environment (PD&E) Study and determines available relocation options within the project vicinity.

4.0 Methodology

4.1 Approach and Data Gathering

FDOT right-of-way cost estimates and parcel information collected in September 2023 were used to identify properties proposed for relocation, based on the Build Alternative concept plan set (see **Appendix A**). Information from the PD&E study, project maps, and aerial photographs were used to assess properties that would be acquired or directly impacted by the proposed project. Desktop searches were used to identify available community services in the region. The 2023 parcel data was obtained through the Osceola County Property Appraiser website to determine the parcels that are anticipated for relocation as part of the US 17/92 proposed improvements. Property cards for relocations were collected from the Osceola County Property Appraiser and are provided in **Appendix B**. Listings of properties in the project area that are available for potential purchase and relocation of people, businesses, and other entities potentially impacted by this project are provided in **Appendix C**. Research of available relocation options was conducted using standard real estate listing databases and search engines.

5.0 Relocation Overview

The “No-Build” alternative would not result in any relocations. However, the No-Build alternative would not address the purpose and need of the proposed project. The Build Alternative would result in two (2) residential relocations and no business relocations.

5.1 Relocation Potential

5.1.1 Residential Relocations

Two (2) residential relocations from two (2) parcels are proposed under the Build Alternative. These properties are presented in **Table 1** and total relocations are summarized in **Table 2**.

Based on Osceola County Property Appraiser data, one residential property includes a Single-Family house with four bedrooms and two bathrooms, on approximately 0.38 acres. The other residential property includes a Single-Family house with two bedrooms and 1 bathroom on approximately 1.33 acres.

Table 1: Residential Relocations

Address	Parcel Number	Owner Name
5884 S ORANGE BLOSSOM TRL, DAVENPORT FL 33896	33-25-28-0000-0310-0000	Garcia, Pablo Garcia, Ivan
5880 S ORANGE BLOSSOM TRL DAVENPORT FL 33896	33-25-28-0000-0300-0000	Lozano, Fabiola E

5.1.2 Business Relocations

There are no business relocations proposed under the Build Alternative.

Table 2: Relocation Summary

Type of Impact	Build Alternative Relocations
Total Residential Relocations	2
Total Business Relocations	0

5.1.3 Publicly Owned Lands and Discussion with Local Officials / Social Agencies

The Upper Reedy Creek Management Area – Intercession City is located within the study area, and is owned by South Florida Water Management District (SFWMD). Among the eight (8) SFWMD-owned parcels located near the US 17/92 PD&E Study area, four (4) parcels are immediately adjacent to the project and will be impacted by the Preferred Alternative. During the US 17/92 PD&E Study, FDOT and SFWMD discussed potential impacts to the managed lands as well as avoidance and mitigation strategies.

Board of Trustees of the Internal Improvement Trust Fund of the State of Florida (TIITF) lands managed by the Florida Department of Environmental Protection (FDEP) are located adjacent to the Preferred Alternative. No impacts are anticipated to this parcel.

Shelby Memorial Park is located within the project area within Intercession City, near the intersection of Old Tampa Highway and Tallahassee Boulevard. The proposed project will not impact Shelby Memorial Park or access to the facility.

5.1.4 Impact on Cemeteries or Burial Plots

The Muslim Cemetery of Central Florida is directly adjacent to the proposed project, but no direct impacts are anticipated to this community resource.

5.1.5 Potential Hazardous Waste Concerns

A Contamination Screening Evaluation Report was prepared as part of this PD&E study and identified 11 Low Risk, 7 Medium Risk, and 0 High Risk sites proposed for right-of-way acquisition (see **Table 3**).

Table 3: Proposed Right-of-Way Acquisition with Potential Contamination Concerns

CSER Site #	Facility Name	Parcel Number	Address/Location	Facility ID (FDEP/RCRA)	Risk Rating
1	Ebenezer Nursery	06-26-28-5149-0001-0040	6635 S Orange Blossom Trail	N/A	Low
2	Spill at Train Tracks Near 6525 Osceola Polk Line Road		6525 Osceola Polk Line Road	Incident #55627	Low
3	Duke Energy Intercession City Plan	31-25-28-0000-0040-0000	6525 Osceola Polk Line Road	8840909	Low
4	Debris Management Site		US 17/92 at Old Tampa Highway	99959	Low
5	Historical Telephone Repeater Station	33-25-28-0000-0120-0000	North of US 17/92	N/A	Medium
6	Appliances	33-25-28-3450-0001-0430	5624 South Orange Blossom Trail	SQG_103237	Low
7	Marathon – Intercession City #090/Circle K #7226	03-26-28-2880-0011-0010	1608 Shephard Lane	8513740, FLD984254276	Medium
8	Leprino Foods	25-26-28-6180-000E-0021	3152 Avenue B	8520986	Medium
9	SVC Manufacturing Inc	25-26-28-6180-000B-0040	1650 South Poinciana Boulevard	9808670, FLD984175281	Low
10	Railroad		Study Area	N/A	Low
11	Citrus Groves	06-26-28-0000-0040-0000	Study Area	N/A	Medium
12	Area of Pits	06-26-28-0000-0135-0000	US 17/92	N/A	Medium
N/A	Joint Use Pond 1	06-26-28-0000-0040-0000	East of US 17/92, between Ivy Mist Lane and Sundown Drive	N/A	Medium
N/A	Joint Use Pond 2A	06-26-28-0000-0040-0000	West of US 17/92, south of Osceola Polk Line Road	N/A	Low
N/A	Pond 2B	31-25-28-0000-0050-0000	West of US 17/92, north of, and overlapping Osceola Polk Line Road	N/A	Low
N/A	Pond 3.1	33-25-28-0000-0120-0000	North of US 17/92	N/A	Medium
N/A	Floodplain Compensation Pond	33-25-28-3510-0106-0010	North of Old Tampa Highway and the railroad tracks, west of Hicpochee Street	N/A	Low
N/A	Pond 4.1	34-25-28-0000-0340-0000 34-25-28-0000-0350-0000 03-26-28-0000-0010-0000	North of US 17/92, west of Myakka Street	N/A	Low

5.2 Relocation Effects

5.2.1 General Effect of Relocation on Local Economy

No significant negative impacts on the local economy are anticipated as a result of this project, as no resources would be displaced that provide specialized services that are difficult to duplicate nearby.

5.2.2 Impacts on the Community and Special Populations

This project is not anticipated to result in any businesses relocations. Two (2) residential relocations are anticipated. Access to remaining properties will be maintained with the Build Alternative.

5.3 Relocation Assistance

5.3.1 Available Housing

Table 4 summarizes residential properties that are listed for sale within Intercession City or near the project area. These available properties were identified using Realtor.com, accessed June 2, 2024. Additional residential properties are available approximately two (2) miles east of Intercession City along US 17/92. Appendix D provides the property listings below.

Table 4: Available Residential Properties within Study Area

Location	Living Area (Parcel Size)	Price	Parcel No.	Property Notes
1526 Immokalee St Intercession City, FL 33848	1,232 Sq. Ft. (8,276 Sq. Ft.)	\$289,999	33-25-28-3500-0020-0040	One-story house with detached garage. 3 bedroom / 2 bathroom
5572 Myakka Ave Intercession City, FL 33848	2,035 Sq. Ft. (12,502 Sq. Ft.)	\$423,000	33-25-28-3501-0025-0010	One-story house with garage. 3 bedroom / 2 bathroom
0 Wauchula St Intercession City, FL 33848	Undeveloped (9,365 Sq. Ft.)	\$60,000	33-25-28-3500-0006-0110	Undeveloped land
6531 Dusk Ct Davenport, FL 33896	896 Sq. Ft. (1.08 Ac)	\$279,000	06-26-28-5148-0001-0210	One-story mobile home. 2 bedroom / 2 bathroom
4894 Old Tampa Hwy Kissimmee, FL 34758	1,616 Sq. Ft. (11,500 Sq. Ft.)	\$350,000	02-26-28-2810-000C-0010	One-story house with swimming pool. 4 bedroom / 3 bathroom

5.3.2 Community Centers and Social Services

The following community centers and organizations were identified within Osceola County near the US 17/92 project area.

- Intercession City Civic Center
 - 1531 Imokalee St, Intercession City, FL 33848
- Osceola County Housing and Community Services
 - 1392 E Vine St, Kissimmee, FL 34741; 407-742-8400
- Social Services Community Center
 - 1975 S. John Young Parkway, Kissimmee, FL 34741; 407-483-5895
- Osceola County Human Resources
 - 1 Courthouse Sq #100, Kissimmee, FL 34741; 407-742-1200
- Osceola County Community Health Services at Intercession City
 - 1703 Business Center Ln #1801, Kissimmee, FL 34741; 407-943-8600
- Miracle of Love - Osceola County

- 600 N Thacker Ave Suite C-23, Kissimmee, FL 34741; 407-931-1435
- Access Kissimmee
 - 931 W Oak St Suite #103, Kissimmee, FL 34741; 407-530-5373
- Help Now of Osceola, Inc
 - 108 Church St, Kissimmee, FL 34741; 407-847-3286
- Osceola Christian Ministry Center
 - 700 Union St, Kissimmee, FL 34741; 407-944-9968

5.3.3 Replacement Housing Remedy

When residential relocations are necessary, comparable decent, safe, and sanitary replacement dwellings within the financial means of the displacees will be provided. Should replacement housing not be available because of insufficient inventory, or available comparable dwellings are not within the financial means of the displacees, or are not within the decent, safe, and sanitary standards of the Agency, cost effective Replacement Housing of Last Resort may be provided. Variations from the usual methods of obtaining comparability will result neither in a lowering of housing standards nor quality of living style for the displaced households.

Physical characteristics of the comparable replacement dwelling may be dissimilar to those of the displacement dwelling, but they will not be inferior. If Housing of Last Resort becomes necessary, compensation greater than the current maximum replacement housing payment will be provided. Additional replacement housing options are available to persons being relocated under Housing of Last Resort provisions.

5.3.4 Special Relocation Advisory Services

Relocation advisory services are needed to effectively accomplish relocation goals. Relocation services will be provided and will include appropriate Advisory Services as well as Relocation Assistance. Property acquisitions and relocation services will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (the Uniform Act), Title VI of the 14 Civil Rights Act, Title VIII of the Civil Rights Act of 1968, and relocation resources in the form of relocation advisory services. Relocation assistance will be provided to displaced residential and business entities without discrimination. The objectives of the Uniform Act are to:

- Provide uniform, fair, and equitable treatment of persons whose real property is acquired or who are displaced in connection with federally funded projects.
- Ensure that relocation assistance is provided to displaced persons to lessen the emotional and financial impact of displacement.
- Ensure that no household is displaced unless decent, safe, and sanitary housing is available within the displaced household's financial means.
- Encourage and expedite property acquisition by agreement and without coercion.

A relocation specialist is assigned to assist all affected parties, to provide relocation advisory services, relocation assistance, aid in finding suitable replacement locations, and to assist with the submission of relocation claims. Relocation services and payments are provided without regard to race, color, religion, sex, or national origin.

6.0 Early Consultation with Local Governments

6.1 Anticipated Consultation

During the Alternatives Public Meeting, the proposed alternatives were presented to the public, including their potential relocations. Right-of-way staff were available to discuss the relocation process with residents. Since the Alternatives Public Meeting, the Build Alternative has been further refined to avoid or mitigate impacts to properties, leading to a reduced number of relocations. These relocations will be presented to the public during the Public Hearing near the end of the US 17/92 PD&E Study. The Public Hearing is anticipated in Spring 2025.

7.0 Conclusion

7.1 Conclusion

Two residential relocations are anticipated as a result of this project: however, replacement residential properties are available in the area. Relocation advisory services and assistance will be provided in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act). The “No-Build” Alternative would not result in any relocations; however, the “No-Build” Alternative would not address the needs of the proposed project. The Build Alternative would result in two anticipated residential relocations.

8.0 References

- Realtor.com (2024). Osceola County, FL Real Estate & Homes for Sale. Accessed June 2, 2024: https://www.realtor.com/realestateandhomes-search/Osceola-County_FL?view=map&pos=28.28437,-81.561552,28.220589,-81.468625,13.826499999999996&qdm=true
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- Osceola County Property Appraiser (2024). Osceola County Property Appraiser – Map Search. Accessed June 2, 2024: <https://ira.property-appraiser.org/gis/>.
- Google Maps (2024). Osceola County, FL. Accessed June 2, 2024: <https://www.google.com/maps/place/Osceola+County,+FL/@27.9952871,-81.2593315,10z/data=!3m1!4b1!4m6!3m5!1s0x88dd97d1c269d4a5:0x8df1ecd505e67f5f!8m2!3d28.1019838!4d-81.0754657!16zL20vMGpydjic?entry=ttu>

Appendix A

Concept Plans

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

CONTRACT PLANS

FINANCIAL PROJECT ID 437200-2-22-01

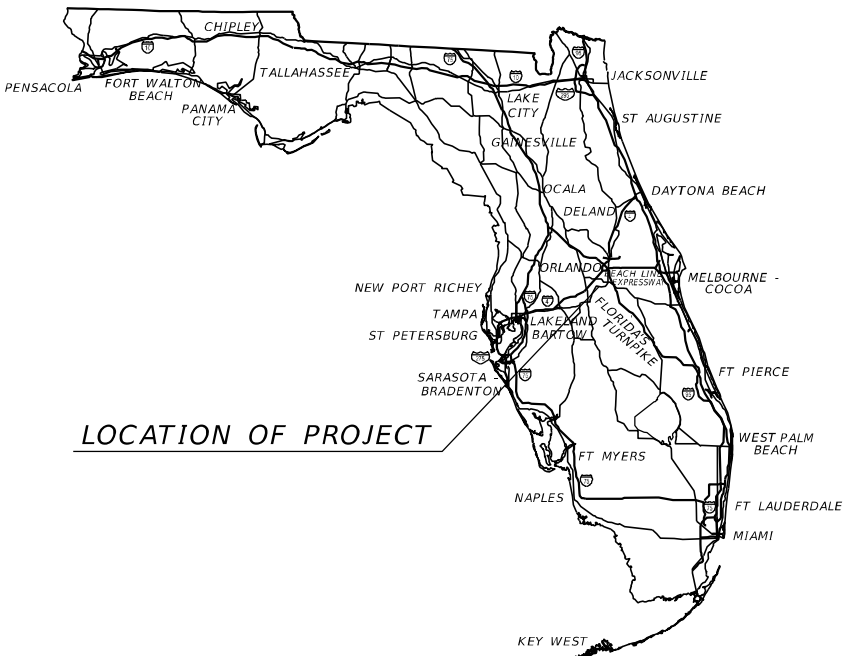
OSCEOLA COUNTY (92010000, 92010100)

STATE ROAD NO. 600 (US 17-92)

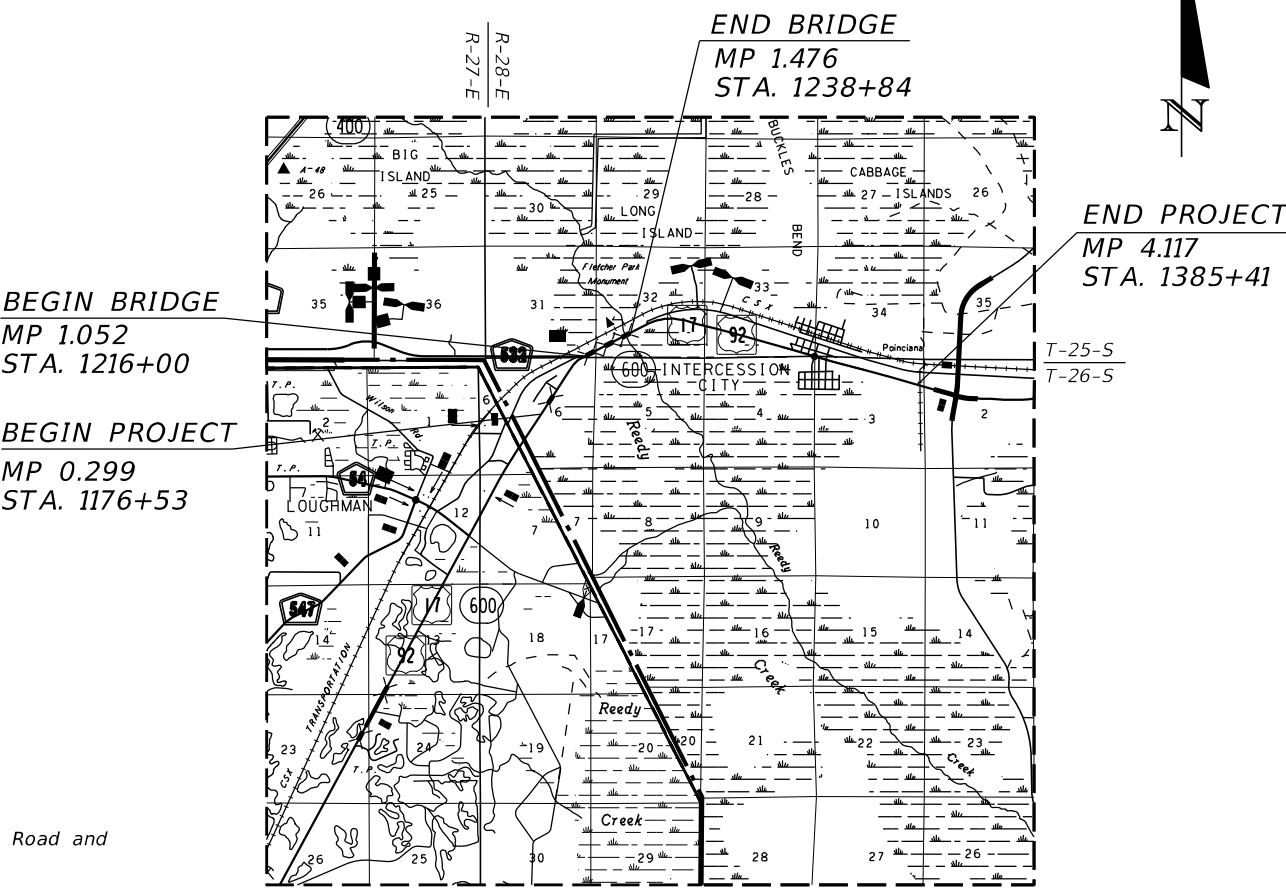
SR 600 (US 17-92) WIDENING FROM IVY MIST LANE TO AVENUE A

INDEX OF ROADWAY PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2-22	CONCEPT PLANS



LOCATION OF PROJECT



GOVERNING STANDARD PLANS:

Florida Department of Transportation, FY2022-23 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs).

Standard Plans for Road Construction and associated IRs are available at the following website: <http://www.fdot.gov/design/standardplans>

APPLICABLE IRs: IR____-____-

Standard Plans for Bridge Construction are included in the Structures Plans Component

GOVERNING STANDARD SPECIFICATIONS:

Florida Department of Transportation, July 2022 Standard Specifications for Road and Bridge Construction at the following website: <http://www.fdot.gov/programmanagement/Implemented/SpecBooks>

ROADWAY PLANS
ENGINEER OF RECORD:

KEVIN TYLER FREEMAN, P.E. NO.: 76146
VANASSE HANGEN BRUSTLIN, INC.
225 E ROBINSON STREET, SUITE 300
ORLANDO, FL 32801
CERTIFICATE OF AUTHORITY: 3932

FDOT PROJECT MANAGER:

DAVID ANDREW GRAEBER, P.E.

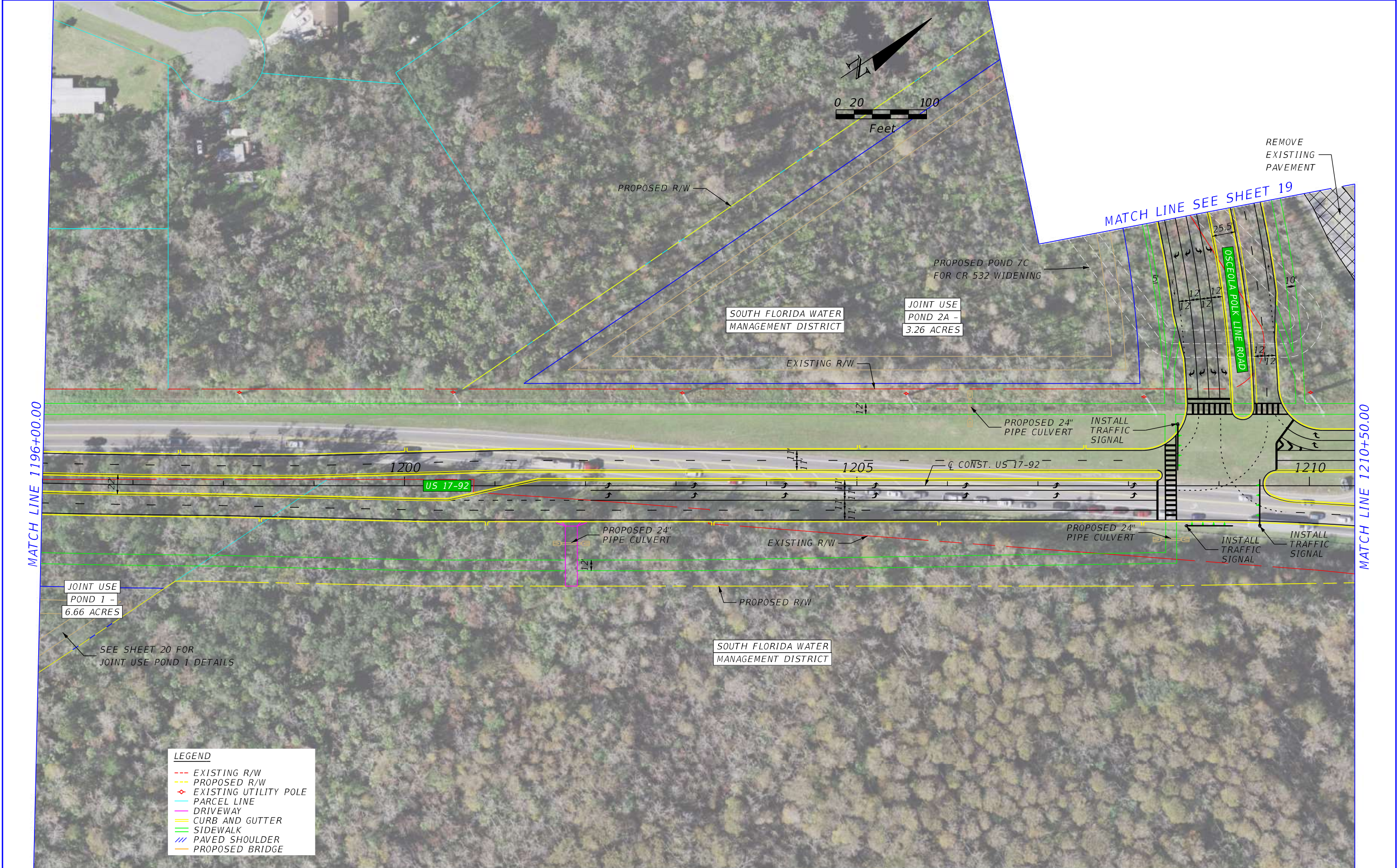
SHEET
NO.



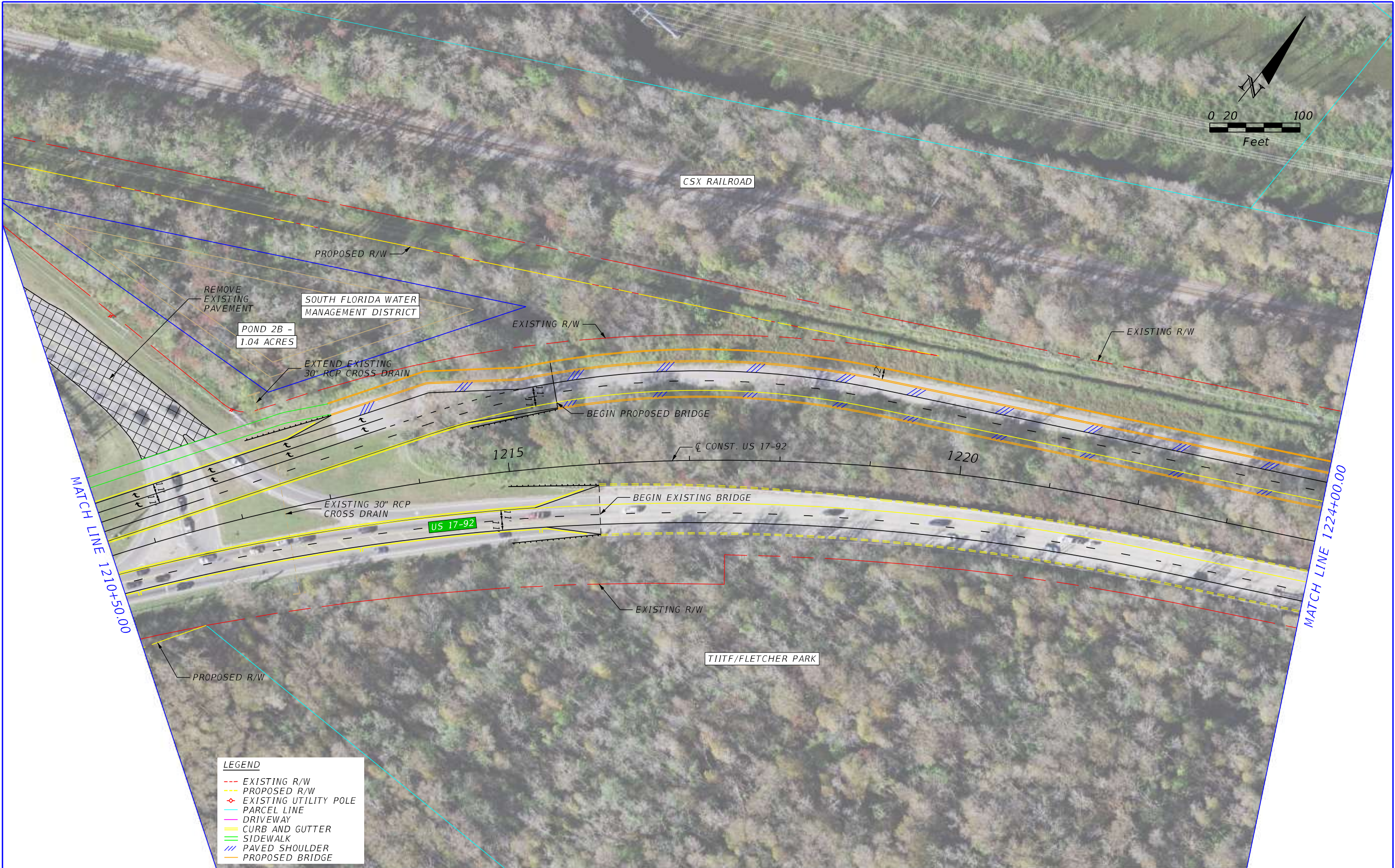
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DATE	DESCRIPTION	DATE	DESCRIPTION				
				ROAD NO.	COUNTY	FINANCIAL PROJECT ID	
				SR 600	OSCEOLA	437200-2-22-01	



REVISIONS				STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION	US 17-92 PD&E - PREFERRED ALTERNATIVE		SHEET NO.
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DATE	DESCRIPTION	DATE	DESCRIPTION				
				ROAD NO.	COUNTY	FINANCIAL PROJECT ID	
				SR 600	OSCEOLA	437200-2-22-01	

MATCH LINE 1224+00.00

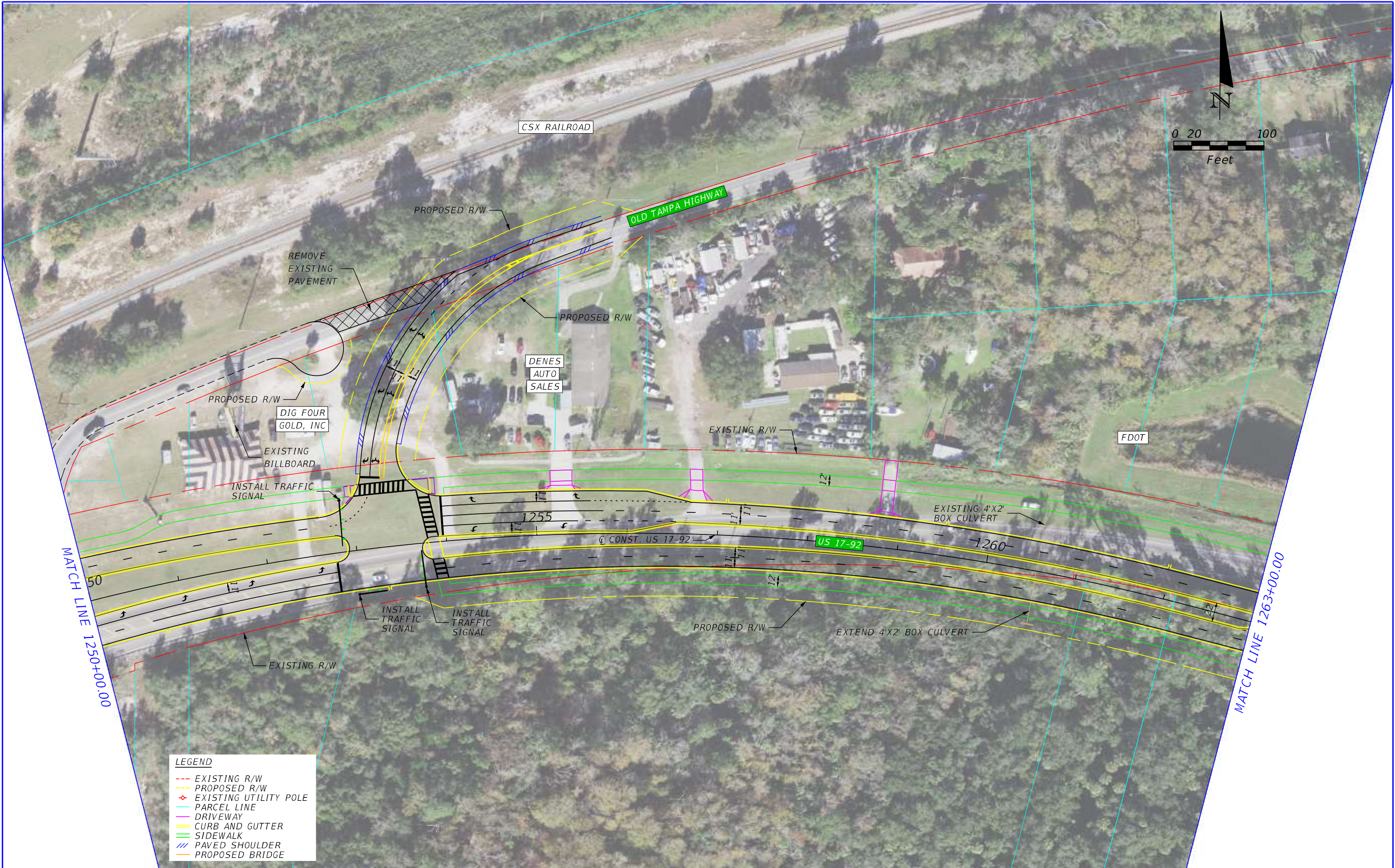


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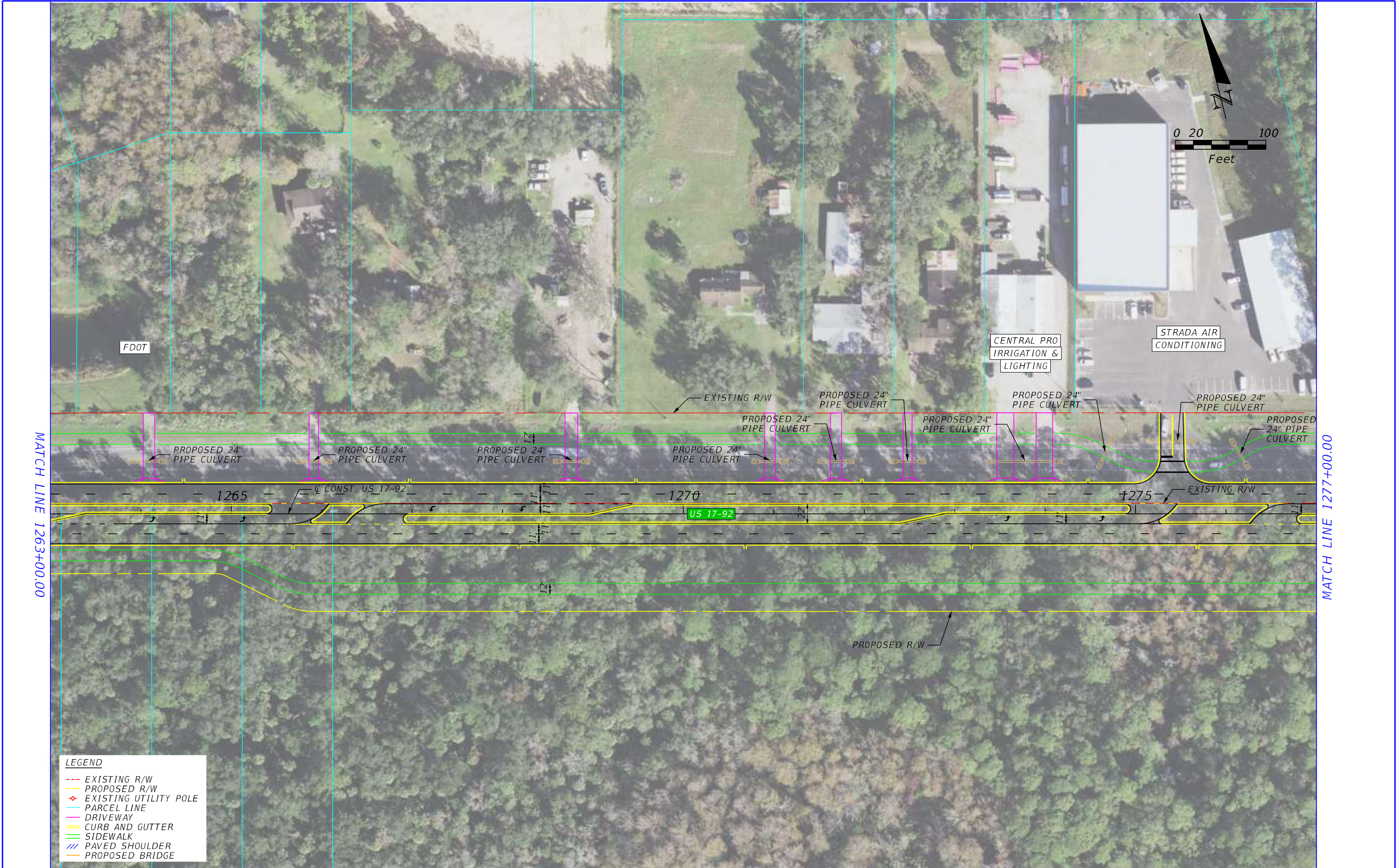
REVISIONS				KEVIN TYLER FREEMAN P.E. LICENSE NUMBER 76146 VANASSE HANGEN BRUSTLIN, INC. 225 E. ROBINSON STREET ORLANDO, FL 32801	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			US 17-92 PD&E - PREFERRED ALTERNATIVE		SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID			
					SR 600	OSCEOLA	437200-2-22-01			



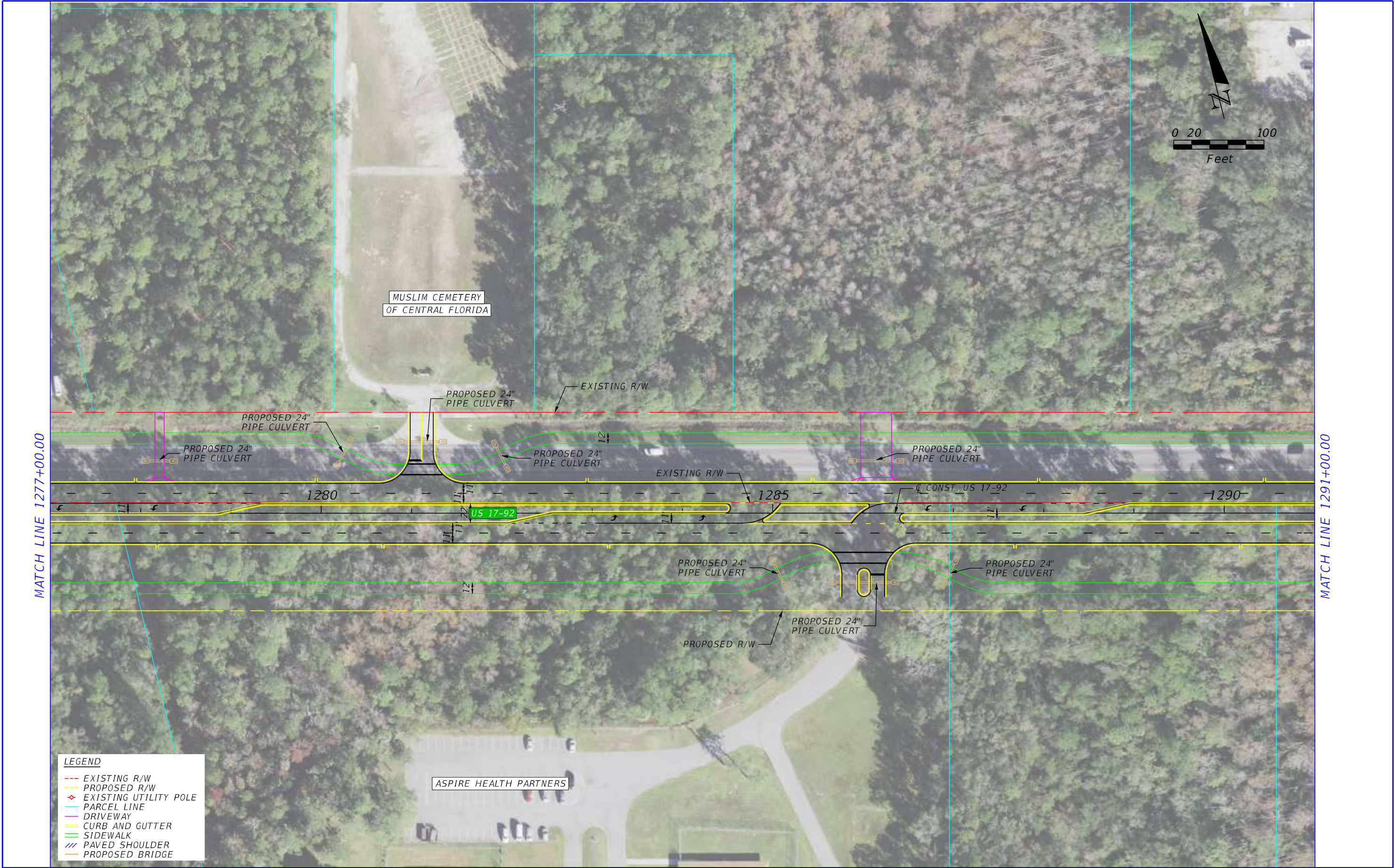
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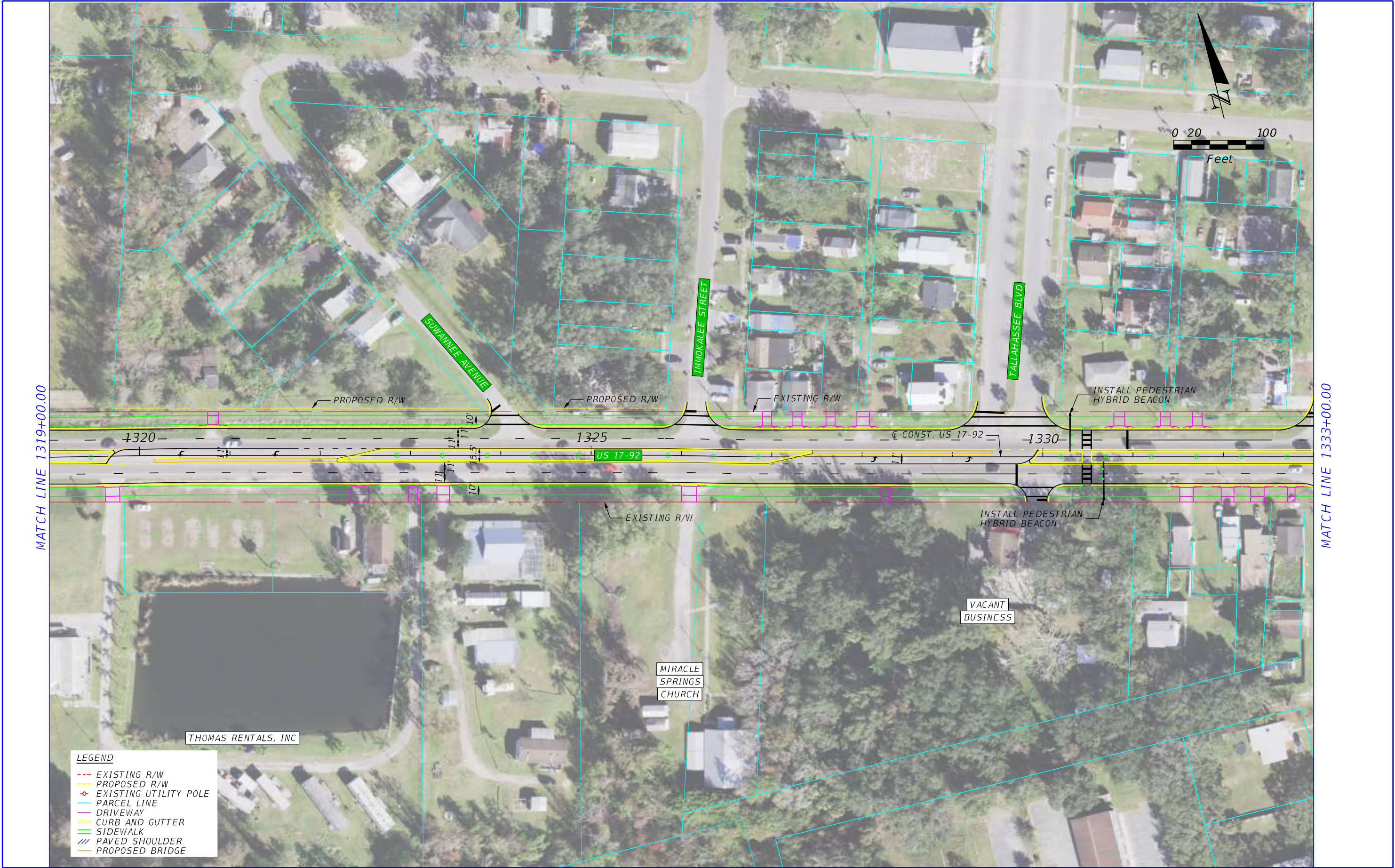


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KEVIN TYLER FREEMAN
P.E. LICENSE NUMBER 76146
VANASSE HANGEN BRUSTLIN, INC.
225 E. ROBINSON STREET
ORLANDO, FL 32801

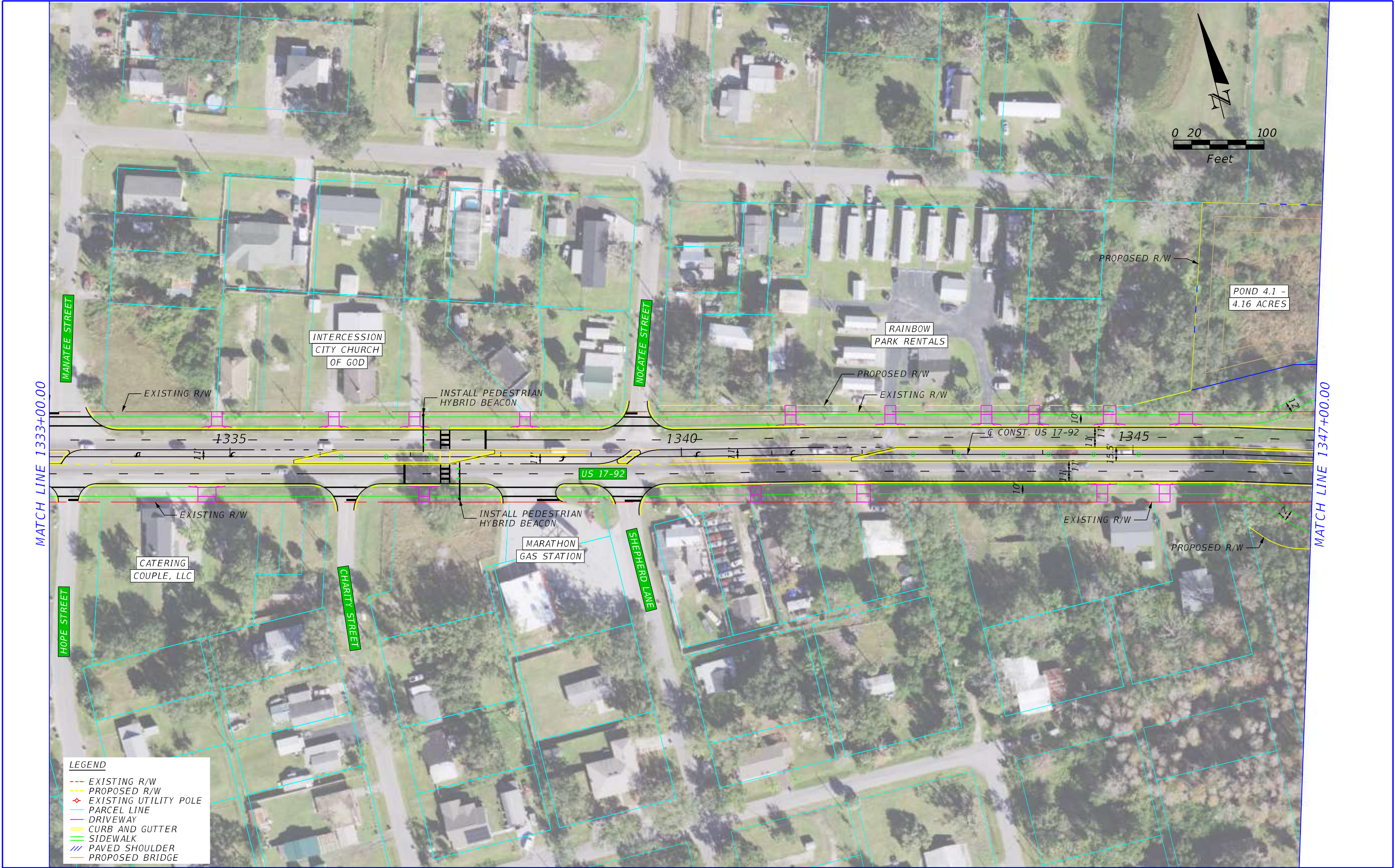


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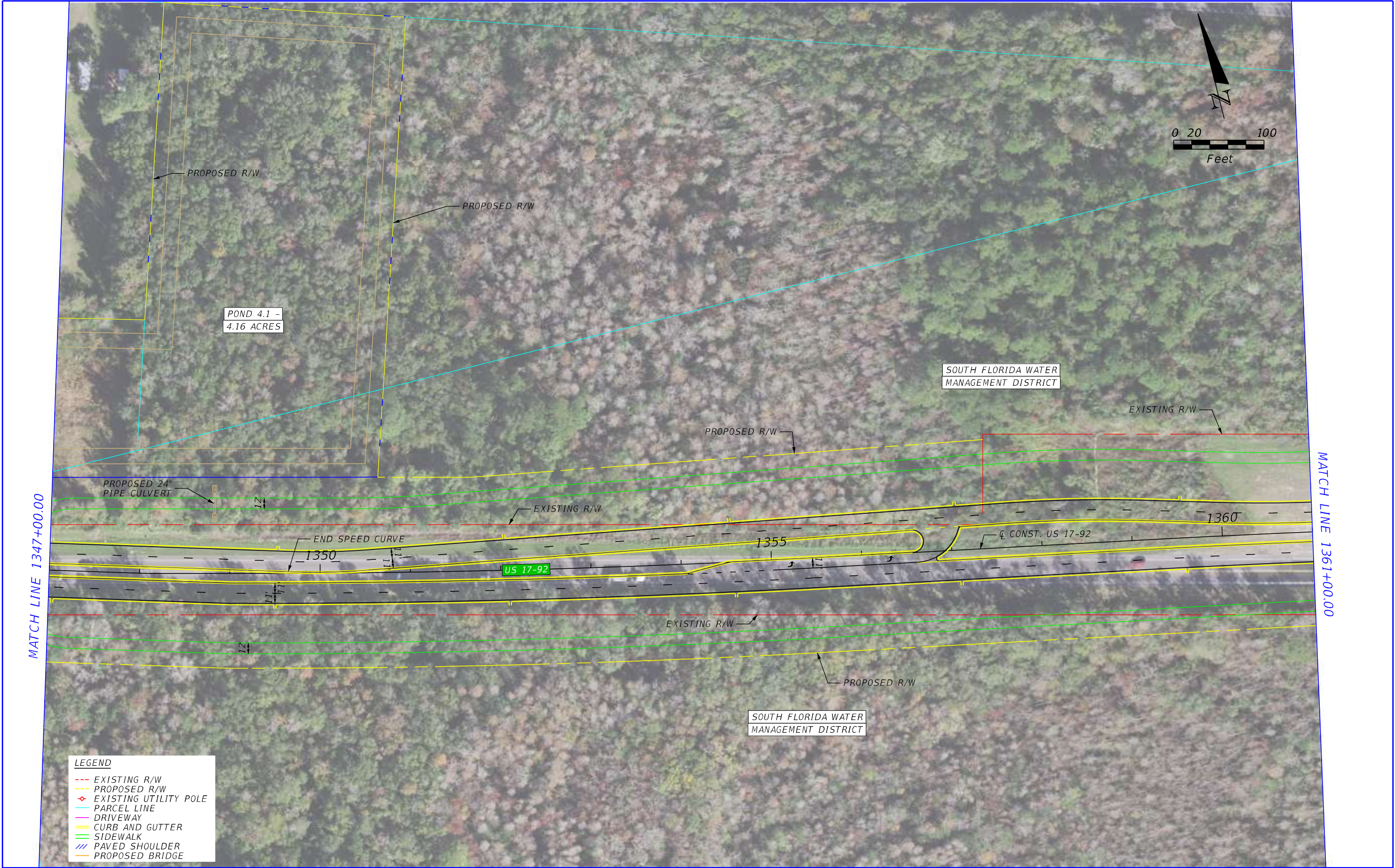


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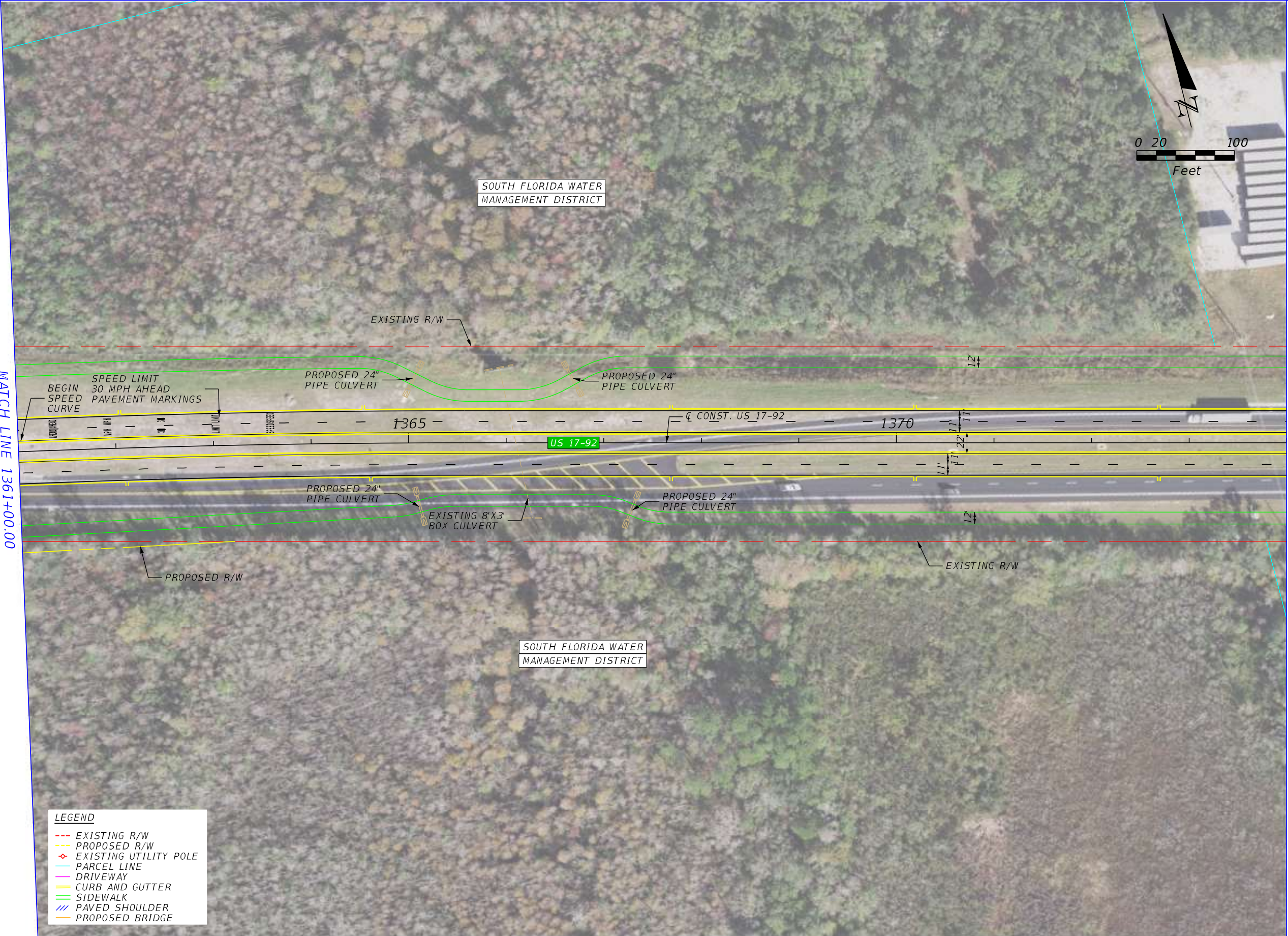
KEVIN TYLER FREEMAN
P.E. LICENSE NUMBER 76146
VANASSE HANGEN BRUSTLIN, INC.
225 E. ROBINSON STREET
ORLANDO, FL 32801



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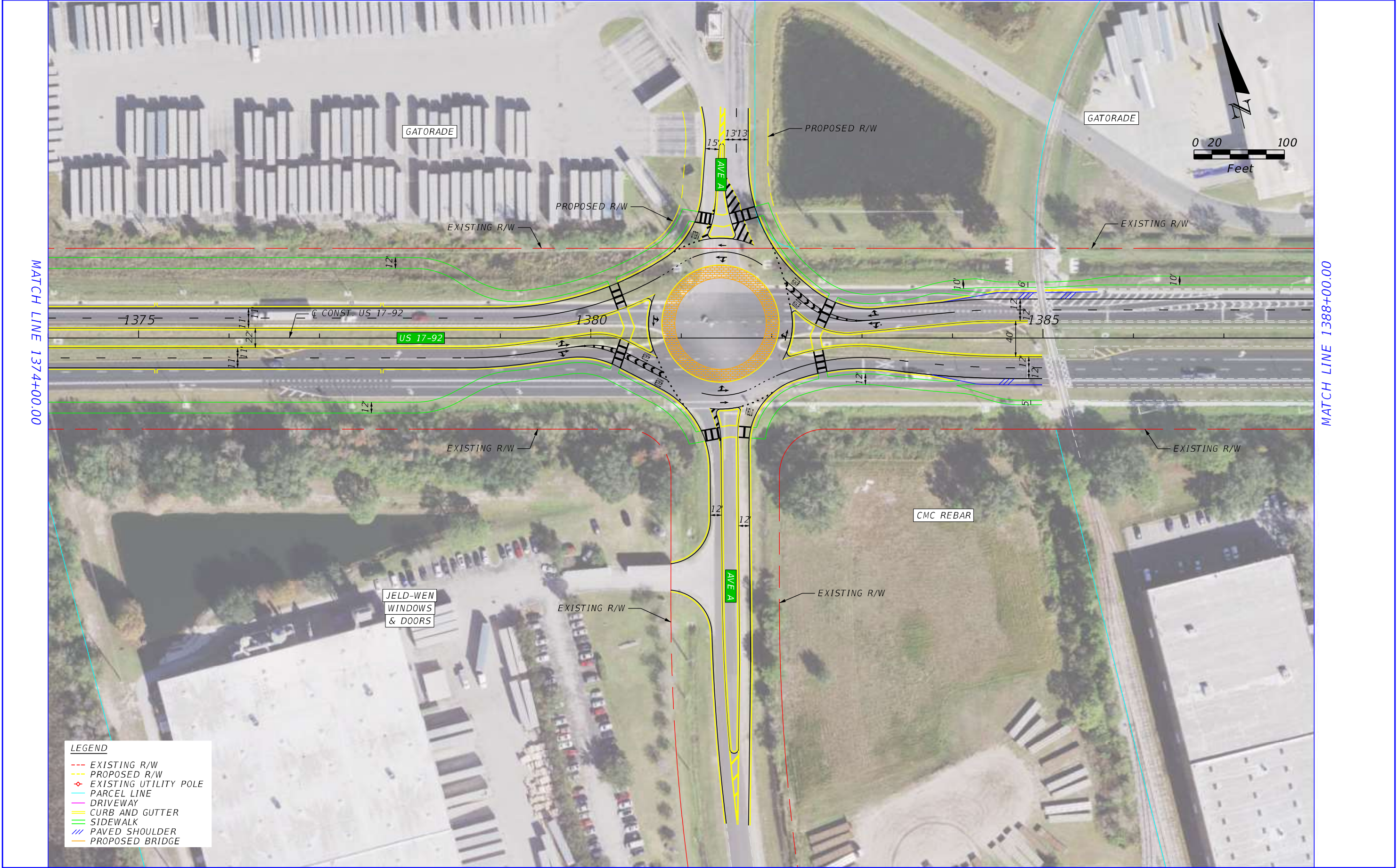
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				ROAD NO.	COUNTY	FINANCIAL PROJECT ID	
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LEGEND	
---	EXISTING R/W
---	PROPOSED R/W
◇	EXISTING UTILITY POLE
---	PARCEL LINE
---	DRIVEWAY
---	CURB AND GUTTER
---	SIDEWALK
---	PAVED SHOULDER
---	PROPOSED BRIDGE

REVISIONS				STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION	US 17-92 PD&E - PREFERRED ALTERNATIVE		SHEET NO.
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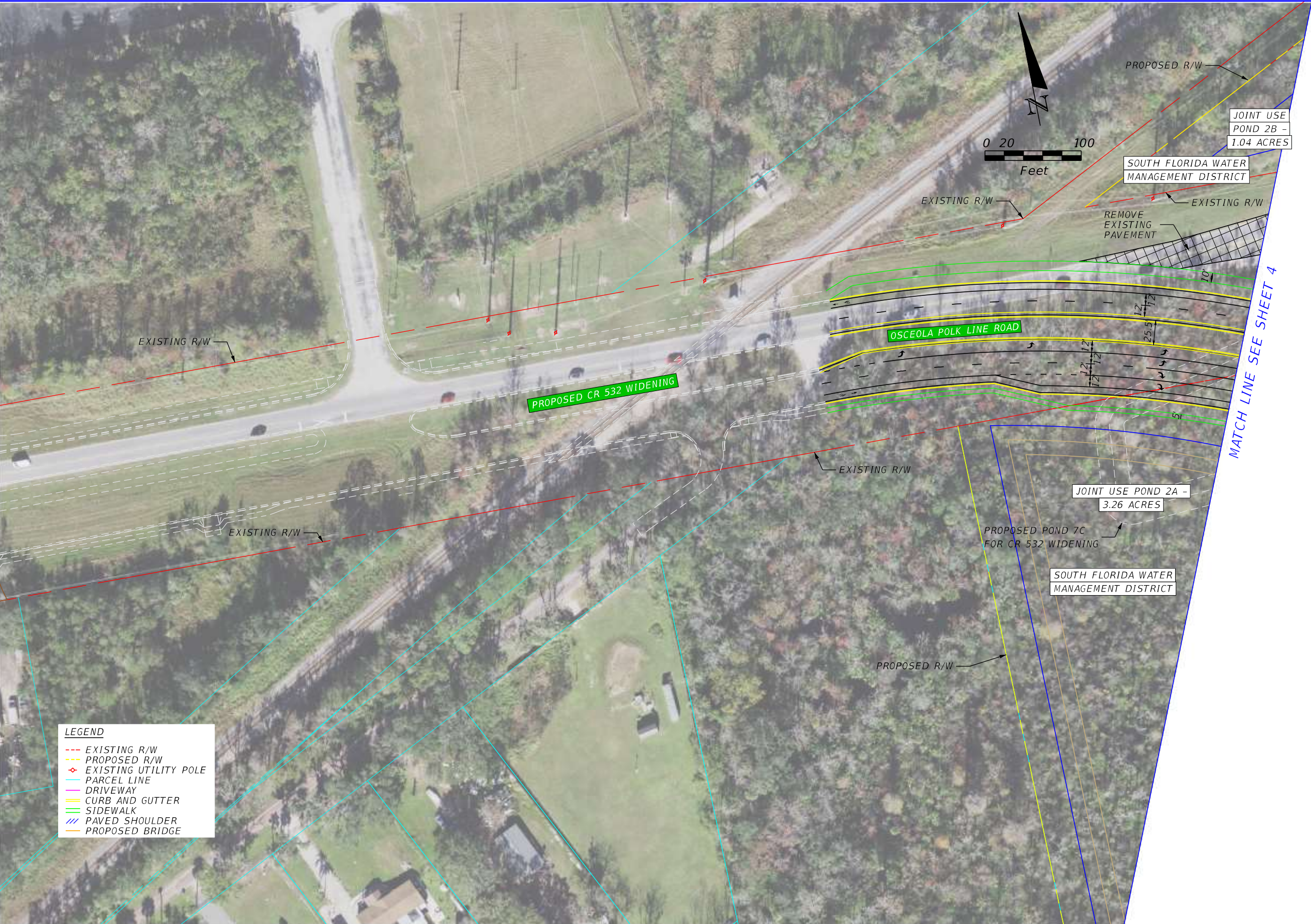
KEVIN TYLER FREEMAN
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VANASSE HANGEN BRUSTLIN, INC.
225 E. ROBINSON STREET
ORLANDO, FL 32801



REVISIONS				STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION	US 17-92 PD&E - PREFERRED ALTERNATIVE		SHEET NO.
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				SR 600	OSCEOLA	437200-2-22-01	

Appendix B

Anticipated Relocation Property Cards



Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser

www.property-appraiser.org
Osceola County Government Center
2505 East Irla Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax: (407) 742-4900

Owner Information

Parcel ID: 33-25-28-0000-0300-0000
Owner(S): LOZANO FABIOLA E
Mailing Address: 2015 RESTON RD APT 2217 ORLANDO FL 32837
Property Address: 5880 S ORANGE BLOSSOM TRL DAVENPORT FL 33896
Primary Use: SINGLE FAMILY-IMPROVED (Code: 0111)
Tax District: 300 - COUNTY

Legal Description

Legal Description: COM 1338.3 FT E OF SW COR SEC 33, E 76.5 FT, N 14 DEG E 952.9 FT TO POB; N 13 DEG E 223 FT TO S LINE ST RD 2, ELY ALONG R/W 74.7 FT, SLY 223 FT, WLY TO POB

Land (Total Records: 1) Total Acres: 0.382

Land	Units	Unit Type	Depth	Value
RURAL ACREAGE	AC	0.38	0	\$11,875

Property Values (Total Records: 5)

Values Shown Below Represents Working Appraised Values As Of 06/01/2024, Which Are Subject To Change Prior To Certification

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	- Portability/SOH	= Assessed	- Exemption	= Taxable
2024	\$11,900	\$79,300	\$0	\$91,200	\$0	\$91,200	\$0	\$91,200

Values Shown Below Represents Certified Values That Appeared On The Tax Roll As Of 10/05/2022

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	- Portability/SOH	= Assessed	- Exemption	= Taxable
2023	\$10,900	\$77,200	\$0	\$88,100	\$4,500	\$83,600	\$0	\$83,600

Values Shown Below Represents Historic Values

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	- Portability/SOH	= Assessed	- Exemption	= Taxable
2022	\$10,900	\$71,600	\$0	\$82,500	\$6,500	\$76,000	\$0	\$76,000
2021	\$10,400	\$61,600	\$0	\$72,000	\$2,909	\$69,091	\$0	\$69,091
2020	\$10,400	\$54,300	\$0	\$64,700	\$1,890	\$62,810	\$0	\$62,810

Parcel Sales History

Sale Date	Price	Book-Page	Seller(S)	Buyer(S)	Vacant / Improved	Deed Code
2004-04-19	\$62,000	2495-0977	LOZANO ELIO F & ANA F	LOZANO FABIOLA E	IMPROVED	WARRANTY DEED
1990-12-19	\$30,600	1001-0421	WILLIAMS RICHARD D	LOZANO ELIO F & ANA	IMPROVED	WARRANTY DEED
1989-05-01	\$42,500	0925-1694			IMPROVED	WARRANTY DEED
1989-05-01	\$0	0925-1691		SORGE JOSEPH	IMPROVED	PERSONAL REPRESENTATIVE DEED
1987-05-01	\$0	0841-2553		SORGE JOSEPH	IMPROVED	PERSONAL REPRESENTATIVE DEED
1987-01-01	\$0	0826-2705		SMITH THELMA EST	IMPROVED	PERSONAL REPRESENTATIVE DEED

Sales In Subdivision Within Last 1 Year (Total Records: 0)

No Records To Display.

Buildings Information									
Building - 1									
Description	Yr Built	Bldg Value	Bldg SqFt	Heated SqFt	Beds	Baths	Half Baths	Roof	Exterior Wall
SINGLE FAMILY	1919	\$79,270	1,644	1,385	4	2	-	GABLE/HIP	SIDING AVERAGE
Sub Areas - 1									
Code	Description							Year	Area
BAS	BASE AREA							1919	1,242
EPF	ENCLOSED PORCH FINISHED							1919	143
OPF	OPEN PORCH FINISHED							1919	91
OPF	OPEN PORCH FINISHED							1919	168

Extra Features									
No Records To Display.									

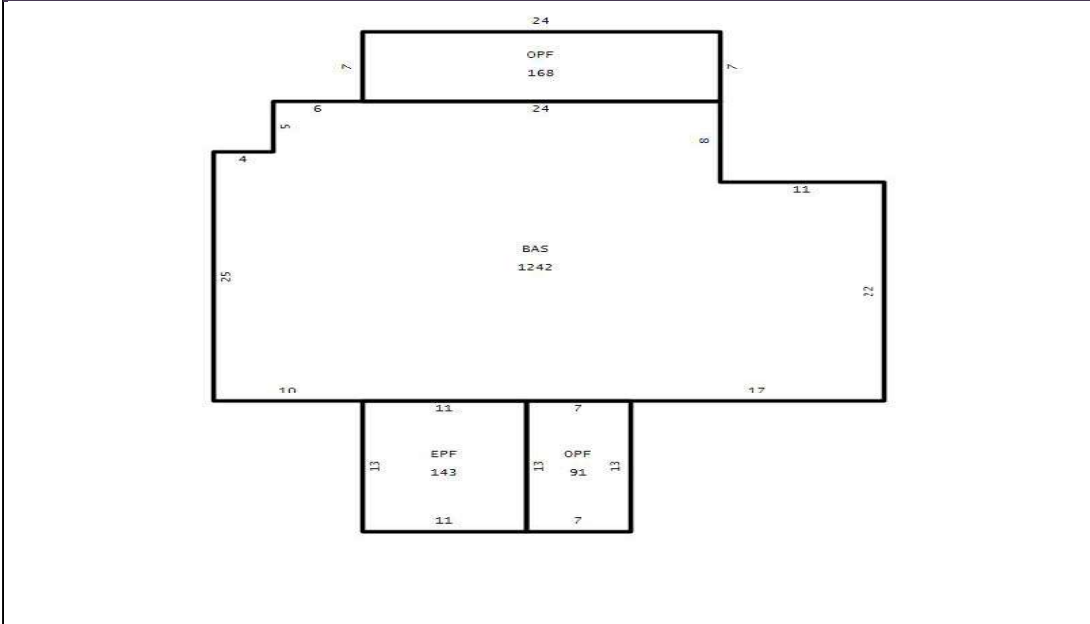
School Info	
Category	Description
ELEMENTARY SCHOOLS	REEDY CREEK ELEMENTARY
MIDDLE SCHOOLS	HORIZON MIDDLE
HIGH SCHOOLS	POINCIANA HIGH

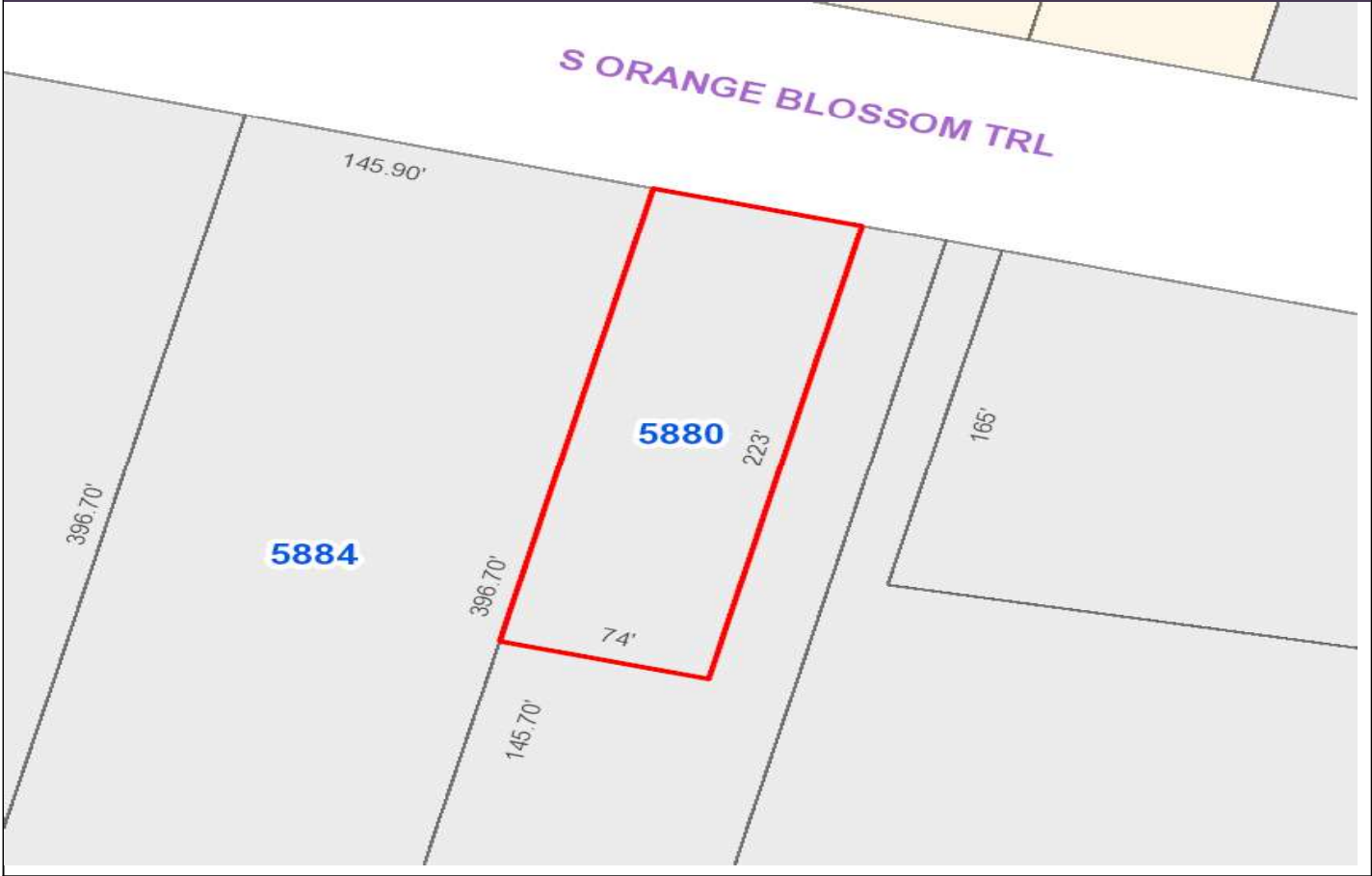
TPP Info	
No Records To Display.	

Building 1 Image



Building 1 Sketch







Katrina S. Scarborough, CFA, CCF, MCF
Osceola County Property Appraiser

www.property-appraiser.org
Osceola County Government Center
2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744
Ph: (407) 742-5000 Fax: (407) 742-4900

Owner Information

Parcel ID: 33-25-28-0000-0310-0000
GARCIA PABLO
Owner(S): GARCIA IVAN
Mailing Address: 5884 S ORANGE BLOSSOM TRL DAVENPORT FL 33848
Property Address: 5884 S ORANGE BLOSSOM TRL DAVENPORT FL 33896
Primary Use: SINGLE FAMILY-IMPROVED (Code: 0111)
Tax District: 300 - COUNTY

Legal Description

Legal Description: COM AT SW COR, E 1224.8 FT, N 13 DEG W 807.2 FT TO POB; S 76 DEG E 109.8 FT, N 13 DEG E 396.7 FT TO S LINE SR 600, N 76 DEG W 145.9 FT, S 13 DEG W 396.7 FT, S 76 DEG E 36.1 FT TO POB

Land (Total Records: 1) Total Acres: 1.329

Land	Units	Unit Type	Depth	Value
RURAL ACREAGE	AC	1.33	0	\$33,250

Property Values (Total Records: 5)

Values Shown Below Represents Working Appraised Values As Of 06/01/2024, Which Are Subject To Change Prior To Certification

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	- Portability/SOH	= Assessed	- Exemption	= Taxable
2024	\$33,200	\$137,900	\$800	\$171,900	\$0	\$171,900	\$0	\$171,900

Values Shown Below Represents Certified Values That Appeared On The Tax Roll As Of 10/05/2022

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	- Portability/SOH	= Assessed	- Exemption	= Taxable
2023	\$30,600	\$134,700	\$700	\$166,000	\$0	\$166,000	\$0	\$166,000

Values Shown Below Represents Historic Values

Tax Year	Land	+ Building(S)	+ Feature(S)	= Market	- Portability/SOH	= Assessed	- Exemption	= Taxable
2022	\$30,600	\$124,500	\$1,000	\$156,100	\$3,435	\$152,665	\$0	\$152,665
2021	\$29,300	\$113,100	\$1,000	\$143,400	\$4,613	\$138,787	\$0	\$138,787
2020	\$29,300	\$99,700	\$1,000	\$130,000	\$3,830	\$126,170	\$0	\$126,170

Parcel Sales History

Sale Date	Price	Book-Page	Seller(S)	Buyer(S)	Vacant / Improved	Deed Code
2023-05-23	\$175,000	6412-2750	GARMAN RONALD K	GARCIA PABLO & GARCIA IVAN	IMPROVED	WARRANTY DEED
2003-03-31	\$100	2412-0679	GARMAN SALLY E	GARMAN RONALD K	IMPROVED	QUIT CLAIM DEED
1988-08-03	\$40,000	0887-2015	LANE KENNETH R & LANE DONALD L T/C	GARMAN RONALD K &	IMPROVED	WARRANTY DEED
1972-06-21	\$27,000	0243-0127	SURYAN JOHN P	LANE KENNETH &	VACANT	WARRANTY DEED

Sales In Subdivision Within Last 1 Year (Total Records: 0)

No Records To Display.

Buildings Information									
Building - 1									
Description	Yr Built	Bldg Value	Bldg SqFt	Heated SqFt	Beds	Baths	Half Baths	Roof	Exterior Wall
SINGLE FAMILY	1919	\$47,617	1,088	1,310	2	1	-	GABLE/HIP	SIDING AVERAGE
Sub Areas - 1									
Code	Description							Year	Area
OPF	OPEN PORCH FINISHED							1919	108
UTU	UTILITY UNFINISHED							1919	45
ATF	ATTIC FINISHED							1919	375
BAS	BASE AREA							1919	935
Building - 2									
Description	Yr Built	Bldg Value	Bldg SqFt	Heated SqFt	Beds	Baths	Half Baths	Roof	Exterior Wall
SINGLE FAMILY	1919	\$49,022	660	660	2	1	-	GABLE/HIP	SIDING AVERAGE
Sub Areas - 2									
Code	Description							Year	Area
BAS	BASE AREA							1919	660
Building - 3									
Description	Yr Built	Bldg Value	Bldg SqFt	Heated SqFt	Beds	Baths	Half Baths	Roof	Exterior Wall
SINGLE FAMILY	1950	\$41,289	452	452	2	1	-	SHED	CONCRETE BLOCK
Sub Areas - 3									
Code	Description							Year	Area
BAS	BASE AREA							1950	432
BAS	BASE AREA							1950	20

Extra Features			
Description	Built Year	Units	Assessed Value
MANUAL - RESIDENTIAL	1968	1	\$110
A/C-WALL UNIT	2009	1	\$130
A/C-WALL UNIT	2009	1	\$130
A/C-WALL UNIT	2009	1	\$130
WOOD SHED	1989	88	\$264

School Info	
Category	Description
ELEMENTARY SCHOOLS	REEDY CREEK ELEMENTARY
MIDDLE SCHOOLS	HORIZON MIDDLE
HIGH SCHOOLS	POINCIANA HIGH

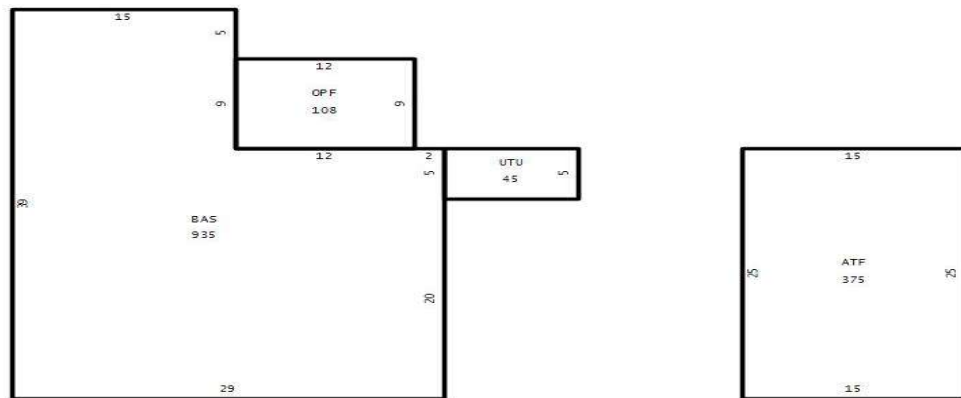
TPP Info				
TPP Account	Business Name	Business Address	Market Value	Taxable Value
037793	GARCIA TILE LLC	5884 S ORANGE BLOSSOM TRL, FL	\$238	\$0

Building 1 Image



5884 S ORANGE BLOSSOM TRL
332528000003100000 03/28/2022

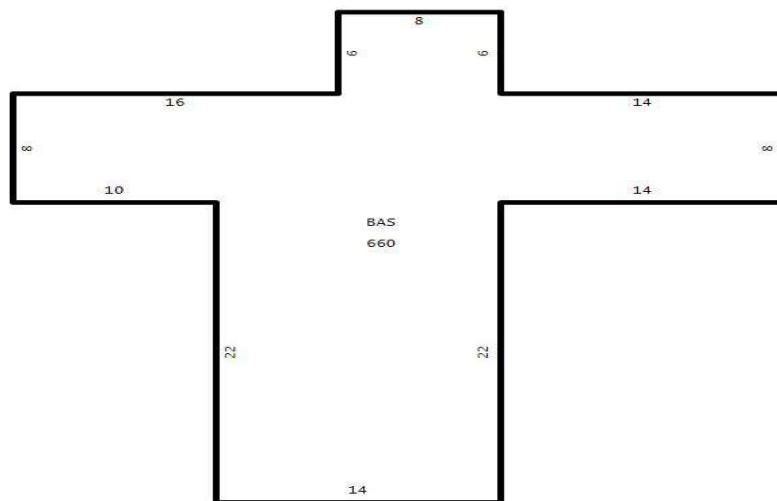
Building 1 Sketch



Building 2 Image



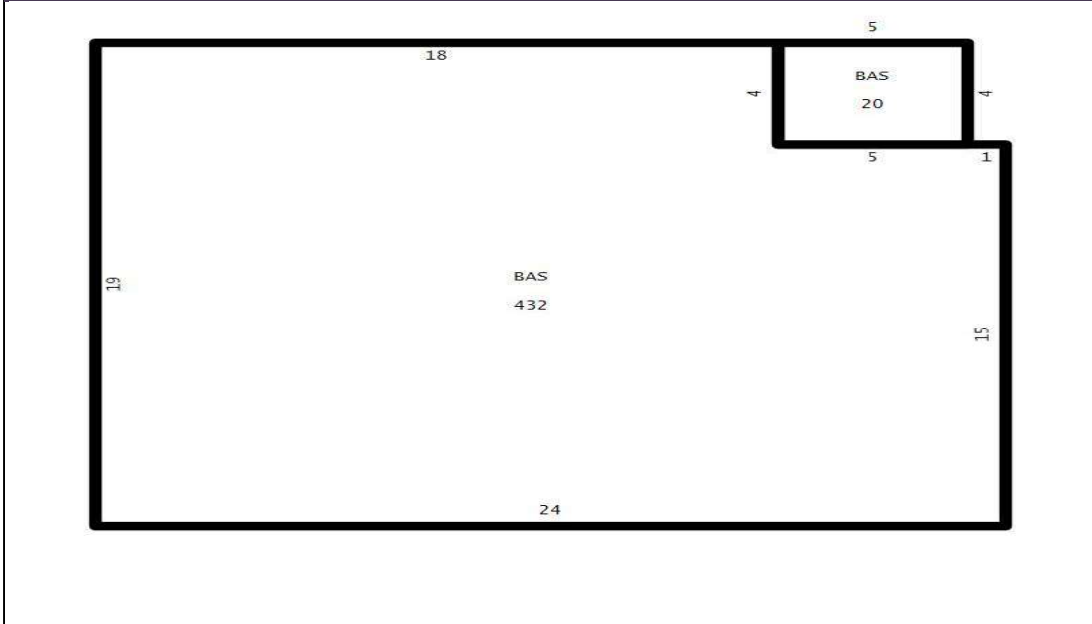
Building 2 Sketch



Building 3 Image



Building 3 Sketch



Appendix C

Property Listings

< Back

Intercession City, FL

X

By Erik Maganda with LPT REALTY LLC



Virtual tour

1/57

[Veterans: See what you can afford](#)

[See how much home you can afford](#)

For sale

\$284,999

Est. \$1,791/mo

3 bed 2 bath 1,232 sqft 8,276 sqft lot

1526 Immokalee St, Intercession City, FL 33848

[View on Map](#)

[Add a commute](#)

Single family
Property type

29 days
Time on Realtor.com

\$231
Price per sqft

1 Car
Garage

1950
Year built

[Ask a question](#)

[Share this home](#)

[US Military & Veterans \\$100,000 Home Giveaway. See Off. Rules](#)

Open houses



Property details



This charming home in Intercession city has been fully renovated and ready for its new owners. This is a home with 3 bedrooms, 2 bathrooms, and a guest suite. The home is also fully fenced, has a pergola, it is also equipped with a charging port for Electric Vehicles, and an antique style pump for t... [Show more](#)

Property features

Bedrooms

- Bedrooms: 3

Contact agent

Schedule tour

- Bedroom 3 Dimensions: 11 x 10
- Primary Bedroom Level: First
- Bedroom 2 Level: First
- Bedroom 3 Level: First

Other Rooms

- Total Rooms: 5
- Living Room Dimensions: 15 x 12
- Living Room Level: First

Show more ▾

Find out more about this property.

Contact agent

Local Home Services

Advertisement

 Monthly payment	▾
 Connect with a lender	▾
 Veterans & military benefits <small>Sponsored by  Veterans United.</small>	▾
 Property history	▾
 Neighborhood	▾
 Environmental risk	▾
 Schools	▾
 Home value <small>New</small>	▾

< Back

Intercession City, FL

X

By Julio De La Guarda with LPT REALTY LLC



[Veterans: Check 2024 VA Loan Req](#)

[See how much home you can afford](#)

For sale

\$423,000 ↓ \$2K

Est. \$2,555/mo

Assumable mortgage

An assumable mortgage could be an option for this home. [Learn more](#)

3 bed **2** bath **2,035** sqft **0.29** acre lot

5572 Myakka Ave, Intercession City, FL 33848

[View on Map](#)

[Add a commute](#)

Single family
Property type

149 days
Time on Realtor.com

\$208
Price per sqft

2 Cars
Garage

2007
Year built

Ask a question

Share this home

[US Military & Veterans \\$100,000 Home Giveaway. See Off. Rules](#)

Open houses



Property details



Look no further and set your heart on this beautiful custom-built home, Perfectly sized for your family and room for growth or inviting guests. Open floor plan with large family room and dining room combo, leading you to the big kitchen with modern appliances perfect for entertaining guests. This... [Show more](#)

Contact agent

Schedule tour

Bedrooms

- Bedrooms: 3
- Primary Bedroom Dimensions: 15 x 15
- Primary Bedroom Level: First

Other Rooms

- Total Rooms: 4
- Living Room Dimensions: 16 x 18
- Living Room Level: First









Show more ▼

Find out more about this property.

Contact agent

Local Home Services

Advertisement

 Monthly payment	▼
 Connect with a lender	▼
 Veterans & military benefits <small>Sponsored by  Veterans United NMLS #1907</small>	▼
 Property history	▼
 Neighborhood	▼
 Environmental risk	▼
 Schools	▼
 Home value <small>New</small>	▼

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Intercession City, FL

X

By Mike Mullvain with Westin Realty Group



[Veterans: See what you can afford](#)

[See how much home you can afford](#)

For sale

\$60,000

Est. \$371/mo

9,365 sqft lot

Wauchula St, Intercession City, FL 33848

View on Map

[Add a commute](#)

Land
Property type

451 days
Time on Realtor.com

[Ask a question](#)

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[US Military & Veterans \\$100,000 Home Giveaway. See Off. Rules](#)

Open houses



Property details



Builders, investors or primary residents. This desirable corner lot is located in a quiet neighborhood. No HOA and less than 2 miles from Poinciana Blvd. Close to the Sun Rail station that will easily transport commuters to workplaces and attractions all over the Orlando area. Minutes from the store... [Show more](#)

Property features

Bathrooms

- Total Bathrooms: 0

Exterior and Lot Features

Contact agent

Schedule tour

Show more ▾

Find out more about this property.

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Local Home Services

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- 


Monthly payment


▾
- 

Connect with a lender

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Veterans & military benefits

Sponsored by  Veterans United

▾
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Property history

▾
- 

Neighborhood

▾
- 

Environmental risk

▾
- 

Schools

▾
- 

Home value New

▾

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Davenport, FL

×

By Jack Keller with Jack Keller Inc., REALTORS



Virtual tour

1/11

Veterans: See what you can afford

See how much home you can afford

For sale

\$279,900

Est. \$1,694/mo ↗

2 bed 2 bath 896 sqft 43 acre lot

6531 Dusk Ct, Davenport, FL 33896

View on Map 📍

🚗 Add a commute

🏠

Mfd/Mobile

Property type

📅

92 days

Time on Realtor.com

🏠

\$312

Price per sqft

🔧

1989

Year built

Ask a question

Share this home

[US Military & Veterans \\$100,000 Home Giveaway. See Off. Rules](#)

📅 Open houses

▼

🏠 Property details

^

xfinity [Move with Xfinity.](#)

Gorgeous homestead features 1.01 acres, NO HOA....Close to Disney World, 40 minutes from the Orlando International Airport. Luxury landscaping adorned with Caribbean palms and mature fruit trees. Bring your RV, trucks, jet skis, boat. motor home..no restrictions! One storage shed and one unfinished ... [Show more](#)

Property features

Bedrooms

- Bedrooms: 2

Contact agent

Schedule tour

< Back

Kissimmee, FL

X

By Ariel Vargas with EXP Realty LLC



[Veterans: Check 2024 VA Loan Req](#)

[See how much home you can afford](#)

For sale

\$350,000

Est. \$2,316/mo

4 bed 3 bath 1,616 sqft 0.26 acre lot

4894 Old Tampa Hwy, Kissimmee, FL 34758

[View on Map](#)

[Add a commute](#)

Single family
Property type

3 days
Time on Realtor.com

\$217
Price per sqft

1979
Year built

[Ask a question](#)

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[Move with Xfinity.](#)

Open houses



Property details



LOCATION, LOCATION, LOCATION - BORDERLINE 34746 ZIP CODE, IN OLD TAMPA HWY; between HAM BROWN and POINCIANA BLVD! A standout feature of this home is the ADDITIONAL 2 ENTRANCES, offering potential for STUDIO SPACES and EXTRA INCOME opportunities. Introducing a 4-bedroom, 3-bathroom POOL/SPA home with... [Show more](#)

Property features

Bedrooms

- Bedrooms: 4
- Primary Bedroom Level: First

Contact agent

Schedule tour

- Total Rooms: 3
- Living Room Level: First
- Extra Room-1 Description: Bonus Room

Show more ▾

Find out more about this property.

Contact agent

Local Home Services

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 Property history	▾
 Neighborhood	▾
 Environmental risk	▾
 Schools	▾
 Home value <small>New</small>	▾

Other Rooms

- Total Rooms: 3
- Living Room Dimensions: 15 x 13
- Living Room Level: First

Show more ▾

Find out more about this property.

Contact agent

Local Home Services

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Cable and Internet

Stay connected to the best WiFi for your new home.

[Learn More](#)

Financial Services

LAST CHANCE! US Military & Veterans \$100,000 Home Giveaway. See Off. Rules

[ENTER NOW](#)

 Monthly payment	▾
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 Property history	▾
 Neighborhood	▾
 Environmental risk	▾
 Schools	▾
 Home value <small>New</small>	▾