



I-75

S.R. 200 TO S.R. 326

Conceptual Stage Relocation Plan

February 2024

FPID: 452074-1

DRAFT

The environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, carried out by FDOT pursuant to 23 U.S.C. § 327 and a Memorandum of Understanding dated May 26, 2022 and executed by FHWA and FDOT.



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ACRONYMS AND ABBREVIATIONS

AADT	Average Annual Daily Traffic
C.R.	County Road
CFR	Code of Federal Regulations
CSRP	Conceptual Stage Relocation Plan
FDOT	Florida Department of Transportation
FL	Florida
FR	Florida Register
FS	(or F.S. Florida Statutes
ILC	Intermodal Logistic Center
LOS	Level of Service
MH	Mobile/Manufactured Home
MLS	Multiple Listing Services
NEPA	National Environmental Policy Act
PD&E	Project Development and Environment
PTAR	Project Traffic Analysis Report
SFR	Single Family Residence
SIS	Strategic Intermodal System
S.R.	State Road
U.S.C.	United States Code



1.0 PROJECT DESCRIPTION

The Florida Department of Transportation (FDOT) is conducting a Project Development and Environment (PD&E) Study for proposed operational improvements to the I-75 corridor in the City of Ocala and Marion County, Florida. These interim improvements were identified as part of Phase 1 of a master planning effort for the I-75 corridor between Florida's Turnpike and County Road 234. The operational improvements being evaluated by this PD&E Study include construction of auxiliary lanes between interchanges for an eight-mile segment of I-75 between S.R. 200 and S.R. 326. The limits of the project are shown in **Figure 1-1**. Within the study limits, I-75 is an urban principal arterial interstate that runs in a north and south direction with a posted speed of 70 miles per hour. I-75 is part of the Florida Intrastate Highway System, the Florida Strategic Intermodal System (SIS), and is designated by the Florida Department of Emergency Management as a critical link evacuation route. Within the study limits, I-75 is a six-lane limited access facility situated within approximately 300 feet of right-of-way. No transit facilities, frontage roads, or managed lanes are currently provided.



Figure 1-1 | Project Location Map



1.1 Purpose and Need

1.1.1 Project Purpose

The purpose of this project is to evaluate operational improvements between existing interchanges for I-75 between S.R. 200 and S.R. 326.

1.1.2 Project Need

The primary needs for this project are to enhance current transportation safety and modal interrelationships while providing additional capacity between existing interchanges.

1.1.2.1 Project Status

The project is within the jurisdiction of the Ocala-Marion Transportation Planning Organization (TPO) boundaries. The Ocala-Marion TPO 2045 Cost Feasible Plan (CFP) includes widening I-75 to eight lanes from the Sumter/Marion County line to C.R. 318 in years 2031 to 2035. Amendments to revise the CFP and to add the proposed improvements to the Florida Department of Transportation (FDOT) 2023-2028 Work Program and 2024-2028 Ocala-Marion TPO Transportation Improvement Program (TIP) are ongoing. There is currently no funding for the design, right-of-way, or construction phases; however, funding is included in Moving Florida Forward and is pending approval. Additionally, this project begins at S.R. 200, which is the northern terminus for the I-75 PD&E from Florida's Turnpike to S.R. 200, ETDM #14370.

1.1.2.2 Safety

I-75 experiences crash rates (1.85) greater than the statewide average (1.0) for similar facilities. Crash data analyzed between 2018 and 2022 indicates there was a total of 1,228 vehicle crashes between S.R. 200 and S.R. 326. Of these, 297 resulted in at least one injury and 7 resulted in a fatality. The number of crashes increased every year from 161 crashes in 2018 to 272 crashes in 2022.

Based on the data, rear end collisions and sideswipes are cited as the primary types of crashes on I-75 mainline and the on/off-ramps. Contributing factors includes the closely spaced interchanges in the Ocala area that cause vehicles to “stack” in the right-hand lane with insufficient weaving distance between interchanges, weaving associated with vehicles entering and existing the I-75 mainline, and congestion at off-ramps that cause vehicles to queue from off-ramps onto the mainline.

1.1.2.3 Modal Interrelationships

Truck traffic on I-75 is substantial and accounts for over 20 percent of all daily vehicle trips within the study limits based on the FDOT, Traffic Characteristics Inventory. The segment of I-75 between U.S. 27 and S.R. 326 experiences the highest volume of trucks with more than

30 percent of the total trips made by trucks. Multiple existing and planned Intermodal Logistic Centers (ILC) and freight activity centers in Ocala contribute to the growth in truck volumes. These facilities include the Ocala/Marion County Commerce Park (Ocala 489), Ocala 275 ILC, and the Ocala International Airport and Business Park.

The interaction between heavy freight vehicles and passenger vehicles between interchanges contributes to both operational congestion and safety concerns.

1.1.2.4 Capacity

Existing annual average daily traffic (AADT) on I-75 within the study limits ranges from 74,000 vehicles per day (vpd) to 97,500 vpd, with the highest volume of traffic occurring between S.R. 200 and S.R. 40. As early as 2030, I-75 northbound from S.R. 200 to S.R. 40 and I-75 southbound from S.R. 326 to S.R. 40 will operate at Level of Service (LOS) F in the no-build condition. By 2050, AADTs within the study limits will range from 122,000 vpd to 161,000 vpd, with the highest volume of traffic continuing to occur between S.R. 200 and S.R. 40.

I-75 peak traffic typically occurs on weekends and during specific seasons rather than daily rush hours, thereby leading to non-recurring congestion. On peak days, traffic can be double the annual average. Non-recurring congestion accounts for 80 percent of existing delay and contributes to I-75 reaching an unacceptable LOS F for 134 days per year, on average.

1.2 Alternatives

1.2.1 No-Build Alternative

The No-Build Alternative is defined as the scenario in which the proposed activity would not take place. The existing six-lane I-75 facility, the existing interchange configurations, and the programmed new interchange at NW 49th Street are considered the No-Build Alternative. The No-Build Alternative does not address the purpose and need for this project; however, it serves as the baseline against which the build alternative is evaluated.

1.2.2 Auxiliary Lanes Alternative

The Auxiliary Lanes Alternative is the sole build alternative evaluated in this PD&E study and is based on recommendations from previous master planning activities. The Auxiliary Lanes Alternative proposes to add one 12-foot auxiliary lane (additional lane between interchanges) to the outside of the general purpose lanes in each direction. The auxiliary lanes would not impact the interchange bridges. The typical section is shown in **Figure 1-2**.

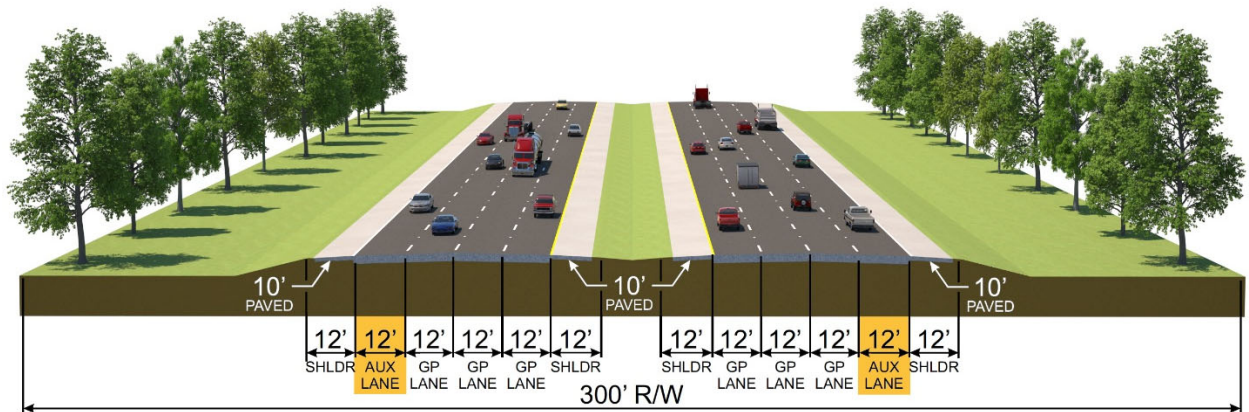


Figure 1-2 | Auxiliary Lanes Alternative Typical Section



2.0 RELOCATION

This *Conceptual Stage Relocation Plan* (CSRP) is submitted in accordance with Florida Statutes 339.09(2); 339.09(3); and 421.55; 49 CFR Part 24; and 23 CFR Part 710 to comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646) as amended. The purpose of the CSRP is to evaluate the number and type of relocations resulting from the proposed project and to identify any socio-economic impacts to the surrounding neighborhoods that might occur as a result of implementing the 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 residential and business relocatees without discrimination.

2.1 Relocation Overview

The CSRP documents anticipated relocations associated with implementing the Preferred Alternative. The results of the study estimate seven residences and eleven businesses (seven of which are landlord businesses) may be impacted. None of the businesses proposed for acquisition are considered to be major employers and do not appear to present any unusual relocation issues. Sufficient comparable replacement sites are available or will be made available for residences and businesses alike.



Table 2-1 | Summary of Anticipated Relocations

Selected Pond Site	Business	Business (landlords)	Residences	Personal Property Only
B-1B & B-2A	0	0	0	0
B-3D	2	1	0	0
B-4 B-2	0	0	0	0
B-5D	0	0	0	0
B-6D	0	0	0	0
B-7A	0	0	0	0
B-10A	0	0	0	0
B-10B	0	3	6	0
B-10C	1	1	0	0
B-11C, B-12C, & B-13A	1	1	0	0
B-14A & B-15C	0	1	1	0
TOTALS=	4	7	7	0



3.0 STUDY AREA

3.1 Study Area Characteristics

The 2021 US Census data for Marion County, the City of Ocala and Census Tracts 15.0 and 25.03 were the primary sources used for this statistical analysis. The information was obtained from the US Census Bureau (<https://data.census.gov/cedsci/all>). **Figure 3-1** and **Figure 3-2** shows the location of the two affected Census Tracts.

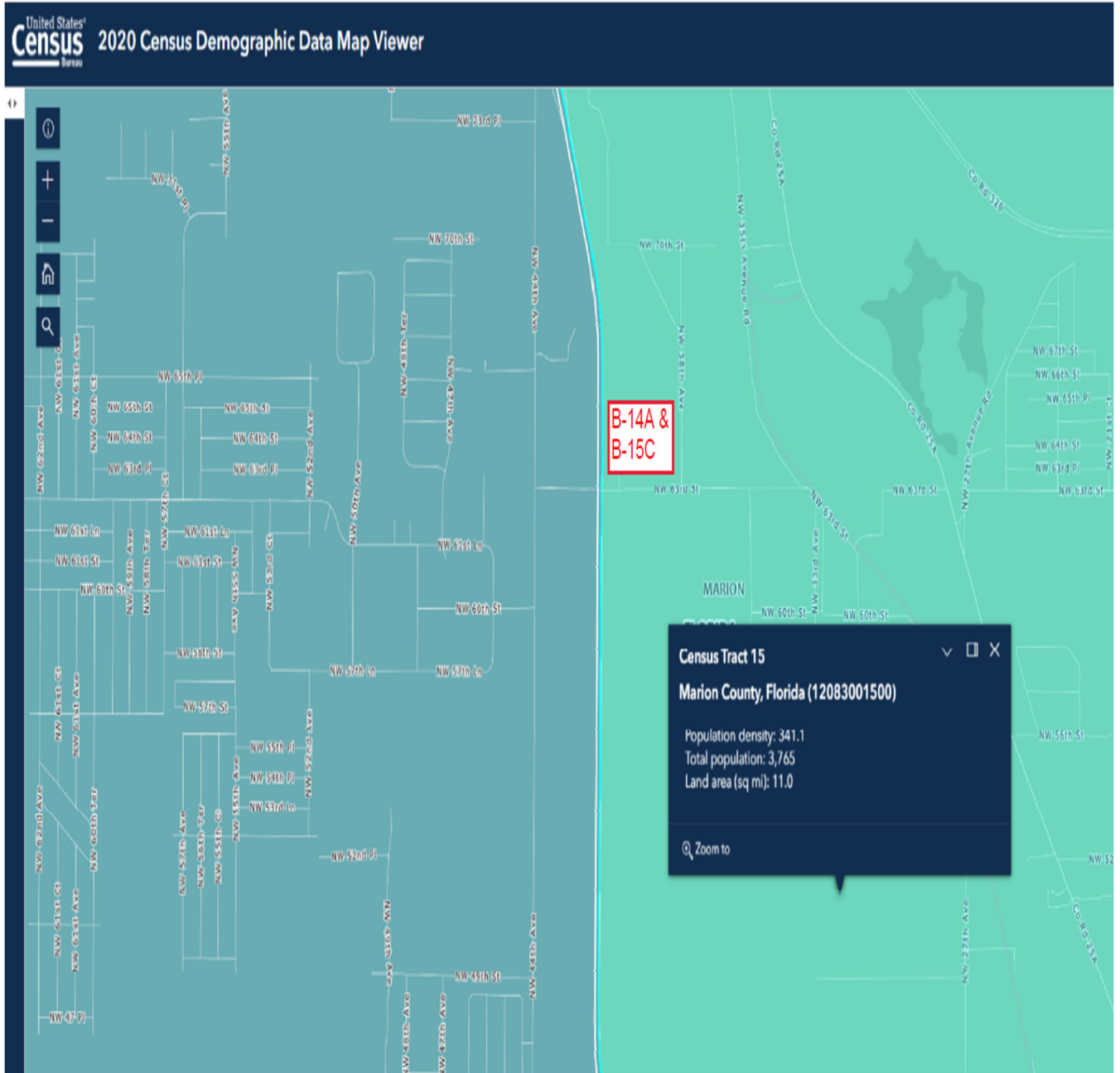


Figure 3-1 | Census Tract Map

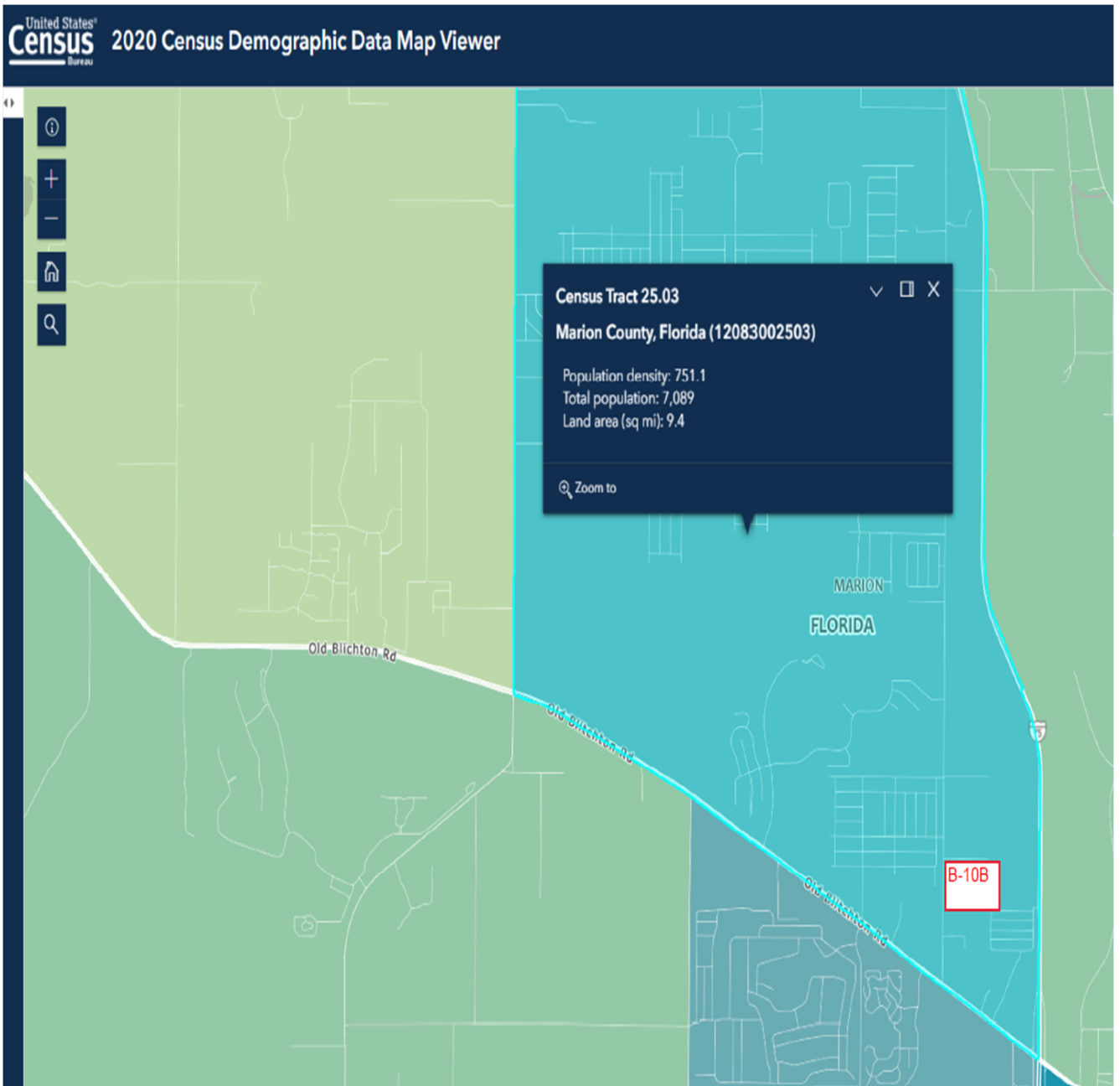


Figure 3-2 | Census Tract Map

Source: (<https://data.census.gov/cedsci/all>)

The US Census data for 2021 for Marion County Florida, Ocala, Florida and the affected census tracts are found in the following tables:

Table 3-1 | Estimated Percentages of Minority, Racial, National Origin, or Ethnic Households

Race	Marion County	Ocala Florida	Census Tract 15.0	Census Tract 25.03
Caucasian	77.60%	71.40%	32.90%	80.60%
Black	12.60%	17.10%	57.90%	15.30%
Other	9.80%	11.50%	9.20%	4.10%
Hispanic*	14.30%	17.10%	0.80%	16.80%

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

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

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

HH Income	Marion County	Ocala Florida	Census Tract 15.0	Census Tract 25.03
< \$25,000 Per Year	22.20%	22.40%	40.70%	15.00%
\$25,000 - \$49,999	27.00%	27.70%	38.40%	23.90%
\$50,000 - \$74,999	19.90%	18.20%	11.80%	22.10%
\$75,000 - \$99,999	12.30%	11.10%	1.20%	12.20%
≥ \$100,000	18.50%	20.60%	7.80%	26.70%
Median HH Income	\$50,808	\$49,963	\$28,342	\$57,684

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

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

Housing Stock	Marion County	Ocala Florida	Census Tract 15.0	Census Tract 25.03
1969 or Earlier	12.20%	17.40%	35.70%	6.80%
1970-1989	36.40%	42.40%	38.50%	22.70%
1990-1999	19.50%	16.20%	8.80%	21.40%
2000 and Newer	32.10%	24.00%	17.00%	49.00%

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

According to the Marion County Property Appraiser, the average chronological age of the residential structures being displaced is between 30 to 81 years and their effective age, based on field observations, is estimated to be 25 to 49 years.

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

Age	Marion County	Ocala Florida	Census Tract 15.0	Census Tract 25.03
Under 25 Yrs.	25.60%	30.70%	37.00%	24.80%
25-44 Yrs.	21.00%	23.90%	22.70%	16.20%
45-64 Yrs.	25.10%	25.00%	21.50%	30.20%
65 Yrs. or Older	28.40%	20.30%	18.70%	28.70%
Median Age	48.3	40.5	37.1	52.1

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

According to the 2021 US Census, 28.40% of the population of Marion County is 65 years or older. The areas within Census Tract 15.0 and Census Tract 25.03 indicates 18.70% and 28.70% are over the age of 65 respectively.

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

Criteria	Marion County	Ocala Florida	Census Tract 15.0	Census Tract 25.03
No. of Households	150,880	60,185	1,249	2,998
Average HH Size	2.40	2.49	2.62	2.40
% HH ≥ 5	6.83%	7.77%	10.73%	3.54%

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

According to the 2021 US Census, the average household in Marion County contains 2.40 family members. The percentage of households that have five (5) or more family members in the study area ranges between 3.54% and 10.73%. Households with 5 or more family members is an indication of possible Last Resort Housing.

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

Criteria	Marion County	Ocala Florida	Census Tract 138.02	Census Tract 138.06
% Population Disabled	14.50%	14.90%	15.80%	17.30%

Source: Census.Gov S1810 Disability Characteristics 2021 American Community Survey 5-Year Estimates

Due to the fact that personal interviews are not a part of the scope for a CSRP, we were unable to determine the actual number of handicapped or disabled occupants that will be potentially displaced.



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

Criteria	Marion County	Ocala Florida	Census Tract 15.0	Census Tract 25.03
No. of Housing Units	175,486	67,054	1,666	3,421
% Occupied	86.00%	89.80%	75.00%	87.60%
% Owner Occupied	76.10%	64.20%	42.70%	82.90%
% Renter Occupied	23.90%	35.80%	57.30%	17.10%

Source: Census.Gov DP04 Selected Housing Characteristics: 2021

According to the 2021 US Census data in the study area, there was a range between 42.7% and 82.9% owner occupied rate and 17.1% to 57.3% renter occupied rate.

4.0 RESIDENTIAL OVERVIEW

Based upon field observations, there is a total of seven residential relocations.

4.1 Potential Residential Impacts

The potential residential relocations are identified in **Table 4-1**.

Table 4-1 | Potential Residential Displacements

Pond	Address	Description	Area	Household Type	Year Built	Lot Size	*Owner/Tenant
B-10B (A-6)	4380 NW 30 th Place Ocala, FL 34482	2 Bed/1 Bath	1,040 SF	SFR	1981	8,712 SF	Owner
B-10B (A-7)	4340 NW 30 th Place Ocala, FL 34482	2 Bed/1 Bath	1,040 SF	SFR	1978	13,939 SF	Tenant
B-10B (A-8)	4230 NW 30 th Place Ocala, FL 34482	2 Bed/1 Bath	1,070 SF	SFR	1943	23,087 SF	Owner
B-10B (A-11)	4200 NW 30 th Place Ocala, FL 34482	2 Bed/1 Bath Est	600 SF Est	MH	1972 Est	92,783 SF	Tenant
B-10B (A-14)	4111 NW 30 th Place Ocala, FL 34482	3 Bed/2 Bath	1,888 SF	SFR	1994	174,240 SF	Owner
B-10B (A-14)	4111 NW 30 th Place Ocala, FL 34482	2 Bed/1 Bath	552 SF	MH	1972	174,240 SF	Tenant
B-14A & B-15C (A-3)	4055 NW 63 rd Street Ocala, FL 34482	3 Bed/2 Bath	1,277 SF	MH	1991	130,680 SF	Tenant

**Table note: Owner / Tenant status determined by whether a homestead exemption was being claimed per the Marion County Property Appraiser’s website. At the right of way acquisition phase additional information will be gathered in regard to the relationship between the occupants and the owner. Their eligibility will be determined at that time. 4200 NW 30th Place is identified as a vacant parcel according to the Marion County property appraiser website. A mobile home is currently on the site with a posted address of “4200”.*

4.2 Comparison of Available Housing

Both residential and residential landlord business displacements are anticipated. Internet websites, MLS listings (multiple listing service), and contacts with local realtors indicate that there are an adequate number of residential properties for sale (**Table 4-2**) and for lease (**Table 4-3**) currently available as potential replacement sites.

Table 4-2 | Properties for Sale

Address	Description	List Price	Area	Year Built	Lot Size	Household Type
6900 NW 60 th Street Ocala, FL 34482	2 Bed/2 Bath	\$160,000	1,064 SF	1982	12,632 SF	SFR
5275 NW 21 st Loop Ocala, FL 34482	2 Bed/2 Bath	\$228,000	1,106 SF	1996	8,712 SF	SFR
5191 NW 18 th Street Ocala, FL 34482	2 Bed/2 Bath	\$229,000	1,062 SF	1997	4,770 SF	SFR
2171 NW 50 th Avenue Ocala, FL 34482	2 Bed/2 Bath	\$259,000	1,343 SF	1998	8,712 SF	SFR
3319 NW 45 th Court Ocala, FL 34482	2 Bed/2 Bath	\$264,000	1,224 SF	1989	10,890 SF	SFR
480 NW 100 th Avenue N Ocala, FL 34482	2 Bed/1 Bath	649,900	1,282 SF	1968	174240	SFR
5941 NW 9 th Street Ocala, FL 34482	3 Bed/2 Bath	\$155,000	1,040 SF	1980	7,405 SF	SFR
6321 NW 57 th Avenue Ocala, FL 34482	3 Bed/1 Bath	\$189,000	1,230 SF	1982	10,019 SF	SFR
5438 NW 63 rd Place Ocala, FL 34482	3 Bed/2 Bath	\$199,500	1,252 SF	1984	10,454 SF	SFR
510 NW 55 th Avenue Ocala, FL 34482	3 Bed/1 Bath	\$209,900	1,428 SF	1974	14,810 SF	SFR
3276 NW 44 th Court Ocala, FL 34482	3 Bed/2 Bath	\$229,900	1,224 SF	1988	10,890 SF	SFR
5842 NW 17 th Street Ocala, FL 34482	3 Bed/2 Bath	\$239,000	1,355 SF	1987	7,408 SF	SFR
6541 NW 47 th Avenue Ocala, FL 34482	3 Bed/1.5 Bath	\$239,799	1,040 SF	1979	18,731 SF	SFR
511 NW 56 th Avenue Ocala, FL 34482	3 Bed/2 Bath	\$269,000	1,320 SF	1973	14,810 SF	SFR
4513 NW 30 th Place Ocala, FL 34482	3 Bed/2 Bath	\$272,000	1,224 SF	1990	11,326 SF	SFR
5542 NW 60 th Terrace Ocala, FL 34482	3 Bed/2 Bath	\$274,900	1,373 SF	1997	10,454 SF	SFR
3230 NW 50 th Court Ocala, FL 34482	3 Bed/2 Bath	\$297,800	1,548 SF	1995	11,326 SF	SFR



Address	Description	List Price	Area	Year Built	Lot Size	Household Type
5300 NW 26 th Lane Ocala, FL 34482	3 Bed/3 Bath	\$298,000	1,646 SF	2000	7,841 SF	SFR
4721 NW 82 nd Court Ocala, FL 34482	3 Bed/2 Bath	\$379,900	1,776 SF	1979	8,276 SF	SFR
5060 NW 26 th Street Ocala, FL 34482	3 Bed/2 Bath	\$379,900	1,837 SF	1997	9,148 SF	SFR
5542 NW 57 th Avenue Ocala, FL 34482	4 Bed/3 Bath	\$389,000	2,333 SF	1999	20,038 SF	SFR
4494 NW 78 th Avenue Ocala, FL 34482	3 Bed/2 Bath	\$450,000	2,088 SF	1987	30,056 SF	SFR
30 Lake View Drive W Ocala, FL 34482	3 Bed/2 Bath	\$469,000	1,544 SF	1981	108,900 SF	SFR
2370 NW 150 th Avenue Ocala, FL 34482	3 Bed/2 Bath	\$495,000	2,120 SF	2014	130,680 SF	SFR
4834 NW 75 th Avenue Ocala, FL 34482	3 Bed/2 Bath	\$499,000	2,114 SF	1976	44,867 SF	SFR
4714 NW 75 th Avenue Ocala, FL 34482	3 Bed/2 Bath	\$515,000	1,781 SF	1979	30,056 SF	SFR
3 Nashua Way Ocala, FL 34482	3 Bed/2.5 Bath	\$750,000	3,328 SF	1998	209,088 SF	SFR
6728 NW 62 nd Avenue Ocala, FL 34482	3 Bed/2 Bath	\$79,400	1,404 SF	1978	10,454 SF	MH
6742 NW 62 nd Avenue Ocala, FL 34482	2 Bed/1 Bath	\$119,000	600 SF	1983	10,454 SF	MH
975 SW 132 nd Terrace Ocala, FL 34481	3 Bed/2 Bath	\$119,900	1,152 SF	1996	21,344 SF	MH
469 NW 117 th Court Ocala, FL 34482	3 Bed/2 Bath	\$276,500	1,248 SF	1984	90,169 SF	MH
6174 NW 44 th Avenue Ocala, FL 34482	3 Bed/2 Bath	\$559,000	1,741 SF	2003	211,266	MH

Source: Realtor.com January 2024 with 249 residential properties currently listed in Ocala, Florida 34482 zip code.

Table 4-3 | Residential Properties for Lease

Address	Description	Price/Month	Area	Year Built	Lot Size	Household Type
504 Sapphire Lane Ocala, FL 34472	3 Bed/2 Bath	\$1,400	1,297 SF	1982	10,454 SF	SFR
728 Bahia Circle Ocala, FL 34472	3 Bed/2 Bath	\$1,400	1,356 SF	1978	15,681 SF	SFR
21 Cedar Tree Pass Ocala, FL 34472	3 Bed/2 Bath	\$1,600	1,450 SF	1984	12,632 SF	SFR
5851 NW 56th Terrace Ocala, FL 34482	3 Bed/2 Bath	\$1,650	1,107 SF	1996	10,890 SF	SFR
6262 NW 61st Street Ocala, FL 34482	3 Bed/2 Bath	\$2,300	1,400 SF	2022	10,019 SF	SFR
1827 NW 44th Court Rd. Ocala, FL 34482	3 Bed/3 Bath	\$2,400	1,950 SF	2023	7,841 SF	SFR
5734 NW 62nd Place Ocala, FL 34482	3 Bed 2 Bath	\$2,700	1,249 SF	2023	10,454 SF	SFR
4915 NW 62nd Avenue Ocala, FL 34482	3 Bed/2 Bath	\$2,900	1,332 SF	2023	10,454 SF	SFR
521 NE 64th Avenue Ocala, FL 34470	2 Bed/2 Bath	\$1,000	924 SF	1986	44,867 SF	MH
3124 SW 108th Street Ocala, FL 34476	3 Bed/2 Bath	\$1,550	1,372 SF	2023	Zero Lot Line	MH
611 NW 56th Court Ocala, FL 34482	2 Bed/1 Bath	\$1,250	720 SF	1982	7,405 SF	Duplex
531 NE 28th Avenue # 200 Ocala, FL 34470	2 Bed/2 Bath	\$1,100	961 SF	2005	15,682 SF	Duplex
381 NW 59th Court # 381 Ocala, FL 34482	2 Bed 1 Bath	\$950	648 SF	1981	7,405 SF	Duplex

Source: Realtor.com January 2024 with 52 residential properties currently listed for rent in Ocala, Florida

4.3 Discussion of Special Relocation Advisory Services for Unusual Conditions or Unique Problems

Relocation advisory services are central to the success of this project in order to effectively accomplish relocation goals. There does not appear to be any unusual or unique relocation issues on this project. A copy of the various Community Resources and Services for the Marion County area has been provided in **Section 12** of this study. Based on the research obtained from various sources, any special need that may arise can be addressed by the appropriate service provider.

4.4 Last Resort Housing

Last Resort Housing is used when a highway project cannot proceed to construction because suitable, comparable and/or adequate replacement sale or rental housing is not available and cannot otherwise be made available to displacees within the payment limits. While the current Marion County real estate market is not experiencing a shortage of comparable replacement housing, in order to assure all displacees are placed in decent, safe and sanitary replacement dwellings, Last Resort Housing will be used in the manner necessary to fulfill the requirements of the Uniform Relocation Act such as, but not limited to:

- A) Rehabilitation of and/or additions to an existing replacement dwelling.
- B) Construction of a new replacement dwelling.
- C) A replacement housing payment which exceeds the maximum payment amounts known as "super supplement payments".
- D) The relocation and, if necessary, rehabilitation of a dwelling.
- E) The purchase of land and/or replacement dwelling by the Department which then provides it to the displaced person through a sale, lease or exchange.

5.0 BUSINESS OVERVIEW

Business relocation includes a large combination distribution warehouse with a retail store, a large unoccupied industrial style property for the former I-75 Flea Market operation and one unoccupied retail building. For the purposes of this study, four business displacements are anticipated. While neither unoccupied property is currently listed for sale or lease it is reasonable to assume a business may occupy the property at the time acquisitions are underway. Internet websites, MLS listings (multiple listing service), and contacts with local realtors indicate there are an adequate number of commercial properties for sale (**Table 5-1**) and for lease (**Table 5-2**) currently available as potential replacement sites.

5.1 Potential Business Impacts

Table 5-1 | Potential Business Impacts

Pond	Observed Business Name and Address	Zoning	Year Built	Building Area	Est # of Employees	# of Businesses	Business Type
B-3D (A-18)	Car Quest Auto Parts and Distribution Center 1700 SW 38 th Avenue Ocala, FL 34482	M1	2001	165,051 SF	50-75	2	Auto Parts Retail Store and Distribution Warehouse
B-10C (A-25)	Former Phoenix 2 4043 NW Blitchton Road Ocala, FL 34475	B2	1973	2,501 SF	4	1	Anticipated future small business
B-11C, B-12C & B-13A (A-2)	Former I-75 Flea Market 4121 NW 44 th Avenue Ocala, FL 34482	B5	1998 & 2000	88,320 SF	20-30	1	Anticipated similar use

Source: Marion County Property Appraiser website and field observations

5.2 Available Commercial Properties Where Affected Businesses May Relocate

Table 5-2 | Commercial Properties for Sale

Address	Use	Year Built	Building Area	List Price	Comments
6125 NW 18 th Drive Gainesville, FL 32653	Industrial	2000	76,397 SF	\$11,250,000	Distribution Warehouse
695-591 1181 Easy Street & Gulf to Lake Hwy Lecanto, FL 34461	Industrial	2006	98,292 SF	\$12,000,000	Distribution, multiple bldgs.
2301-2499 N US 301 Sumterville, FL 33585	Industrial	August 2024	100,000 SF	Undisclosed	New distribution complex
7594 Old Pasco Road Zephyrhills, FL 33544	Industrial	2023	187,000 SF	Undisclosed	New distribution complex
12704 NW US Highway 441 Alachua, FL 32615	Industrial	1990	82,597 SF	\$13,500,000	Industrial Complex
6045 SE 83 rd Street Ocala, FL 34472	Industrial	1976	732,742 SF	Undisclosed	Distribution Complex
SR 50 & Kettering Road Brooksville, FL 34602	Industrial	2024	2,200,000 SF	\$32,000,000	Distribution Warehouse
425 Noble Avenue Williston, FL 32696	Office	1981	2,400 SF	\$398,000	Office building
626 NW 13 th Street Gainesville, FL 32601	Retail	1983	3,218 SF	\$4,999,500	Retail Building
9130 SW 51 st Road Gainesville, FL 32608	Retail	1998	3,360 SF	\$1,199,000	Retail Building

Source: LoopNet.com January 2024

Table 5-3 | Commercial Properties for Lease

Address	Use	Year Built	Building Area	Price/SF/Yr	Comments
1900 SW 38 th Avenue Ocala, FL 34474	Industrial	2001	80,000 SF	Undisclosed	Distribution Warehouse
2489 NW 35 th Avenue Rd. Ocala, FL 34475	Industrial	2023	457,217 SF	Undisclosed	Distribution Warehouse
Ocala 75 Ocala, FL 34482	Industrial	2023	93,240 Sf to 1,012,176 SF	Undisclosed	Distribution Warehouse
519 SW 10 th Street Ocala, FL 34471	Retail	1970	2,500 SF	\$35.00	Freestanding building
3811 SW College Road Ocala, FL 34474	Retail	1987	2,633 SF	\$45.00	Freestanding building
2014 S. Pine Avenue Ocala, FL 34471	Retail	1955	3,890 SF	\$12.00	Freestanding building
1746 E. Silver Springs Blvd. Ocala, FL 34470	Retail	1980	6,297 SF	Undisclosed	Freestanding building

Source: LoopNet.com January 2024

6.0 LIKELIHOOD OF SUCH RELOCATION AND IMPACTS ON THE REMAINING BUSINESS COMMUNITY

Based on the selected pond sites, it is estimated that a maximum of four businesses will potentially be displaced. The other four business are landlord type business. It appears that there will be no impact on the remaining business community as a result of this displacement. The remaining business community will still be able to operate and does not appear to be dependent on the businesses that will be displaced.

7.0 PERSONAL PROPERTY ONLY RELOCATIONS

There are no personal property only moves noted on this project.

8.0 ON PREMISE SIGNS

On premise signs are handled during the appraisal and acquisition phase. The owner will be compensated for the value of the signs through the appraisal process.

9.0 POTENTIAL CONTAMINATION CONCERNS

The *Contamination Screening Evaluation Report* for this project has reviewed the 7 preferred pond sites to determine any risk of contamination impacts to this project. There is 1 No Risk, 4 Low Risk, 1 Medium Risk and 1 High Risk rating as shown in **Table 9-1**.

Table 9-1 | Pond Sites Study Area Summary of Potential Contamination

Site ID	Site Name	Site Address	Site Distance to Alternative Pond Site	EDR Database*	Concern	Risk Rating
46	Sunshine Food Mart #124	3928 W Silver Springs	350 feet to Preferred Pond Site B4-B2	LUST, UST, DWM Contamination, Financial Assurance	Historic spill and active gas station	MEDIUM
47	Leesburg Motel Investment Inc./Comfort Inn	4040 W Silver Springs	Within Boundary of Preferred Pond Site B4-B2	RGA LUST, LUST, UST, Asbestos, DWM Contamination	Historic spill	LOW
48	Glenn Miller Realty	3960 W Silver Springs	200 feet of Preferred Pond Site B4-B2	UST	Historic gas station	LOW

Site ID	Site Name	Site Address	Site Distance to Alternative Pond Site	EDR Database*	Concern	Risk Rating
49	Chevron-Blitchton Road	3901 NW Blitchton Road	700 feet of Preferred Pond Site B9-C	LUST, UST, Cleanup Site, DWM Contamination, Financial Assurance	Active soil and groundwater remediation	HIGH
50	Joes Jiffy	4043 NW Blitchton Road	Within Boundary of Preferred Pond Site B9-C	UST, Financial Assurance	Historic gas station	LOW
51	Ashley Farms Golf & Country Club WTP	4170 NW 44 th Avenue	250 feet of Preferred Pond Site B11-C & B12-C & B13-A Combined	AST	Tanks	LOW
52	Shaw Pipeline Service – Price Gregory Yard	4055 NW 63 rd Street	Within Boundary of Preferred Pond Site B14-A & B15-C Combined	RCRA NonGen/NLR	NonGen of HW	NO

Based upon the report, there are two relocation sites considered potential risk sites:

Site 50 (B-10C A 23) former Phoenix 2 (Joes Jiffy) 4043 NW Blitchton Road-Low.

Site 52 (B-14A & B -15C Combined A-3) Residential unknown 4055 NW 63rd Street - Medium.

10.0 PUBLICLY OWNED LANDS

When lands, buildings or other improvements are needed for transportation purposes, but are held by a governmental entity and utilized for public purposes other than transportation, the acquiring body may compensate the entity for such properties by providing functionally equivalent replacement facilities. Based on this study, there are no public facilities requiring functional replacement.

11.0 DISCUSSION RESULTS OF CONTACTS WITH LOCAL GOVERNMENTS, ORGANIZATIONS, GROUPS AND INDIVIDUALS REGARDING RESIDENTIAL AND BUSINESS RELOCATION IMPACTS

The FDOT conducted extensive public outreach for this project, including coordination with representatives from Marion County. District invited representatives from the County to public meetings and provided one-on-one briefings for these representatives.

Several government agencies were contacted to inquire about specific resources available to the businesses impacted by the acquisition. A list of organizations located in the Marion County area that could potentially serve as an additional source of information to a displacee was compiled and included in **Table 12-1**.

12.0 COMMUNITY AND SOCIAL SERVICES

There are numerous economic and social service organizations in the area that are available to assist displaced individuals and businesses. The following list highlights those services available within the area. While no unusual conditions or unique problems were apparent during our field observations, advisory services will be made available, should they arise.

Table 12-1 | Community and Social Services

Organization	Service
Arnette House, Inc. 352-622-4432 2310 NE 24 th Street Ocala, FL 34470	Family Counseling
Children’s Home Society – Central Florida 352-732-1355 1300 Duncan Avenue, Bldg. C Tavares, FL 32788	Children’s Programs
Hands of Mercy 352-347-4663 6017 SE Robinson Road Belleview, FL 34420	Residential Group Home
ORCA 352-351-0867 2601 SE Lake Weir Avenue Ocala, FL 34471	Counseling & Mental Health Assistance
Florida Department of Health Marion County 352-629-0137 1801 SE 32 nd Avenue Ocala, FL 34471	Childrens Programs
CareerSource Marion 352-873-7939 2703 NE 14 th Street Ocala, FL 34470	Employment Services
Central Florida Community Action Agency – R.I.S.E. Program 352-732-3008 ext. 207 411 N Main Street, Suite 210 Gainesville, FL 32601	Employment Services



Organization	Service
Silver Springs Shores Resources 352-687-0350 463 Emerald Road Ocala, FL 34472	Employment Services
Florida Non-Emergency Medical Transportation Stagecoach Transportation 352-854-6642 8377 SW 56 th Terrace Ocala, FL 34472	Transportation
Florida SHIP 850-488-4197 227 N. Bronough Street, Ste 5000 Tallahassee, FL 32301	Housing
Ocala Housing Authority 352-369-2636 1629 NW 4th Street Ocala, FL 34475	Housing
Ocala Veterans Affairs Department 352-237-1947 3300 SW 34 th Avenue, Ste 140 Ocala, FL 34474	Veteran & Military Services
Brother's Keeper Pantry 352-622-3846 435 NW 2 nd Street Ocala, FL 34470	Food & Clothing Services
Habitat for Humanity of Hillsborough County 813-239-2242 509 E. Jackson Street Tampa, FL 33602	Housing Assistance
Metropolitan Ministries 813-209-1000 2002 N. Florida Avenue Tampa, FL 33602	Food, Housing & Employment Assistance
Salvation Army of Hope Center 352-732-8326 320 NW 1st Avenue Ocala, FL 34470	Homelessness/Transitional Services
USF Children's Medical Services 813-974-2201 13101 Bruce B. Downs Boulevard Tampa, FL 33612	Medical Services
YMCA Frank DeLuca Family Center 352-368-9622 3200 SE 17 th Street Ocala, FL 34471	Youth Programs & Health

Organization	Service
Small Business Development Center Marion County, FL 866-998-8332 3003 SW College Road Ste 105 Ocala, FL 34474	Business assistance
Business Licensing City of Ocala, Florida 352-629-2489 110 SE Watula Avenue Ocala, FL 34471	Business licensing, permits
Ocala Metro Chamber & Economic Partnership 352-629-8051 310 SE 3 rd Street Ocala, FL 34471	Business programs

13.0 ACQUISITION AND RELOCATION ASSISTANCE PROGRAM

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

The FDOT provides advance notification of impending right-of-way acquisition. Before acquiring right-of-way, all properties are appraised to determine the market value. Owners of property to be acquired will be offered and paid fair market value for their property rights.

To ensure that relocatees receive adequate time to relocate, the FDOT hereby assures that they will not be required to move from the subject property before at least ninety (90) days have elapsed from the date of receipt of our 90 Day Letter of Assurance. This assurance applies to individuals, families, businesses, or farm operations; or personal property they may own. Further, the relocatee will be given a written notice which will specify the actual date by which the property must be vacated and surrendered to the FDOT. They will receive this latter notice at least thirty (30) days prior to the date specified and no occupant of a residential property will be required to move until decent, safe, and sanitary replacement housing is made available. "Made available" means that the affected person has either by himself obtained and has the right of possession of replacement housing, or the FDOT has offered the relocatee decent, safe, and sanitary housing which is within his financial means and available for immediate occupancy.

At least one relocation specialist is assigned to each highway project to carry out the Relocation Assistance and Payments program. A relocation specialist will contact each person to be relocated to determine individual needs, and to provide information, answer questions,

and give help in finding replacement property. Relocation services and payments are provided without regard to race, color, religion, sex, or national origin.

All residential tenants and owner-occupant displacees will receive an explanation regarding all options available to them, such as (1) varying methods of claiming reimbursement for moving expenses; (2) rental replacement housing, either private or publicly subsidized; and (3) purchase of replacement housing.

Financial assistance is available to the eligible residential relocatee to:

- Reimburse the relocatee for the actual reasonable costs of moving from homes acquired for a highway project.
- Provide a supplementary reimbursement payment, when required as per the Uniform Relocation Act, for the cost of a comparable decent, safe and sanitary dwelling available on the private market.
- Provide reimbursement of expenses incidental to the purchase of a replacement dwelling.
- Make payment for eligible increased interest cost resulting from having to get another mortgage at a higher interest rate. Replacement housing payments, increased interest payments, and closing costs are limited to \$31,000 combined total.

A displaced tenant may be eligible to receive a payment, not to exceed \$7,200, to rent a replacement dwelling or room, or to use as a down payment, including closing costs, on the purchase of a replacement dwelling.

Financial assistance is available to the eligible business relocatee to:

- Reimburse the relocatee for the actual reasonable and necessary costs of moving from businesses, and farm operations acquired for a highway project.
- Provide reimbursement for related expenses, such as personal property losses, expenses in locating a replacement site, and certain re-establishment costs.

In certain instances, a business may be eligible for reimbursement as a fixed payment in lieu of the payments for actual moving and related expenses, actual, reasonable re-establishment expenses and search expenses based on the average annual net earnings of their operation (payment may not exceed \$40,000, nor be less than \$1,000). To qualify for this payment the business must vacate or relocate from its displacement site.

The brochures that describe in detail the FDOT's Relocation assistance Program are "Residential Relocation Under the Florida Relocation Assistance Program", "Relocation



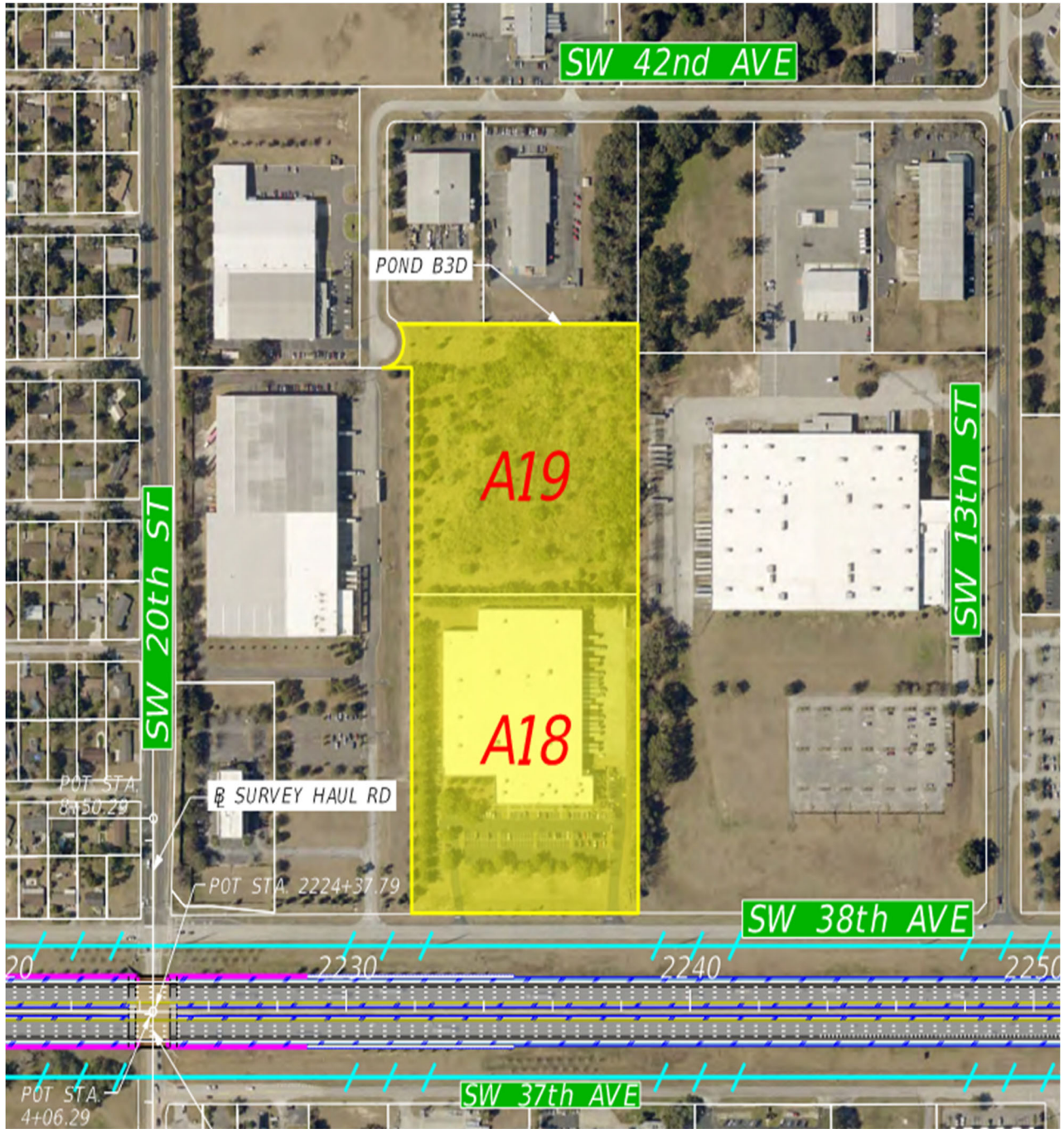
Assistance Business, Farms and Non-profit Organizations”, “Mobile Home Relocation Assistance”, and “Relocation Assistance Program Personal Property Moves”. All of these brochures are distributed at all public hearings and made available upon request to any interested persons.

14.0 CONCLUSION

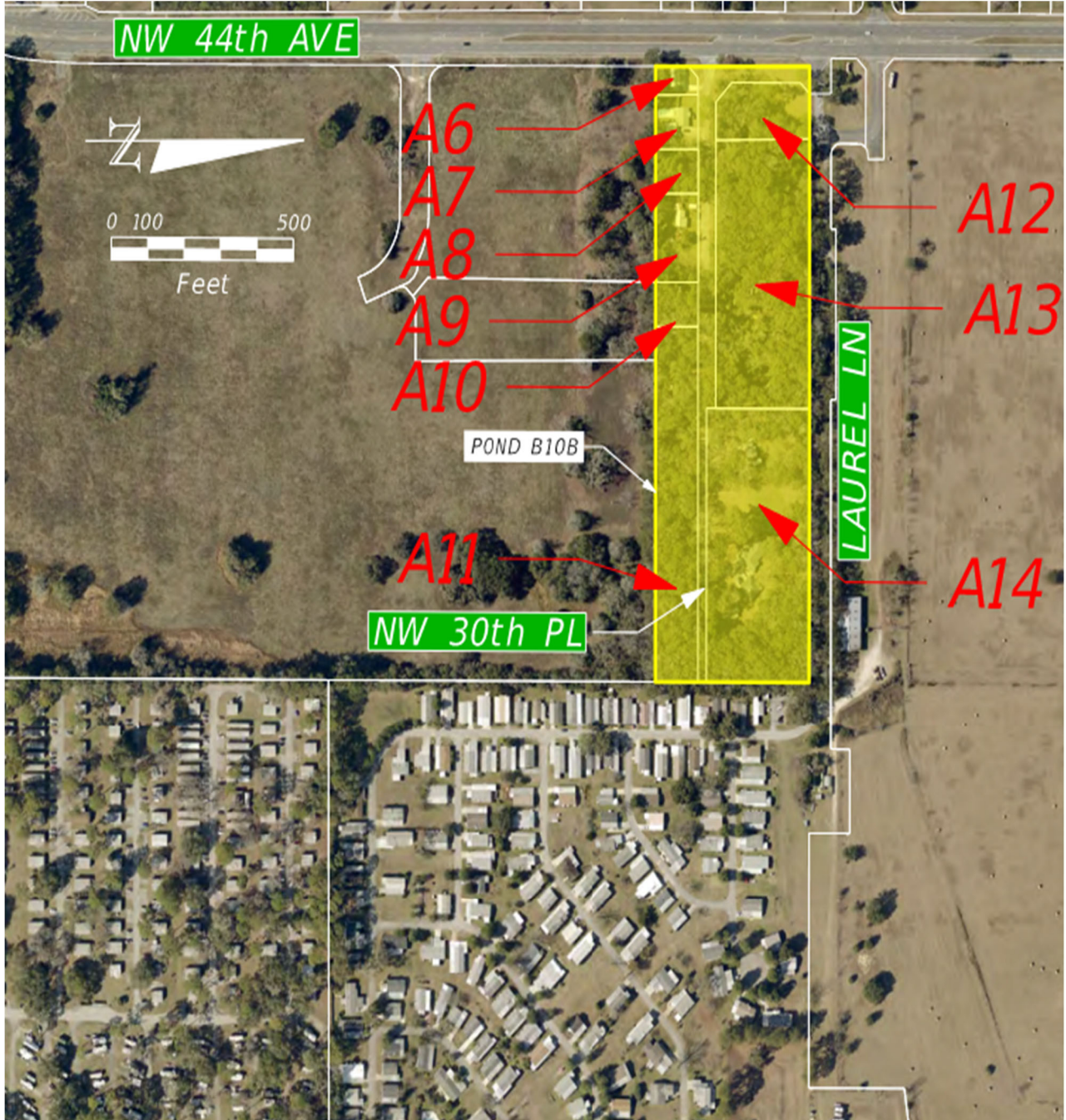
This project will have relocation impacts that will include business and residential displacements. The results of the study estimate seven residences and eleven businesses (seven of which are landlord businesses) may be impacted. None of the business relocatees appear to present unusual conditions that would prevent their successful relocation. Those individuals that use the transit system will still have this service available. The research obtained from this study as well as consultations with local government agencies reveals programs to assist business development and relocation. Relocation benefits provided in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended appear to be adequate.

Appendix A

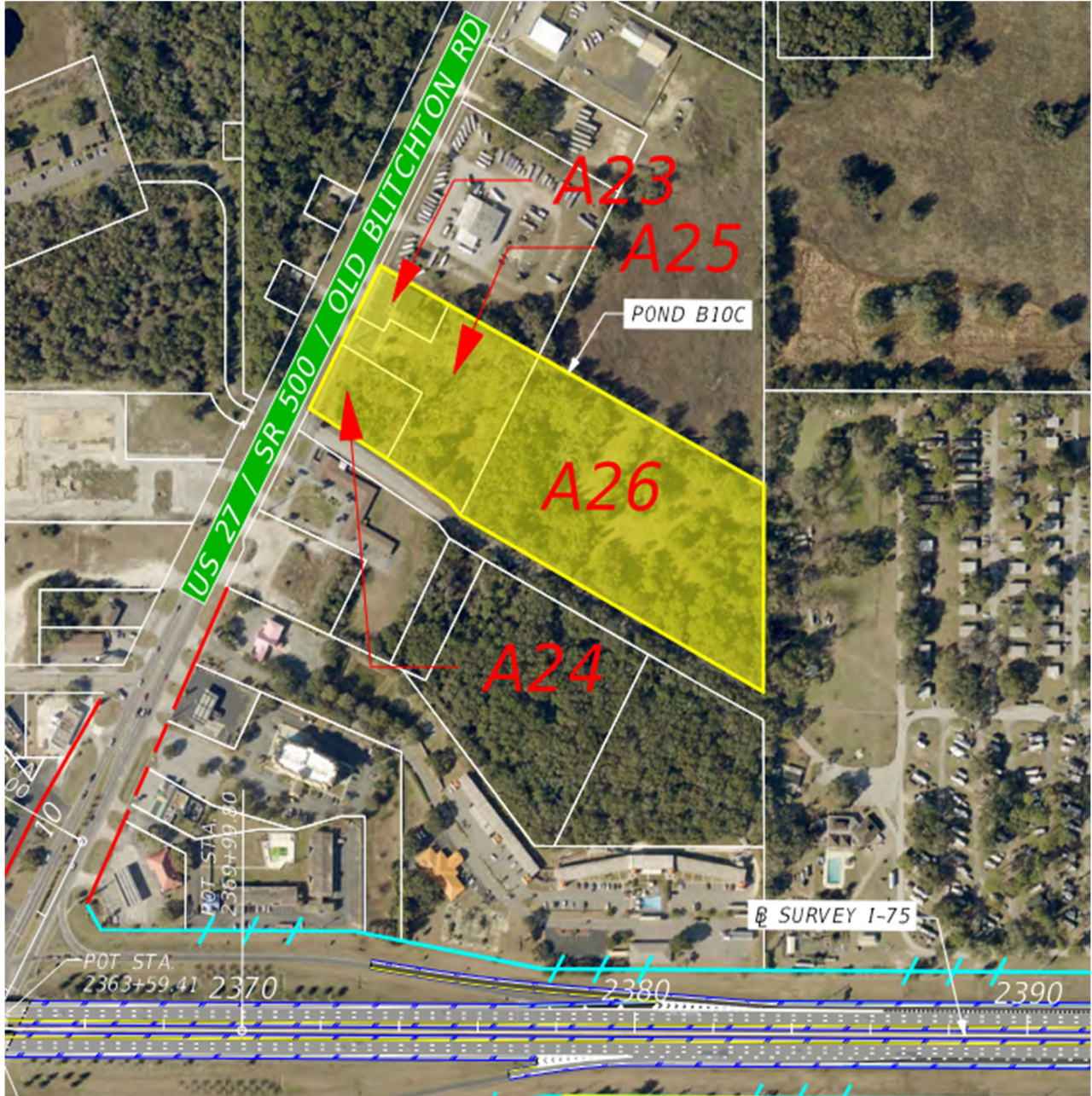
Preferred Pond Site Maps



POND B3D



POND B10B



POND B10C



POND B11C, B12C & B13A



POND B14A & B15C

Appendix B

Photos of the Subject Relocation Properties



Pond B3D (A-18) Car Quest Retail

1700 SW 38th Avenue



Pond B3D (A-18) Car Quest Distribution

1700 SW 38th Avenue



Pond B3D (A-18) Car Quest Distribution

1700 SW 38th Avenue



Pond B10B (A-6)
4380 NW 30th Place



Pond B10B (A-7)
4340 NW 30th Place



Pond B10B (A-8)
4230 NW 30th Place



Pond B10B (A-8)

"4200" NW 30th Place



Pond B10B (A-14)
4111 NW 30th Place (SFR)



Pond B10B (A-14)

4111 NW 30th Place (Mobile Home)



Pond B10C (A-23)

4043 NW Blitchton Road



Pond B11C, B12C & B13A (A-2)
4121 NW 44th Avenue (North Side)



Pond B11C, B12C & B13A (A-2)
4121 NW 44th Avenue (South Side)



Pond B14A & B15C (A-3)

4055 NW 63rd Street